U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

PHAPlans

5YearPlanforFiscalYears2000   -2004
AnnualPlanforFiscalYear2002

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBEC   OMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

<div align="center">

PHAPlan
ROSEVILLEHOUSINGCOMMMISSION

</div>

PHAName: RosevilleHousingCommission

PHANumber: MI037

PHAFiscalYearBeginning:04/2002
PublicAccesstoInformation

Informationregardinganyactivitiesoutlinedinthisplancanbeobtainedby
contacting:(selectallthatapply)
☒　　　MainadministrativeofficeofthePHA
☐　　　PHAdevelopmentmanagementoffices
☐　　　PHAlocaloffices

DisplayLo cationsForPHAPlansandSupportingDocuments

ThePHAPlans(includingattachments)areavailableforpublicinspectionat:(selectall
thatapply)
☒　　　MainadministrativeofficeofthePHA
☐　　　PHAdevelopmentmanagementoffices
☐　　　PHAlocaloffices
☐　　　Mainadministrativeofficeofthelocalgovernment
☐　　　MainadministrativeofficeoftheCountygovernment
☐　　　MainadministrativeofficeoftheStategovernment
☐　　　Publiclibrary
☐　　　PHAwebsite
☐　　　Other(listbelow)

PHAPlanSupportingDocumentsareavailableforinspectionat:(selectallthatapply)
☒　　　MainbusinessofficeofthePHA
☐　　　PHAdevelopmentmanagementoffices
☐　　　Other(listbelow)

5-YEAR PLAN
PHA FISCAL YEARS 2000 -2004
[24CFRPart903.5]

A. Mission

StatethePHA'smissionforservingtheneedsoflow   -income,verylowincome,andextremelylow   -incomefamilies inthePHA'sjurisdiction.(selectoneofthechoicesbelow)

☐　　ThemissionofthePHAisthesameasthatoftheDepartmentofHousingandUrban Development:Topromoteadequateandaffordablehousing,economicopportunityanda suitablelivingenvironmentfreefromdiscrimination.

☒　　ThePHA'smissionis:

TheRosevilleHousingCommissioniscommittedtoprovidingquality,affordablehousingthatisdecentand safe,toeligiblefamiliesinthiscommunity.Westriveto   makethebestuseofallavailableresourcessothat our residents may live in an environment that is clean, well maintained and attractive. Our goal is to manage our public housing units in a manner that is consistent with good, financially sound property managementpractices.Bytakingadvantageofavailablecommunityandgovernmentresources,weintend toprovideourresidentswithasmanyopportunitiesforeconomicself   -sufficiencyaswecanidentify. We endeavortoinstillprideandadesireforan   enhancedqualityoflifeforourresidentsandtheirfamilies.We arecommittedtoservingourresidentsandthisentirecommunityinamannerthatdemonstratesprofessional courtesy,respectandcaring.

B. Goals

Thegoalsandobjectiveslistedbelowarederivedfrom HUD'sstrategicGoalsandObjectivesandthoseemphasized inrecentlegislation.PHAsmayselectanyofthesegoalsandobjectivesastheirown,oridentifyothergoalsand/or objectives.WhetherselectingtheHUD   -suggestedobjectivesort   heirown, **PHASARESTRONGLY ENCOURAGEDTOIDENTI FYQUANTIFIABLEMEAS URESOFSUCCESSINR   EACHINGTHEIR OBJECTIVESOVERTHE   COURSEOFTHE5YEAR   S**.(Quantifiablemeasureswouldincludetargetssuchas: numbersoffamiliesservedorPHASscoresachieved.)PHAsshouldidentifythesemeasuresinthespacestothe rightoforbelowthestatedobjectives.

HUDStrategicGoal:Increasetheavailabilityofdecent,safe,andaffordablehousing.

☒　　PHAGoal:Expandthesupplyofassistedhousing
Objectives:
　　☒　　Applyforadditionalrentalvouchers:
　　☐　　Reducepublichousingvacancies:
　　☐　　Leverageprivateorotherpublicfundstocreateadditionalhousingopportunities:
　　☐　　Acquireorbuildunitsordevelopments
　　☐　　Other(listbelow)

☒ PHA Goal: Improve the quality of assisted housing
Objectives:

☐ Improve public housing management: (PHAS score)
☐ Improve voucher management: (SEMAP score)
☒ Increase customer satisfaction:
☐ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
☒ Renovate or modernize public housing units:
☐ Demolish or dispose of obsolete public housing:
☐ Provide replacement public housing:
☐ Provide replacement vouchers:
☒ Other: (list below)
Maintain a good PHAS Score

☒ PHA Goal: Increase assisted housing choices
Objectives:

☐ Provide voucher mobility counseling:
☒ Conduct outreach efforts to potential voucher landlords
☐ Increase voucher payment standards
☐ Implement voucher homeownership program:
☐ Implement public housing or other homeownership progra   ms:
☐ Implement public housing site   -based waiting lists:
☐ Convert public housing to vouchers:
☒ Other: (list below)
Covert Certificates and Vouchers to new Housing Choice Vouchers this year.

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

☒ PHA Goal: Provide an improved living environment
Objectives:
☒ Implement measures to deconcentrate poverty by bringing higher income public housing househ olds into lower income developments:
☐ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
☐ Implement public housing security improvements:
☒ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
☒ Other: (list below)
Improve communications with tenants and Resident Councils to better serve needs of our   senior citizen residents.

HUDStrategicGoal:Promoteself-sufficiencyandassetdevelopmentoffamiliesand individuals

☐ PHAGoal:Promoteself-sufficiencyandassetdevelopmentofassistedhouseholds
Objectives:
   ☐ Increasethenumberandpercentageofemployedpersonsinassistedfamilies:
   ☐ Provideorattractsupportiveservicestoimproveassistancerecipients'
employability:
   ☐ Provideorattractsupportiveservicestoincreaseindependencefortheelderlyor
familieswithdisabilities.
   ☐ Other:(listbelow)

HUDStrategicGoal:EnsureEqualOpportunityinHousingforallAmericans

☒ PHAGoal:Ensureequalopportunityandaffirmativelyfurtherfairhousing
Objectives:
   ☒ Undertakeaffirmativemeasurestoensureaccesstoassistedhousingregardlessof
race,color,religionnationalorigin,sex,familialstatus,anddisability:
   ☒ Undertakeaffirmativemeasurestoprovideasuitablelivingenvironmentfor
familieslivinginassistedhousing,regardlessofrace,color,religionnational
origin,sex,familialstatus,anddisability:
   ☒ Undertakeaffirmativemeasurestoensureaccessiblehousingtopersonswithall
varietiesofdisabilitiesregardlessofunitsizerequired:
   ☐ Other:(listbelow)

OtherPHAGoalsandObjectives:(listbelow)

GoalOne: Manage the Roseville Housing Authority's existing public housing program in an efficient and effectivemannertherebyqualifyingasatleastastandardperformer.

   Objectives:
      1. HUDshallrecognizetheRosevilleHousingAuthorityasahighperformerbyDecember 31,2004.
      2. TheRosevilleHousingAuthorityshallmakeourpublichousingunitsmoremarketableto thecommunityasevidencedbyanincreaseinourwaitinglisttoonethatrequiresasix-monthwaitforhousingbyDecember31,2005.
      3. The Roseville Housing Authority shall promote a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudentleaderintheaffordablehousingindustry.

GoalTwo: Provide a safe and secure environment in the Roseville Housing Authority's public housing developments.

> **Objectives:**
> 1. The Roseville Housing Authority shall reduce crime in its developments so that the crime rate is less than their surrounding neighborhood by December 31, 2005.
> 2. The Roseville Housing Authority shall refine the memorandum of understanding between the juris diction's police force and this agency. The purpose of this is to better define the "edge problem" of crime that occurs near our developments and develop strategies for identifying and reducing this problem.
> 3. The Roseville Housing Authority shall continue to work with its tenants to avoid the needs for evictions. Currently, we have not had a problem with evictions for several years.

GoalThree: Expand the range and quality of housing choices available to participants in the Roseville Housing Authority's tenant-based assistance program.

Objectives:
1. The Roseville Housing Authority may establish a program to help people use its tenant-based program to become homeowners.
2. The Roseville Housing Authority shall achieve and sustain a utilization rate of 95% by January 31, 2002, in its tenant-based program.
3. The Roseville Housing Authority shall attract new landlords, as needed by our program participants to acquire rental units.

Our Annual Plan is based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission.

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead towards the accomplishment of our goals and objectives. Taken as a whole, they outline a comprehensive approach towards our goals and objectives and are consistent with the Consolidated Plan. Here are just a few highlights of our Annual Plan:

- Create a outreach plan to obtain housing.

- To achieve a "High Performer" rating on our PHAS.

- To have our buildings in excellent condition in order to pass the REAC inspections.

In summary, we are on course to improve the condition of affordable housing in Roseville.

Annual PHA Plan
PHA Fiscal Year 2002
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**

Streamlined Plan:

☐ **High Performing PHA**

☐ **Small Agency (<250 Public Housing Units)**

☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.79(r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Roseville Housing Authority has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

We have adopted the following mission statement to guide the activities of the Roseville Housing Authority.

The Roseville Housing Commission is committed to providing quality, affordable housing that is decent and safe, to eligible families in this community. We strive to make the best use of all available resources so that our residents may live in an environment that is clean, well maintained and attractive. Our goal is to manage our public housing units in a manner that is consistent with good, financially sound property management practices. By taking advantage of available community and government resources, we intend to provide our residents with as many opportunities for economic self-sufficiency as we can identify. We endeavor to instill pride and a desire for an enhanced quality of life for our residents and their families. We are committed to serving our residents and this entire community in a manner that demonstrates professional courtesy, respect and caring.

ROSEVILLEHOUSINGAU THORITY
TABLE   OFCONTENTS

CopiesofanyinformationnotphysicallyincludedwiththisdocumentcanbereviewedintheMainOfficeoftheRoseville HousingAuthority.

Attachments

Indicatewhichattachmentsareprovidedbyselectingallthatapply.Providetheattachment'sname(A,B,etc.)inthespacetotheleft ofthenameoftheattachment.Note:Iftheattachmentisprovidedasa **SEPARATE**filesubmissionfromthePHAPlans file, providethefilenameinparenthesesinthespacetotherightofthetitle.

RequiredAttachments:

☒ **MI037a04** AdmissionsPolicyforDeconcentration/RevisedquestionsonDeconcentration
☒ **MI037a01&MI037a02** CapitalFundProgramAnnualStatement/Performance&EvaluationReport
☐ Mostrecentboard -approvedoperatingbudget(RequiredAttachmentforPHAsthataretroubledorat riskofbeingdesignatedtroubledONLY)
  MI037a11 Component10(B)Voluntar yConversionInitialAssessments

OptionalAttachments:

☒ **MI037a10** MagementOrganizationalChart
☒ **MI037a03** FY2001CapitalFundProgram5YearActionPlan
☐ PublicHousingDrugEliminationProgram(PHDEP)Plan
☐ CommentsofResidentAdvisoryBoardorBoards(mustbeattachedifnotincludedinPHAPlantext)
☒ Other(Listbelow,providingeachattachmentname)
  -**MI037a05** ImplementationofPublicHousingResidentCommunityServic eRequirements.
  -**MI037a06** PetPolicy.
  -**MI037a07** MembershipoftheResidentAdvisoryBoard.
  -**MI037a08** Mission&GoalsProgressReport.
  -MI037a09 ResidentMembershipofthePHAGoverningBoard.

SupportingDocumentsAvailableforReview

Indicatewhichdocumentsareavailableforpublicreviewbyplacingamarkinthe"Applicable&OnDisplay"columninthe appropriaterows.AlllisteddocumentsmustbeondisplayifapplicabletotheprogramactivitiesconductedbythePHA.

ListofSupportingDocumentsA vailableforReview		
Applicable & OnDisplay	**SupportingDocument**	**ApplicablePlan Component**
X	PHAPlanCertificationsofCompliancewiththePHAPlans andRelatedRegulations	5YearandAnnualPlans
X	State/LocalGovernmentCertificationofConsistencywith theConsolidatedPlan	5YearandAnnualPlans
X	FairHousingDocumentation: Recordsreflectingthatthe PHAhasexamineditsprograms orproposedprograms,identifiedanyimpedimentstofair housingchoiceinthoseprograms,addressedoris addressingthoseimpedimentsinareasonablefashioninview oftheresourcesavailable,andworkedorisworkingwith localjurisdictionstoimplementanyofthejurisdictions' initiativestoaffirmativelyfurtherfairhousingthatrequire thePHA'sinvolvement.	5YearandAnnualPlans
X	ConsolidatedPlanforthejurisdiction/sinwhichthePHAis located(whichincludestheAnalysisofImpedimentstoFair HousingChoice(AI)))andanyadditionalbackupdatato supportstatementofhousingneedsinthejurisd iction	AnnualPlan: HousingNeeds
X	Mostrecentboard -approvedoperatingbudgetforthepublic	AnnualPlan:

List of Supporting Documents Available for Review		
Applicable & OnDisplay	**SupportingDocument**	**ApplicablePlan Component**
	housing program	FinancialResources;
X	PublicHousingAdmissionsand(Continued)Occupancy Policy(A&O),whichincludestheTenantSelectionand AssignmentPlan[TSAP]	AnnualPlan:Eligibility, Selection,andAdmissions Policies
X	Section8AdministrativePlan	AnnualPlan:Eligibility, Selection,andAdmissions Policies
X	PublicHousingDeconcentrationandIncomeMixing Documentation: 1. PHAboardcertificationsofcompliancewith deconcentrationrequirements(section16(a)oftheUS HousingActof1937,asimplementedinthe2/18/ *99 QualityHousingandWorkResponsibilityActInitial Guidance;Notice* andanyfurtherHUDguidance)and 2. Documentationoftherequireddeconcentrationand incomemixinganalysis	AnnualPlan:Eligibility, Selection,andAdmissions Policies
	Publichousingrentdeterminationpolicies,includingthe methodologyforsettingpublichousingflatrents ☐ checkhereifincludedinthepublichousing A&OPolicy	AnnualPlan:Rent Determination
	Scheduleofflatrentsofferedateachpublichousing development ☐ checkhereifincludedinthepublichousing A&OPolicy	AnnualPlan:Rent Determination
X	Section8rentdetermination(paymentstandard)policies ☒ checkhereifincludedinSection8 AdministrativePlan	AnnualPlan:Rent Determination
X	Publichousingmanagementandmaintenancepolicy documents,includ ingpoliciesforthepreventionor eradicationofpestinfestation(includingcockroach infestation)	AnnualPlan:Operations andMaintenance
X	Publichousinggrievanceprocedures ☒ checkhereifincludedinthepublichousing A&OPolicy	AnnualPlan:Grievance Procedures
X	Section8informalreviewandhearingprocedures ☒ checkhereifincludedinSection8 AdministrativePlan	AnnualPlan:Grievance Procedures
X	TheHUD -approvedCapitalFund/ComprehensiveGrant ProgramAnnualStatement(HUD52837)fortheactivegrant year	AnnualPlan:CapitalNeeds
X	MostrecentCIAPBudget/ProgressReport(HUD52825)for anyactiveCIAPgrant	AnnualPlan:CapitalNeeds
X	Mostrecent,approved5YearActionPlanfortheCapital Fund/ComprehensiveGrantProgram,ifnotincludedasan attachment(providedatPHAoption)	AnnualPlan:CapitalNeeds
	ApprovedHOPEVIapplicationsor,ifmorerecent, approvedorsubmittedHOPEVIRevitalizationPlansorany otherapprovedproposalf ordevelopmentofpublichousing	AnnualPlan:CapitalNeeds
	Approvedorsubmittedapplicationsfordemolitionand/or	AnnualPlan:Demolition

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	disposition of public housing	and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program ☐ check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.79(a)]

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

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income<=30% of AMI	4	5	2	2	3	4	2
Income>30% but	3	4	3	2	4	3	2

HousingNeedsofFamiliesintheJurisdiction byFamilyType							
FamilyType	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
<=50%ofAMI							
Income>50%but <80%ofAMI	2	3	2	2	4	2	1
Elderly	4	5	4	2	4	4	2
Familieswith Disabilities	4	5	4	2	4	4	2
Race/Ethnicity	4	5	4	2	4	4	2
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

WhatsourcesofinformationdidthePHAusetoconduct   thisanalysis?(Checkallthatapply;allmaterialsmust bemadeavailableforpublicinspection.)

☐   ConsolidatedPlanoftheJurisdiction/s
        Indicateyear:
☒   U.S.Censusdata:theComprehensiveHousingAffordabilityStrategy("CHAS")dataset
☐   AmericanHousingSurveydata
        Indicateyear:
☐   Otherhousingmarketstudy
        Indicateyear:
☐   Othersources:(listandindicate   yearofinformation)

B. HousingNeedsofFamiliesonthePublicHousingandSection8Tenant   -Based AssistanceWaitingLists

StatethehousingneedsofthefamiliesonthePHA'swaitinglist/s   **.CompleteonetableforeachtypeofPHA   -widewaitinglist administeredbythePHA.**   PHAsmayprovideseparatetablesforsite   -basedorsub   -jurisdictionalpublichousingwaitinglistsattheir option.

HousingNeedsofFamiliesontheWaitingList			
Waitinglisttype:(selectone) ☒Section8te nant-basedassistance ☐PublicHousing ☐CombinedSection8andPublicHousing ☐PublicHousingSite -Basedorsub -jurisdictionalwaitinglist(optional) Ifused,identifywhichdevelopment/subjurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	665		66

HousingNeedsofFamiliesontheWaitingList			
Extremelylow income<=30%AMI	553	83%	
Verylowincome (>30%but<=50% AMI)	109	16%	
Lowincome (>50%but<80% AMI)	0	0%	
Familieswith children	480	72%	
Elderlyfamilies	38	6%	
Familieswith Disabilities	147	22%	
Race/ethnicity- White	344	52%	
Race/ethnicity- Black	308	46%	
Race/ethnicity- AmericanIndian	11	2%	
Race/ethnicity- Asian-Pacific Islander	2	1%	
Hispanic	3	1%	
Non-Hispanic	662	99%	

Isthewaitinglistclosed(selectone)?   ☒No   ☐Yes

Ifyes:

    Howlonghasitbeenclosed(#ofmonths)?

    DoesthePHAexpecttoreopenthelistinthePHAPla   nyear? ☐No   ☐Yes

    DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist,evenif generallyclosed? ☐No   ☐Yes

HousingNeedsofFamiliesontheWaitingList

HousingNeedsofFamiliesontheWaitingList

Waitinglisttype:(selectone)

☐ Section8tenant   -basedassistance

☒ PublicHousing

☐ CombinedSection8andPublicHousing

☐ PublicHousingSite   -Basedorsub -jurisdictionalwaitinglist(optional)
       Ifused,identifywhichdevelopment/subjurisdiction:

	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	75		13
Extremelylow income<=30%AMI	47	63%	
Verylowincome (>30%but<=50% AMI)	17	23%	
Lowincome (>50%but<80% AMI)	11	15%	
Familieswith children	0	0	
Elderlyfamilies	54	72%	
Familieswith Disabilities	21	28%	
Race/ethnicity- White	71	95%	
Race/ethnicity- Black	3	4%	
Race/ethnicity- Asian-Pacific Islander	1	1%	
Hispanic	0	0%	
Non-Hispanic	75	100%	
1BR	75	88%	
2BR	9	12%	
3BR			
4BR			
5BR			
5+BR			

Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? ☒No ☐Yes

If yes:

    How long has it been closed (# of months)?

    Does the PHA expect to reopen the list in the PHA Plan year? ☐No ☐Yes

    Does the PHA permit specific categories of families on to the waiting list, even if generally closed? ☐No ☐Yes

C. Strategy for Addressing 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**, and the Agency's reasons for choosing this strategy.

Our agency is part of the entire effort undertaken by the city to address our jurisdiction's affordable housing needs. As stated above, the need for housing is shown by the chart from our Community Development Department. While we cannot ourselves meet the entire need identified here, in accordance with our goals included in this Plan, we will try to address some of the identified needs by using appropriate resources to maintain and preserve our existing stock. When appropriate and feasible, we will apply for additional grants and loans from federal, state and local sources, including private sources to help add to the affordable housing available in our community. We intend to work with our local city officials to try to meet these identified needs.

This year, we expect to receive $1,600,000 for our existing programs. We will continue to use those resources to house people. At this time we intend to apply for additional Section 8 Rental Assistance Units. Priorities and guidelines for programs often change from year to year and our decisions to pursue certain opportunities and resources may also change over the coming year if there are program changes beyond our control.

(1) Strategies
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:

Select all that apply

☒   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

☐   Seek replacement of public housing units lost to the inventory through mixed finance development

☐   Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources

☒   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

☒ Maintainorincreasesection8lease   -upratesbyeffectivelyscreeningSection8applicantstoincrease owneracceptanceofprogram

☒ ParticipateintheConsolidatedPlandevelopmentprocesstoensurecoordinationwithbroader communitystrategies

☐ Other(listbelow)

Strategy2:Increasethenumberofaffordablehousingunitsby:
Selectallthatapply

☒ Applyforadditionalsection8unitsshouldtheybecomeavailable

☐ Leverageaffordablehousingresourcesinthecommunitythroughthecreation   ofmixed -finance housing

☐ PursuehousingresourcesotherthanpublichousingorSection8tenant   -based   assistance.

☐ Other:(listbelow)

Need:SpecificFamilyTypes:Familiesatorbelow30%ofmedian
Strategy1:Targetavailableassistancetofamiliesatorbelow30%ofAMI
Selectallthatapply

☒ ExceedHUDfederaltargetingrequirementsforfamiliesatorbelow30%ofAMIinpublichousing

☐ ExceedHUDfederaltargetingrequirementsforfamiliesatorbelow30%ofAMIintenant   -basedsection 8assistance

☐ Employadmissionspreferencesaimedatfamilieswitheconomichardships

☐ Adoptrentpoliciestosupportandencouragework

☐ Other:(listbelow)

Need:SpecificFamilyTypes:Familiesatorbelow50%ofmedian

Strategy1:Targetavailableassistanceto   familiesatorbelow50%ofAMI
Selectallthatapply

☐ Employadmissionspreferencesaimedatfamilieswhoareworking

☐ Adoptrentpoliciestosupportandencouragework

☒ Other:(listbelow)N/A

Need:SpecificFamilyTypes:TheElderly

Strategy1: Targetavailableassistancetotheelderly:
Selectallthatapply

☒ Seekdesignationofpublichousingfortheelderly

☒ Applyforspecia l-purposevoucherstargetedtotheelderly,shouldtheybecomeavailable

☐ Other:(listbelow)

Need:SpecificFamilyTypes:FamilieswithDisabilities

Strategy1: TargetavailableassistancetoFamilieswithDisabilities:
Selectallthatapply

☒ Seek designation of public housing for families with disabilities

☐ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing

☒ 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

☐ Other: (list below)

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

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

Select if applicable

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

☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

☐ 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: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

☐ Funding constraints

☐ Staffing constraints

☒ Limited availability of sites for assisted housing

☒ Extent to which particular housing needs are met by other organizations in the community

☐ 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

☐ Community priorities regarding housing assistance

☐ Results of consultation with local or state government

☐ Results of consultation with residents and the Resident Advisory Board

☐ Results of consultation with advocacy groups

☐ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or

tenantbasedSection8assistancegrantfundsareexpendedoneligiblepurposes;therefore,usesofthesefundsneednotbestated.For otherfunds,indicatetheuseforthosefundsasoneofthefollowingcategorie s:publichousingoperations,publichousingcapital improvements,publichousingsafety/security,publichousingsupportiveservices,Section8tenant -basedassistance,Section8 supportiveservicesorother.

FinancialResources: PlannedSourcesandUses		
Sources	Planned$	PlannedUses
1. **FederalGrants(FY2001grants)**		
a) PublicHousingOperatingFund	80,000	
b) PublicHousingCapitalFund	133,239	
c) HOPEVIRevitalization		
d) HOPEVIDemolition		
e) AnnualContribution sforSection 8Tenant -BasedAssistance	300,000	
f) PublicHousingDrugElimination Program(includinganyTechnical Assistancefunds)		
g) ResidentOpportunityandSelf - SufficiencyGrants		
h) CommunityDevelopmentBlock Grant		
i) HOME		
OtherFederalGrants(listbelow)		
Section8HousingChoiceVoucher	1,100,000	
2.PriorYearFederalGrants (unobligatedfundsonly)(list below)		
3.PublicHousingDwellingRental Income	259,000	
Sect.8NewConst.RentalIncome	410,000	
4.Otherincome (listbelow)		
Interest	85,000	
Other	8,000	
4.Non -federalsources (listbelow)		
Totalresources	2,375,239	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFRPart903.79(c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

☐   When families are within a certain number of being offered a unit: (state number)
☐   When families are within a certain time of being offered a unit: (state time)
☒   Other: Our PHA verifies eligibility at initial briefing appointment when a unit is being offered.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

☒   Criminal or Drug-related activity
☒   Rental history
☐   Housekeeping
☐   Other (describe)

c. ☐ Yes ☒ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

☒   Community-wide list
☐   Sub-jurisdictional lists
☐   Site-based waiting lists

☐   Other(describe)

b.Wheremayinterestedpersonsapplyforadmissiontopublichousing?
☒   PHAmain administrativeoffice
☐   PHAdevelopmentsitemanagementoffice
☐   Other(listbelow)

c.IfthePHAplanstooperateoneormoresite   -basedwaitinglistsinthecomingyear,answereachofthe followingquestions;ifnot,skiptosubsection   **(3)Assignment**

   1.Howmanysite -basedwaitinglistswillthePHAoperateinthecomingyear?

   2. ☐Yes ☐No:AreanyorallofthePHA'ssite   -basedwaitinglistsnewfortheupcoming   ear(thatis, theyarenotpartofapreviously   -HUD-approvedsitebasedwaitinglistplan)? Ifyes,howmanylists?

   3. ☐Yes ☐No:Mayfamiliesbeonmorethanonelistsimultaneously Ifyes,howmanylists?

   4.Wherecaninterestedpersonsobtainmoreinformationaboutandsignuptobeonthesite   -basedwaiting lists(selectallthatapply)?
        ☐   PHAmainadministrativeoffice
        ☐   AllPHAdevelopmentm anagementoffices
        ☐   Managementofficesatdevelopmentswithsite   -basedwaitinglists
        ☐   Atthedevelopmenttowhichtheywouldliketoapply
        ☐   Other(listbelow)

(3)Assignment

a.Howmanyvacantunitchoicesareapplicantsordinarilygivenbeforetheyfalltothebottomoforareremoved fromthewaitinglist?(selectone)
☐   One
☒   Two
☐   ThreeorMore

b. ☒Yes ☐No:Isthis   policyconsistentacrossallwaitinglisttypes?

c.Ifanswertobisno,listvariationsforanyotherthantheprimarypublichousingwaitinglist/sforthePHA:

(4)AdmissionsPreferences

a.Incometargeting:
☐Yes ☒No:DoesthePHAplantoexceedthefederaltargetingrequirementsbytargetingmorethan40%of allnewadmissionstopublichousingtofamiliesatorbelow30%ofmedianareaincome?

b.Transferpolicies:

In what circumstances will transfers take precedence over new admissions? (list below)

☒ Emergencies
☐ Overhoused
☐ Underhoused
☒ Medical justification
☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
☐ Resident choice: (state circumstances below)
☐ Other: (list below)

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than a date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
☐ Victims of domestic violence
☒ Substandard housing
☐ Homelessness
☐ High rent burden (rent is >50 percent of income)

Other preferences: (select below)

☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☒ Residents who live and/or work in the jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

3 Date and Time

Former Federal preferences:

1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence

2 Substandardhousing
  Homelessness
  Highrentburden

Otherpreferences(selectallthatapply)

☐ Workingfamiliesandthoseunabletoworkbecauseofageordisability
☐ Veteransandveterans'families
2 Residentswholiveand/orworkinthejurisdiction
☐ Thoseenrolledcurrentlyineducational,training,orupwardmobilityprograms
☐ Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
☐ Householdsthatcontributetomeetingincomerequirements(targeting)
☐ Thosepreviouslyenrolledineducational,training,orupwardmobility   programs
☐ Victimsofreprisalsorhatecrimes
☐ Otherpreference(s)(listbelow)

4.Relationshipofpreferencestoincometargetingrequirements:

☐ ThePHAappliespreferenceswithinincometiers
☒ Notapplicable:thepoolofapplicantfamiliesensuresthatthe   PHAwillmeetincometargeting requirements

(5)Occupancy

a.Whatreferencematerialscanapplicantsandresidentsusetoobtaininformationabouttherulesofoccupancy ofpublichousing(selectallthatapply)

☒ ThePHA -residentlease
☒ ThePHA'sAdmissionsand(Continued)Occupancypolicy
☒ PHAbriefingseminarsorwrittenmaterials
☐ Othersource(list)

b.HowoftenmustresidentsnotifythePHAofchangesinfamilycomposition?   (selectallthatapply)

☐ Atanannualreexaminationandleaserenewal
☒ Anytimefamilycompositionchanges
☐ Atfamilyrequestforrevision
☐ Other(list)

(6)DeconcentrationandIncomeMixing

a. ☐Yes ☒No:DidthePHA'sanalysisofitsfamily(generaloccupancy)developmentstodetermine concentrationsofpovertyindicatetheneedformeasurestopromotedeconcentrationof povertyorincomemixing?

b. ☐Yes ☒No:DidthePHAadoptanychangestoits **admissionspolicies** basedontheresultsofthe requiredanalysisoftheneedtopromotedeconcentrationofpovertyortoassureincome mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

☐ Adoption of site based waiting lists
   If selected, list targeted developments below:

☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
   If selected, list targeted developments below:

☐ Employing new admission preferences at targeted developments
   If selected, list targeted developments below:
☐ Other (list policies and developments targeted below)

d. ☐ Yes ☒ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

☐ Additional affirmative marketing
☐ Actions to improve the marketability of certain developments
☐ Adoption or adjustment of ceiling rents for certain developments
☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
☒ Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)
☒ Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)
☒ Criminal or drug-related activity only to the extent required by law or regulation
☐ Criminal and drug-related activity, more extensively than required by law or regulation
☐ More general screening than criminal and drug-related activity (list factors below)
☐ Other (list below)

b. ☐ Yes ☒ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☒Yes ☐ No:DoesthePHArequestcriminalrecordsfromStatelawenforcementagenciesforscreening purposes?

d. ☐Yes ☒No:DoesthePHAaccessFBIcriminalrecordsfromtheFBIforscreeningpurposes?(either directlyorthroughanNCIC -authorizedsource)

e.Indicatewhatkindsofinformationyousharewithprospectivelandlords?(selectallthatapply)
☐ Criminalordrug -relatedactivity
☒ Other(describebelow)NONE

(2)WaitingListOrgan ization

a.Withwhichofthefollowingprogramwaitinglistsisthesection8tenant -basedassistancewaitinglist merged?(selectallthatapply)
☒ None
☐ Federalpublichousing
☐ Federalmoderaterehabilitation
☐ Federalproject -basedcertificateprogram
☐ Otherfederalorlocalprogram(listbelow)

b.Wheremayinterestedpersonsapplyforadmissiontosection8tenant -basedassistance?(selectallthatapply)
☒ PHAmainadministrativeoffice
☐ Other(listbelow)

(3)SearchTime

a. ☒Yes ☐No:DoesthePHAgiveextensionsonstandard60 -dayperiodtosearchforaunit?

Ifyes,statecircumstancesbelow:
-Participanthastodemonstratetheyhavemadeanefforttosearch.
-Extenuatingcircumstancessuchashospitalizationorafamilyemergencyforanextendedperiodoftime.
-Familywaspreventedfromfindingaunitduetodisabilityaccessibility requirements orlargesizebedroomunitrequirement.

(4)AdmissionsPreferences

a.Incometargeting

☐Yes ☒No:DoesthePHAplantoexceedthefederaltargetingrequirementsbytargetingmorethan75%of allnewadmissionstothesection8programtofamiliesatorbelow30%ofmedianarea income?

b.Preferences
1. ☐Yes ☒No:HasthePHAestablishedpreferencesforadmissiontosection8tenant -basedassistance? (otherthandatean dtimeofapplication)(ifno,skiptosubcomponent **(5)Special purposesection8assistanceprograms**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences
- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is >50 percent of income)

Other preferences (select all that apply)
- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☒ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)

Targeted Funding   - Homeless Applicants

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

2   Date and Time

Former Federal preferences
- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)
- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- 1 Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

☒ Date and time of application

☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

☒ This preference has previously been reviewed and approved by HUD

☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

☐ The PHA applies preferences within income tiers

☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

☒ The Section 8 Administrative Plan

☐ Briefing sessions and written materials

☐ Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

☐ Through published notices

☒ Other (list below) Affirmative Marketing

4. PHA Rent Determination Policies
[24 CFR Part 903.79(d)]

A. Public Housing
Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies
Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

☒ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

☐ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)
☐ $0
☒ $1-$25
☐ $26-$50

2. ☒ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below **:**

In order for a family to qualify for a hardship exception, the family's circumstances must fall into one of the following criteria:
1. The family has lost eligibility or is awaiting an eligibility determination for Federal, State, or local assistance;
2. The family would be evicted as a result of the imposition of the minimum rent requirement;
3. The income of the family has decreased because of changed circumstances, including:
   a. Loss of employment
   b. Death in the family
   c. Other circumstances as determined by the HA or HUD

TemporaryHardship

If the HA determines that the hardship is temporary, a minimum rent will be imposed, including back payment from time of suspension, but the family will not be evicted for nonpayment of rent during the 90 day period commencing on the date of the family's request for exemption.
- The PHA defines temporary as less than 90 days.

RepaymentAgreementsforTemporaryHardship

The HA will offer a repayment agreement to the family for any such rent not paid during the temporary hardship period. However, the HA will not enter into a repayment agreement that will take more than six months to pay off. The HA's policies regarding repayment agreements are further discussed in the chapter entitled, "Family Debts to the PHA."

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)
☐ For the earned income of a previously unemployed household member
☐ For increases in earned income
☐ Fixed amount (other than general rent-setting policy)
     If yes, state amount/s and circumstances below:

☐ Fixed percentage (other than general rent-setting policy)
     If yes, state percentage/s and circumstances below:

☐ For household heads
☐ For other family members

☐ Fortransportationexpenses
☐ Forthenon -reimbursedmedicalexpensesofnon -disabledornon -elderly families
☐ Other(describebelow)

e.Ceilingrents

1. Doyouhaveceilingrents?(rentssetatalevellowerthan30%ofadjustedincome)(selectone)

☒ Yesfor alldevelopments
☐ Yesbutonlyforsomedevelopments
☐ No

2. Forwhichkindsofdevelopmentsareceilingrentsinplace?(selectallthatapply)

☒ Foralldevelopments
☐ Forallgeneraloccupancydevelopments(notelderlyordisabledorelderlyonly)
☐ Forspecifiedgeneraloccupancydevelopments
☐ Forcertainpartsofdevelopments;e.g.,thehigh -riseportion
☐ Forcertainsizeunits;e.g.,la rgerbedroomsizes
☐ Other(listbelow)

3. Selectthespaceorspacesthatbestdescribehowyouarriveatceilingrents(selectallthatapply)

☐ Marketcomparabilitystudy
☒ Fairmarketrents(FMR)
☐ 95[th]percentilerents
☐ 75percentofoperatingcosts
☐ 100percentofoperatingcostsforgeneraloccupancy(family)developments
☐ Operatingcostsplusdebtservice
☐ The"rental value"oftheunit
☐ Other(listbelow)

f.Rentre -determinations:

1.Betweenincomereexaminations,howoftenmusttenantsreportchangesinincome orfamilycomposition tothePHAsuchthatthechangesresultinanadjustmentto rent?(selectallthatapply)
☐ Never
☐ Atfamilyoption
☐ Anytimethefamilyexperiencesanincomeincrease
☒ Anytimeafamilyexperiencesanincomeincreaseaboveathresholdamountor percentage:(if selected,specifythreshold)Above$200.00permonth
☐ Other(listbelow)

g. ☐Yes ☒No:DoesthePHAplantoimplementindividualsavingsaccountsforresidents(ISAs)asan
alternativetotherequired12monthdisallowanceofearnedincomeandphasinginof
rentincreasesinthenextyear?

(2)FlatRents

1. Insettingthemarket -basedflatrents,whatsourcesofinformationdidthePHAusetoestablish comparability?(selectallthatap   ply.)

☒ Thesection8rentreasonablenessstudyofcomparablehousing
☐ Surveyofrentslistedinlocalnewspaper
☐ Surveyofsimilarunassistedunitsintheneighborhood
☐ Other(list/describebelow)

B.Section8Tenant   -BasedAssistance

Exemptions:PHAsthatdonotadministerSection8tenant   -basedassistancearenotrequiredtocompletesub   -component4B. **Unless otherwisespecified,allquestionsinthissectionapplyonlytothetenan   t-basedsection8assistanceprogram(vouchers,and untilcompletelymergedintothevoucherprogram,certificates).**

(1)PaymentStandards

Describethevoucherpaymentstandardsandpolicies   .

a.WhatisthePHA'spaymentstandard?(selectthecategorythatbestdescribesyourstandard)

☐ Atorabove90%butbelow100%ofFMR
☒ 100%ofFMR
☐ Above100%butatorbelow110%ofFMR
☐ Above110%ofFMR(ifHUDapproved;describecircumstancesbe   low)

b.IfthepaymentstandardislowerthanFMR,whyhasthePHAselectedthisstandard?(selectallthatapply)

☐ FMRsareadequatetoensuresuccessamongassistedfamiliesinthePHA'ssegmentoftheFMRarea
☐ ThePHAhaschosentoserveadditionalfamiliesbyloweringthepaymentstandard
☐ Reflectsmarketorsubmarket
☐ Other(listbelow)

c.IfthepaymentstandardishigherthanFMR,whyhasthePHAchosenthislevel?(selectall   thatapply)

☐ FMRsarenotadequatetoensuresuccessamongassistedfamiliesinthePHA'ssegmentoftheFMR area
☐ Reflectsmarketorsubmarket
☐ Toincreasehousingoptionsforfamilies
☐ Other(listbelow)

d.Howoftenarepaymentstandardsreevaluatedforadequacy?(selectone)

☒ Annually
☐ Other(listbelow)

e.WhatfactorswillthePHAconsiderinitsassessmentoftheadequacyofitspaymentstandar   d?(selectall thatapply)

☒ Successratesofassistedfamilies
☒ Rentburdensofassistedfamilies

☐   Other(listbelow)

(2)MinimumRent

a.WhatamountbestreflectsthePHA'sminimumrent?(selectone)
☐ $0
☒ $1-$25
☐ $26-$50

b. ☒Yes   ☐No:HasthePHAadoptedanydiscretionaryminimumrenthardshipexemptionpolicies?(ifyes,
                listbelow)

HardshipRequestsforanExcep   tiontoMinimumRent
ThePHArecognizesthatinsomecircumstanceseventheminimumrentmaycreateafinancialhardshipforfamilies.ThePHAwill reviewallrelevantcircumstancesbroughttothePHA'sattentionregardingfinancialhardshipasitappliestotheminimumrent.The followingsectionstatesthePHA'sproceduresandpoliciesinregardtominimumrentfinancialhardshipassetforthbytheQuality HousingandWorkResponsibilityActof1998.HUDhasdefinedcircumstancesunderwhichahardshipc   ouldbeclaimed.

CriteriaforHardshipException
Inorderforafamilytoqualifyforahardshipexception,thefamily'scircumstancesmustfallunderoneofthefollowingHUDhardship criteria:
1.   Thefamilyhaslosteligibilityorisawaitinganeligibilitydeterminationfor Federal,State,orlocalassistance;
2.   Thefamilywouldbeevictedasaresultoftheimpositionoftheminimumrent   requirement;
3.   *Theincomeofthefamilyhasdecreasedbecauseofchangedcircumstances,including:*
   • Lossofemploym ent
   • Deathinthefamily
   • OthercircumstancesasdeterminedbythePHAorHUD

PHANotificationtoFamiliesofRighttoHardshipException
ThePHAwillnotifyallfamiliessubjecttominimumrentsoftheirrighttorequestaminimumrenthardshipexception."Subjectto minimumrent"meanstheminimumrentwasthegreatestfigureinthecalculationofthegreatestof30%ofmonthly   -adjustedincome, 10%ofmonthlyincome,minimumrentorwelfarerent.

ThePHAnotificationwilladvisefamiliesthathardshipe   xceptiondeterminationsaresubjecttoPHAreviewandhearingprocedures.

ThePHAwillreviewallfamilyrequestsforexceptionfromtheminimumrentduetofinancialhardships.
Allrequestsforminimumrenthardshipexceptionsarerequiredtobeinwriting.ThePHAwillrequestdocumentationasproofof financialhardship.ThePHAwilluseitsstandardverificationprocedurestoverifycircumstances,whichhaveresultedinfinancial hardship.Requestsforminimumrentexceptionmustincludeastatementof   thefamilyhardshipthatqualifythefamilyforan exception.

5.OperationsandManagement
[24CFRPart903.79(e)]

ExemptionsfromComponent5:HighperformingandsmallPHAsarenotrequiredtocompletethissection.Section8onlyPHAs mustcompletepartsA,B,andC(2)

A.PHAManagementStructure
DescribethePHA'smanagementstructureandorganization.
(selectone)

☒ An organization chart showing the PHA's management structure and organization is attached.
☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	103	13
Section 8 Vouchers	269	60
Section 8 Certificates	40	6
Section 8 Mod Rehab	NA	
Special Purpose Section 8 Certificates/Vouchers (list individually)	NA	
Public Housing Drug Elimination Program (PHDEP)	NA	
Other Federal Programs (list individually)	NA	
Sect. 8 New Construction	134	16

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, includ ing a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)
Admission & Occupancy Policy
Pet Policy
Procurement Policy
Facilities Use Policy
Equal Housing Opportunity Policy
Disposition Policy

(2) Section 8 Management: (list below)
Administrative Policy

6. **PHAGrievanceProcedures**

[24CFRPart903.79(f)]

A. **PublicHousing**

1. ☐Yes ☒No:HasthePHAestablishedanywrittengrievanceproceduresinadditiontofederal
requirementsfoundat24CFRPart966,SubpartB,forresidentsofpublichousing?

Ifyes,listadditionstofederalrequirementsbelow:

2.WhichPHAofficeshouldresidentsorapplicantstopublichousingcontacttoinit　　　　iatethePHAgrievance
process?(selectallthatapply)

☒　　　PHAmainadministrativeoffice

☐　　　PHAdevelopmentmanagementoffices

☐　　　Other(listbelow)

B.Section8Tenant -BasedAssistance

1. ☐Yes ☒No:HasthePHAestablishedinformalreviewproceduresforapplicantstotheSection8tenant -
basedassistanceprogramandinformalhearingproceduresforfamiliesassistedbythe
Section8tenant -basedassistanceprograminaddition tofederalrequirementsfoundat24
CFR982?

Ifyes,listadditionstofederalrequirementsbelow:

2.WhichPHAofficeshouldapplicantsorassistedfamiliescontacttoinitiatetheinformalreviewandinformal
hearingprocesses?(selectallthatapply)

☒　　　PHAmainadministrativeoffice

☐　　　Other(listbelow)

7.CapitalImprovementNeeds

[24CFRPart903.79(g)]

A.CapitalFundActivities

(1)CapitalFundProgramAnnualStatement

Selectone:

☒　　　TheCapitalFundProgramAnnualStatementisprovidedasanattachmenttothePHAPlanat
Attachment(statename)

-or- CapitalFundProgramAnnualStatementPartsI,II,&III

☐ TheCapitalFundProgramAnnualStatementisprov idedbelow:(ifselected,copytheCFPAnnual
StatementfromtheTableLibraryandinserthere)

(2)Optional5 -YearActionPlan

Agenciesareencouragedtoincludea5 -YearActionPlancoveringcapitalworkitems.Thisstatementcanbecompletedbyusingthe5
YearActionPlantableprovidedinthetablelibraryattheendofthePHAPlantemplate **OR**bycompletingandattachingaproperly
updatedHUD -52834.

a. ☒Yes ☐No:IsthePHAprovidinganoptional5 -YearAction PlanfortheCapitalFund?(ifno,skipto
sub-component7B)
b.Ifyestoquestiona,selectone:
☒ TheCapitalFundProgram5 -YearActionPlanisprovidedasanattachmenttothePHAPlanat
Attachment(statename
-or- 5YearActionPlanforCapitalFundI&II

☐ TheCapitalFundProgram5 -YearActionPlanisprovidedbelow:(ifselected,copytheCFPoptional5
YearActionPlanfromtheTableLibraryandinserthere)

B.HOPEVIandPublicHousingD evelopmentandReplacementActivities(Non -Capital Fund)

Applicabilityofsub -component7B:AllPHAsadministeringpublichousing.IdentifyanyapprovedHOPEVIand/orpublichousing
developmentorreplacementactivitiesnotdescribedintheCapitalFundProgramAnnualStatement.

☐Yes ☒No:a)HasthePHAreceivedaHOPEVIrevitalizationgrant?(ifno,skiptoquestionc;ifyes,
provideresponsestoquestionbforeachgrant,copyingandcompletingasmanytimes as
necessary)
b)StatusofHOPEVIrevitalizationgrant(completeonesetofquestionsforeachgrant)

1.Developmentname:
2.Development(project)number:
3.Statusofgrant:(selectthestatementthatbestdescribesthecurrentstatus)
☐ RevitalizationPlanunderdevelopment
☐ RevitalizationPlansubmitted,pendingapproval
☐ RevitalizationPlanapproved
☐ ActivitiespursuanttoanapprovedRevitalizationPlanunderway

☐Yes ☒No:c)DoesthePHAplantoapplyforaHOPEVIRevitalizationgrantinthePlanyear?
Ifyes,listdevelopmentname/sbelow:

☐Yes ☒No:d)WillthePHAbeengaginginanymixed -financedevelopmentactivitiesforpublic
housinginthePlanyear?
Ifyes,listdevelopmentsoractivitiesbelow:

☐ Yes ☒ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition ☐ 　　　　　　　　Disposition ☐
3. Application status (select one) 　Approved ☐ 　Submitted, pending approval ☐ 　Planned application ☐
4. Date application approved, submitted, or planned for submission: _____ (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) ☐ Part of the development ☐ Total development
7. Timeline for activity: 　a. Actual or projected start date of activity: 　b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with

disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

☐Yes ☒No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below .

Designation of Public Housing Activity Description
1a. Development name: Lawn Senior Project 1b. Development (project) number: MI037 -001

2. Designation type:
  Occupancy by only the elderly   ☒
  Occupancy by families with disabilities   ☐
  Occupancy by only elderly families and families with disabilities   ☐

3. Application status (select one)
  Approved; included in the PHA's Designation Plan   ☐
  Submitted, pending approval   ☒
  Planned application   ☐

4. Date this designation approved, submitted, or planned for submission: 10/10/2001
5. If approved, will this designation constitute a (select one) ☒New Designation Plan ☐Revision of a previously -approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) ☐Part of the development ☒Total development

10. Conversion of Public Housing to Tenant -Based Assistance

[24 CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Asse ssments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. ☐Yes ☒No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlin ed submissions may skip to component 11.)

2. Activity Description

☐Yes ☐No:　　　　HasthePHAprovidedallrequiredactivitydescriptioninformationforthiscomponentin the **optional**PublicHousingAssetManagementTable?If"yes",skiptocomponent11. If"No",completetheActivityDescriptiontablebelow.

ConversionofPublicHousingActivityDescription
1a.Developmentname: 1b.Development(project)number:
2.Whatisthestatusoftherequiredassessment? 　　　☐Assessmentunderway 　　　☐AssessmentresultssubmittedtoHUD 　　　☐AssessmentresultsapprovedbyHUD(ifmarked,proceedtonext 　　　　　question) 　　　☐Other(explainbelow)
3. ☐Yes　　☐No:IsaConversionPlanrequired?(Ifyes,gotoblock4;ifno,goto block5.)
4.StatusofConversionPlan(selectthestatementthatbestdescribesthecurrent 　　status) 　　　☐ConversionPlanindevelopment 　　　☐ConversionPlansubmittedtoHUDon:(DD/MM/YYYY) 　　　☐ConversionPlanapprovedbyHUDon:(DD/MM/YYYY) 　　　☐ActivitiespursuanttoHUD　-approvedConversionPlanunderway
5.DescriptionofhowrequirementsofSection202arebeingsatisfiedbymeansother thanconversion(selectone) 　　　☐Unitsaddressedinapendingorapproveddemolitionapplication(date 　　　　　submittedorapproved: 　　　☐UnitsaddressedinapendingorapprovedHO　　PEVIdemolitionapplication 　　　　　(datesubmittedorapproved:　　) 　　　☐UnitsaddressedinapendingorapprovedHOPEVIRevitalizationPlan 　　　　　(datesubmittedorapproved:　　) 　　　☐Requirementsnolongerapplicable:vacancyratesarelessthan10percent 　　　☐Requirementsnolongerapplicable:sitenowhaslessthan300units 　　　☐Other:(describebelow)

B.ReservedforConversionspursuanttoSection22oftheU.S.Hou　　　　singActof1937

C.ReservedforConversionspursuanttoSection33oftheU.S.HousingActof1937

11.HomeownershipProgramsAdministeredbythePHA
[24CFRPart903.79(k)]

A.PublicHousing
ExemptionsfromComponent11A:Section8onlyPHAsarenotrequiredtocomplete11A.

1. ☐Yes ☒No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z   -4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Act ivity Description
☐Yes ☐No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

PublicHousingHomeownershipActivityDescription (Completeoneforeachdevelopmentaffected)
1a. Development name:
1b. Development (project) number:
2. Federal Program authority: ☐HOPEI   ☐5(h)   ☐TurnkeyIII   ☐Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)   ☐Approved; included in the PHA's Homeownership Plan/Program   ☐Submitted, pending approval   ☐Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5.   Number of units affected:
6. Coverage of action: (select one)   ☐Part of the development   ☐Total development

B. Section 8 Tenant Based Assistance

1. ☐Yes ☒No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a.SizeofProgram

☐Yes ☐No: WillthePHAlimitthenumberoffamiliesparticipatinginthesection8homeownership option?

Iftheanswertothequestionabovewasyes,whichstatementbestdescribesthenumberofparticipants ? (selectone)

☐ 25orfewerparticipants
☐ 26 -50participants
☐ 51to100participants
☐ morethan100participants

b.PHA establishedeligibilitycriteria

☐Yes ☐No:WillthePHA'sprogramhaveeligibilitycriteriaforparticipationinitsSection8 HomeownershipOptionprograminadditiontoHUDcriteria? Ifyes,listcriteriabelow:

12. PHACommunityServiceandSelf -sufficiencyPrograms

[24CFRPart903.79(l)]

ExemptionsfromComponent12:HighperformingandsmallPHAsarenotrequiredtocompletethiscomponent. Section8 -Only PHAsarenotrequiredtocompletesub -componentC.

A.PHACoordinationwiththeWelfare(TANF)Agency

1.Cooperativeagreements:

☐Yes ☒No:HasthePHAhasenteredintoacooperativeagreementwiththeTANFAgency,toshare informationand/ortargetsupportiveservices(ascontemplatedbysection12(d)(7)ofthe HousingActof1937)?

Ifyes,whatwasthedatethatagreementwassigned? DD/MM/YY

2.OthercoordinationeffortsbetweenthePHAandTANF agency(selectallthatapply)

☐ Clientreferrals
☐ Informationsharingregardingmutualclients(forrentdeterminationsandotherwise)
☐ Coordinatetheprovisionofspecificsocialandself -sufficiencyservicesandprogramstoeligiblefamilies
☐ Jointlyadministerprograms
☐ PartnertoadministeraHUDWelfare -to-Workvoucherprogram
☐ Jointadministrationofotherdemonstrationprogram
☐ Other(describe)

B. Servicesandprogramsofferedtoresidentsandparticipants

(1)General

a.Self -SufficiencyPolicies

Which,ifanyofthefollowingdiscretionarypolicieswillthePHAemploytoenhancetheeconomicand socialself -sufficiencyofassistedfamiliesinthefollowingareas?(selectallthatapply)

☐ Publichousingrentdeterminationpolicies

☐ Publichousingadmissionspolicies
☐ Section8admissionspolicies
☐ Preferenceinadmissiontosection8forcertainpublichousingfamilies
☐ Preferencesforfamiliesworkingorengagingintrainingoreducationprogramsfornon   -housing
programsoperatedorcoordinatedbythePHA
☐ Preference/eligibilityforpublichousinghomeownershipoptionparticipation
☐ Preference/eligibilityforsection8homeownershipoptionparticipation
☐ Otherpolicies(listbelow)

b.EconomicandSocialself   -sufficiencyprograms

☐Yes ☒No: DoesthePHAcoordinate,promoteorprovideanyprogramstoenhancethe
economicandsocialself   -sufficiencyofresidents?(If"yes",completethefollowing
table;if"no"skiptosub   -component2,FamilySelfSufficiencyPrograms.The
positionofthetablemaybealteredtofacilitateitsuse.)

ServicesandPrograms				
ProgramName&Description (includinglocation,ifappropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (developmentoffice/ PHAmainoffice/ otherprovidername)	Eligibility (publichousingor section8 participantsor both)

(2)FamilySelfSufficiencyprogram/s

a.ParticipationDescription

FamilySelfSufficiency(FSS)Participation		
Program	RequiredNumberofParticipants (startofFY2000Estimate)	ActualNumberofParticipants (Asof:DD/MM/YY)
PublicHousing	0	0
Section8	0	0

b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

☐ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies

☒ Informing residents of new policy on admission and reexamination

☒ Actively notifying residents of new policy at times in addition to admission and reexamination.

☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services

☒ Establishing a protocol for exchange of information with all appropriate TANF agencies

☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PH As may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments

☐ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments

☐ Residents fearful for their safety and/or the safety of their children

☐ Observed lower-level crime, vandalism and/or graffiti

☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime

☐ Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

☐   Safetyandsecuritysurveyofresidents

☐   Analysisofcrimestatisticsovertimeforcrimescommitted"inandaround"publichousingauthority

☐   Analysisofcosttrendsovertimeforrepairofvandalismandremovalofgraffiti

☐   Residentreports

☐   PHAemployeereports

☐   Policereports

☐   Demonstrable,quantifia blesuccesswithpreviousorongoinganticrime/antidrugprograms

☐   Other(describebelow)

3.Whichdevelopmentsaremostaffected?(listbelow)

B.CrimeandDrugPreventionactivitiesthePHAhasundertakenorplanstoundertakeinthenextPHA fiscalyear

1.ListthecrimepreventionactivitiesthePHAhasundertakenorplanstoundertake:(selectallthatapply)

☐   Contractingwithoutsideand/orresidentorganizationsfortheprovisionofcrime   -and/ordrug - preventionactivities

☐   CrimePreventionThroughEnvironmentalDesign

☐   Activitiestargetedtoat -riskyouth,adults,orseniors

☐   VolunteerResidentPatrol/BlockWatchersProgram

☐   Other(describebelow)

2.Whichdevelopmentsaremostaffected?(listbelow)

C.CoordinationbetweenPHAandthepolice

1.DescribethecoordinationbetweenthePHAandtheappropriatepoliceprecinctsforcarryingoutcrime preventionmeasuresandactivities:(se lectallthatapply)

☐   Policeinvolvementindevelopment,implementation,and/orongoingevaluationofdrug   -eliminationplan

☐   Policeprovidecrimedatatohousingauthoritystaffforanalysisandaction

☐   Policehaveestablishedaphysicalpresenceonhousingauthorityproperty(e.g.,communitypolicing office,officerinresidence)

☐   Policeregularlytestifyinandotherwisesupportevictioncases

☐   Policeregularlymeetwith thePHAmanagementandresidents

☐   AgreementbetweenPHAandlocallawenforcementagencyforprovisionofabove   -baselinelaw enforcementservices

☐   Otheractivities(listbelow)

2.Whichdevelopmentsaremostaffected?(listbelow)

D.AdditionalinformationasrequiredbyPHDEP/PHDEPPlan

PHAseligibleforFY2000PHDEPfundsmustprovideaPHDEPPlanmeetingspecifiedrequirementspriortoreceiptofPHDEP funds.

☐Yes ☐No:IsthePHAeligibletoparticipateinthePHDEPinthefiscalyearcoveredbythisPHAPlan?

☐Yes ☐No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
☐Yes ☐No: This PHDEP Plan is an Attachment. (Attachment Filename:___)

14. RESERVED FOR PET POLICY
[24 CFR Part 903.79(n)]

15. Civil Rights Certifications
[24 CFR Part 903.79(o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit
[24 CFR Part 903.79(p)]

1. ☒Yes ☐No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 US.C.1437c(h))? (If no, skip to component 17.)
2. ☒Yes ☐No: Was the most recent fiscal audit submitted to HUD?
3. ☐Yes ☒No: Were there any findings as the result of that audit?
4. ☐Yes ☐No: If there were any findings, do any remain unresolved?
   If yes, how many unresolved findings remain?____
5. ☐Yes ☐No: Have responses to any unresolved findings been submitted to HUD?
   If not, when are they due (state below)?

17. PHA Asset Management
[24 CFR Part 903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☒Yes ☐No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
☐ Not applicable
☐ Private management
☐ Development-based accounting
☒ Comprehensive stock assessment
☐ Other: (list below)

3. ☐Yes ☒No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24CFRPart903.79(r)]

A. Resident Advisory Board Recommendations

1. ☒Yes ☐No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

☐ Attached at Attachment (Filename)

☒ Provided below:

-Needed improved communication between tenants and management.
*Started monthly newsletter with information from tenants and management.

-Replace closet doors and tracks.
*Will be put in Capital Fund Program.

-Replacement of old stoves.
*Will be put in Capital Fund Program.

-Security concerns over tenant's visitors.
*Work with tenants who have problem visitors to control their behavior while on the property.

3. In what manner did the PHA address those comments? (select all that apply)

☒ Considered comments, but determined that no changes to the PHA Plan were necessary.

☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:

☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☒Yes ☐No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. ☐ Yes ☐ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub -component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)
☐ Candidates were nominated by resident and assisted family organizations
☐ Candidates could be nominated by any adult recipient of PHA assistance
☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
☐ Other: (describe)

b. Eligible candidates: (select one)
☐ Any recipient of PHA assistance
☐ Any head of household receiving PHA assistance
☒ Any adult recipient of PHA assistance
☐ Any adult member of a resident or assisted family organization
☐ Other (list)

c. Eligible voters: (select all that apply)
☐ All adult recipients of PHA assistance (public housing and section 8 tenant -based assistance)
☐ Representatives of all PHA resident and assisted family organizations
☒ Other (list) City Charter states Board members are appointed by Mayor and City Manager

C. Statement of Consistency with the Consolidated Plan
For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: City of Roseville

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
☐ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

☐ Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

MI037a01
CapitalFundProgram
AnnualStatement/PerformanceandEvaluationReport
GrantNo.:MI28P03750101
PartsI,II,andIII

AnnualStatement/PerformanceandEvaluationReport CapitalFundProgramandCapitalFundProgram ReplacementHousingFactor(CFP/CFPRHF)PartI:Summary					
PHAName: RosevilleHousingCommission	**GrantTypeandNumber** CapitalFundProgramGrantNo:MI28P03750101 ReplacementHousingFactorGrantNo:			**FederalFYofGrant:** 2001	
☐OriginalAnnualStatement ☐ReserveforDisasters/Emergencies ☐RevisedAnnualStatement(revisionno:) ☒PerformanceandEvaluationReportforPeriodEnding:3/31/02 ☐FinalPerformanceandEvaluationReport					
Line No.	**SummarybyDevelopmentAccount**	**TotalEstimatedCost**		**TotalActualCost**	
		Original	**Revised**	**Obligated**	**Expended**
1	Totalnon-CFPFunds				
2	1406Operations				
3	1408ManagementImprovements				
4	1410Administration				
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts				
8	1440SiteAcquisition				
9	1450SiteImprovement				
10	1460DwellingStructures	133,239		133,239	0
11	1465.1DwellingEquipment—Nonexpendable				
12	1470NondwellingStructures				
13	1475NondwellingEquipment				
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts				
18	1499DevelopmentActivities				
19	1501CollaterizationorDebtService				
20	1502Contingency				

AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgr   amReplacementHousingFactor(CFP/CFPRHF)PartI:Summary

PHAName:	GrantTypeandNumber		FederalFYofGrant:
RosevilleHousingCommission	CapitalFundProgramGrantNo:MI28P03750101 ReplacementHousingFactorGrantNo:		**2001**

☐**OriginalAnnualStatement** ☐**ReserveforDisasters/Emergencies** ☐**RevisedAnnualStatement(revisionno:)**
☒**PerformanceandEvaluationReportforPeriodEnd   ing:3/31/02** ☐**FinalPerformanceandEvaluationReport**

Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	**Revised**	**Obligated**	**Expended**
21	AmountofAnnualGrant:(sumoflines2 –20)	133,239		133,239	0
22	Amountofline21RelatedtoLBPActivities				
23	Amountofline21RelatedtoSection504compliance				
24	Amountofline21RelatedtoSecurity –SoftCosts				
25	AmountofLine21RelatedtoSecurity – HardCosts				
26	Amountofline21RelatedtoEnergyConservationMeasures				

AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)
PartII:SupportingPages

PHAName: RosevilleHousingCommission	**GrantTypeandNumber** CapitalFundProgramGrantNo:MI28P03750101 ReplacementHousingF actorGrantNo:		**FederalFYofGrant:** 2001			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost	Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
37-1	InstallationofCarpet&Tilein TenantApartments			133,239		133,239	0	

AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)
PartIII:ImplementationSchedule

PHAName:RosevilleHousingCommission	**GrantTypeandNumber** CapitalFundProgramNo:MI28P03750101 ReplacementHousingFactorNo:						**FederalFYofGrant:** 2001
DevelopmentNumber Name/HA-Wide Activities	AllFundObligated (QuarterEndingDa te)			AllFundsExpended (QuarterEndingDate)			ReasonsforRevisedTargetDates
	Original	Revised	Actual	Original	Revised	Actual	
37-1	6/1/02		2/28/02			0	

CapitalFundProgram
AnnualStatement/PerformanceandEvaluationReport
GrantNo.MI28P03750102
PartsI,II,andIII

AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramRep   lacementHousingFactor(CFP/CFPRHF)PartI:Summary

PHAName: RosevilleHousingCommission	GrantTypeandNumber CapitalFundProgramGrantNo:MI28P03750102 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2002

☐OriginalAnnualStatement ☐ReserveforDisasters/Emergencies ☐RevisedAnnualStatement(revisionno:)
☒PerformanceandEvaluationReportforPeriodEnding:3   /31/02 ☐FinalPerformanceandEvaluationReport

Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	**Revised**	**Obligated**	**Expended**
1	Totalnon -CFPFunds				
2	1406Operations				
3	1408ManagementImprovements				
4	1410Administration				
5	1411Audit				
6	1415LiquidatedDamages				
7	1430FeesandCosts				
8	1440SiteAcquisition				
9	1450SiteImprovement				
10	1460DwellingStructures	127,665		-0-	0
11	1465.1DwellingEquipment —Nonexpendable				
12	1470NondwellingStructures				
13	1475NondwellingEquipment				
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts				
18	1499DevelopmentActivities				
19	1501CollaterizationorDebtService				
20	1502Contingency				
21	AmountofAnnualGrant:(sumoflines2 –20)	127,665		-0-	0
22	Amountofline21RelatedtoLBPActivities				

AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramRep   lacementHousingFactor(CFP/CFPRHF)PartI:Summary

PHAName: **RosevilleHousingCommission**	GrantTypeandNumber CapitalFundProgramGrantNo:MI28P03750102 ReplacementHousingFactorGrantNo:	FederalFYofGrant: **2002**

☐**OriginalAnnualStatement** ☐**ReserveforDisasters/Emergencies** ☐**RevisedAnnualStatement(revisionno:)**
☒**PerformanceandEvaluationReportforPeriodEnding:3   /31/02** ☐**FinalPerformanceandEvaluationReport**

Line No.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	**Revised**	**Obligated**	**Expended**
23	Amountofline21RelatedtoSection504compliance				
24	Amountofline21RelatedtoSecurity –SoftCosts				
25	AmountofLine21RelatedtoSecurity – HardCosts				
26	Amountofline21RelatedtoEnergyConservationMeasures				

AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)
PartII:SupportingPages

PHAName: RosevilleHousingCommission	**GrantTypeandNumber** CapitalFundProgramGrantNo:MI28P03750102 ReplacementHousingFactorGrantN o:				**FederalFYofGrant:** 2002		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
37-1	ClosetDoorReplacement			46,000		-0-	0	
37-1	Stoves			25,000		-0-	0	
37-1	ApartmentLockSystem			30,000		-0-	0	
37-1	MailboxReplacement			27,000		-0-	0	

AnnualStatement/PerformanceandEvaluationReport
CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)
PartIII:ImplementationSchedule

DevelopmentNumber Name/HA-Wide Activities	AllFundObl igated (QuarterEndingDate)			AllFundsExpended (QuarterEndingDate)			ReasonsforRevisedTargetDates
PHAName:RosevilleHousingCommission	**GrantTypeandNumber** CapitalFundProgramNo:MI28P03750102 ReplacementHousingFactorNo:					**FederalFYofGrant:** 2002	
	Original	Revised	Actual	Original	Revised	Actual	
37-1	4/1/2003		2/1/2004			0	

CapitalFundProgramFive -YearActionPlan

PartI:Summary

PHANam e RosevilleHousingCommission				☒**Original5 -YearPlan** ☐**RevisionNo:**	
Development Number/Name/HA-Wide	Year1	WorkStatementforYear2 FFYGrant:2002 PHAFY:2002	WorkStatementforYear3 FFYGrant:2003 PHAFY:2003	WorkStatementforYear4 FFYGrant:2004 PHAFY:2004	WorkStatementforYear5 FFYGrant:2005 PHAFY:2005
37-1	Annual Statement	133,000	130,000	115,000	100,000
CFPFundsListedfor 5-yearplanning		133,000	130,000	115,000	100,000
ReplacementHousing FactorFunds					

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PartII:SupportingPages —WorkActivities

Activitiesfor Year1	Activities for Year: 2 FFYGrant:2002 PHAFY:2002			Activities for Year: 3 FFYGrant:2003 PHAFY:2003		
	Development Name/Number	**MajorWork Categories**	EstimatedCost	**Development Name/Number**	**MajorWork Categories**	**EstimatedCost**
See	*37-1*	*ReplaceStoves*	30,000	*37-1*	*Wallpaper-Halls*	30,000
Annual	*37-1*	*LockSystem*	30,000	*37-1*	*Carpet-Halls*	60,000
Statement	*37-1*	*ClosetDoors*	50,000	*37-1*	*CommonAreas*	10,000
	TotalCFPEstimatedCost		$110,000			$100,000

CapitalFundProgramFive -YearActionPlan

PartII:SupportingPages —WorkActivities

Development Name/Number	MajorWork Categories	Estimated Cost	Development Name/Number	MajorWork Categories	EstimatedCost
ActivitiesforYear:4 FFYGrant:2004 PHAFY:2004			ActivitiesforYear:5 FFYGrant:2005 PHAFY:2005		
37-1	*ParkingLot*	55,000	*37-1*	*HeatingSystem*	100,000
37-1	*Walkways*	15,000			
37-1	*Fencing*	13,000			
37-1	*Landscaping*	25,000			
TotalCFPEstimatedCost		$108,000			$100,000

MI037a04

ADMISSIONP OLICYONDECONCENTRATION

DECONCENTRATIONOFPOVERTYANDINCOME -MIXING

ThePHA'sadmissionpolicyisdesignedtoprovidefordeconcentrationofpovertyandincome -mixingbybringinghigherincometenantsintolower incomeprojectsandlowerincometenantsintohigherincomeprojects.

Grossannualincomeisusedforincomelimitsatadmissionandforincome -mixingpurposes.

Skippingofafamilyonthewaitinglistspecificallytoreachanotherfamilywithaloweror higherincomeisnottobeconsidereda nadverseactionto thefamily.Suchskippingwillbeuniformlyapplieduntilthetargetthresholdismet.

The PHA will use the gathered tenant incomes information in its assessment of its public housing developments to determine the appropriate designationtobeassignedtotheprojectforthepurposeofassistingthePHAinitsdeconcentrationgoals.

ProjectDesignationMethodology
ThePHAwilldetermineandcomparetenantincomesatthedevelopmentslistedinthisChapter.

ThePHAwilldetermineand comparethetenantincomesatthedevelopmentslistedinthisChapterandtheincomesofcensustractsinwhichthe developmentsarelocated.

UponanalyzingitsfindingsthePHAwillapplythepolicies,measuresandincentiveslistedinthisChaptertobringhigherincomefamiliesintolower incomedevelopmentsandlowerincomefamiliesintohigherincomedevelopments.

The PHA's goal is to have eligible families having higher incomes occupy dwelling units in projects predominantly occupied by eligible fam ilies having lower incomes, and eligible families having lower incomes occupy dwelling units in projects predominantly occupied by eligible families havinghigherincomes.

Component3(6)DeconcentrationandIncomeMixing(RevisedQuestionNoticePIH2001 -4):

a. ___Yes _X__No DoesthePHAhaveanygeneraloccupancy(family)publichousing developmentscoveredbythedeconcentrationrule?Ifno,thissection iscomplete.Ifyes,continuetothenextquestion.

MI037a05

IMPLEMENTATION OF PUBLIC HOUSING RESIDENT COMMUNITY SERVICE REQUIREMENTS

Each adult resident of the PHA shall:

1. Contribute 8 hours per month of community service (not including political activities) within the community in which that adult resides; or
2. Participate in an economic self-sufficiency program (defined below) for 8 hours per month.

EXEMPTIONS

The PHA shall provide an exemption from the community service requirement for any individual who:

1. Is 62 years of age or older.
2. Is a blind or disabled individual, as defined under section 216(i)(l) or 1614 of the Social Security Act, and who is unable to comply with this section, or is a primary caretaker of such individual.
3. Is engaged in a work activity as defined in section 407(d) of the Social Security Act.
4. Meets the requirements for being exempted from having to engage in a work activity under the State program funded under part A of Title IV of the Social Security Act, or under any other welfare program of the State in which the public housing agency is located, including a State-administered welfare-to-work program; or
5. Is in a family receiving assistance under a State program funded under part A of Title IV of the Social Security Act, or under any other welfare program of the State in which the public housing agency is located, including a State-administered welfare-to-work program, and has not been found by the State or other administering entity to be in noncompliance with such program.

The PHA will re-verify exemption status annually except in the case of an individual who is 62 years of age or older.

The PHA will permit residents to change exemption status during the year if status changes.

MI037a06

PETPOLICY

ThepolicywasadoptedbytheCommissionBoardon6/24/98.

AllpetsmustbeapprovedinadvancebythePHAmanagement.ThepetownermustsubmitandenterintoaPetAgreementwiththePHA.

PetsmustberegisteredwiththePHAbeforetheyarebroughtontothepremises.Registrationincludescertificatesignedbyalicensedve terinarianor State/localauthoritythatthepethasreceivedallinoculationsrequiredbyStateorlocallaw,andthatthepethasnocommunicabledisease(s)andis pest-free.

ExecutionofaPetAgreementwiththePHAstatingthatthetenantacknowledgescompleteresponsibilityforthecareandcleaningofthepetwillberequired.

TypesofPetsAllowed
Notypesofpetsotherthanthefollowingmaybekeptbyaresident.Tenantsarenotpermittedtohavemorethanone type *ofpet.*

1. **Dogs**
- Maximumnumbe r:1dog
- Maximumadultweight:20pounds,18"atfullgrowth
- Mustbehousebroken
- Mustbespayedorneutered
- Musthaveallrequiredinoculations
- MustbelicensedasspecifiednoworinthefuturebyStatelawandlocalordinance
2. **Cats**
   - o Maximumnumber:1cat
- Mustbedeclawed
- Mustbespayedorneutered
- Musthaveallrequiredinoculations
- Mustbetrainedtousealitterboxorotherwastereceptacle
- MustbelicensedasspecifiednoworinthefuturebyStatelaworlocalordinance
3. **Birds**
- Maximumnumber:2 birds
- Mustbeenclosedinacageatalltimes
4. **Fish**
   - o Maximumaquariumsize:20gallons
   - o Mustbemaintainedonanapprovedstand

Petruleswillnotbeappliedtoanimalswhoassistpersonswithdisabilities.

MI037a07

<u>**MEMBERSHIPOFTHERESIDENTADVISORYBOARD**</u>

ListofMembers: AnnDunnigan
                     DorothyBrown
                     AudreyTabourne
                     MargaretTheobald

TheAdvisoryBoardmemberswereelectedbytenantsfromourseniorbuildings.

TheAdvisoryBoardmeton3/15/02toreviewchangestothePlanduetodeficien   cycorrections:

1.   ChangesinthePlanweresubmittedtotheAdvisoryBoardforreviewandcomment.TheDirectordiscussed changesandfuturemodernizationprojectswiththemembers.

           Memberswereinagreementwithchangesandfuturework.Suggestionswasmadetoimprovehallway electricheaterthermostatlocationssothattheheatisevenlybalanced.

MISSION&GOALS –PROGRESSREPORT

1.Improvequalityofassistedhousing.
- TheCommissionusedtheCapitalFundProgramtoreplace   33 -year-oldflooringintenantapartments.Theoldfloorcoveringpresentedamarketingproblem.Tenantshad turneddownrentalapartmentsduetopoorappearance.
- AdoptedaHUDapprovedDesignatedHousingPlantogiveElderlytenantsabetterlivingenvironment.

2.Increaseassistedhousingchoices.
- Increaselease -uprateontheVoucherProgramto95%orhigher.
- Commissionactivelysolicitedmorelandlordsforourrentalassistanceprogram.Thisincreasedtheopportunityforourparticipantfamilies   tohavealargeselectionof housingunits.

3.Provideanimprovedlivingenvironment.
- Commissionwassuccessfulinimprovingdeconcentrationbymovinginhigherincomefamiliesintoourdevelopments.
- Monthlynewsletterwasstartedwithtenantassistance.JointcooperationallowedbettercommunicationbetweentenantsandtheHousingCommission.
- Handicapped/Disabledpersons,aspartofDesignatedHousingPlan,arebeingputonourSection8VoucherProgramandgivenarentalunitoftheirchoicewithth   eability tomoveinthefuture.

4.EnsureEqualOpportunityinHousingforallAmericans.
- HousingCommissionperformedoutreachtomakeourprogramsknowntoasmanyfamiliesaspossible.Wedidreceiveamorediversegroupofapplicants.
- CommissionseeksoutlandlordswithaccessibleunitsforourHandicappedtenants.Moreunitswereobtainedinthepastyearinourprogram.

OtherPHAGoals
- Thewaitinglistdidgrowduringtheyearduetoaffirmativemarketingtechniques.
- Employeeeputforthaneffort   tobecustomerfriendlytoprovidethebestservicepossibletoourparticipantfamilies.Emphasiswasputonfamilieswhotendtoneedhelp withreviewandleaserenewals.
- RosevilleHousingCommissionexperiencednodocumentedcrimeonitsproperties.Increasedcommunicationwithtenantshelpstokeeptenantsinvolvedandalertto dangeroussituations.
- RosevilleHousingCommissionestablishedacloserelationshipwiththenewpolicelieutenantwhoservicesourareas.Sofarthecrimeintheareahasde   creasedinthe pastyear.
  RosevilleHousingCommissiondidnothaveanyevictions.WillcontinuetoworkwithSocialServicestohelpchallengedorilltenants.
- NewlandlordswereobtainedbytheHousingCommissionandarecurrentlyrentingunitstoourfamilies.ThiswasachievedbytheDirectormakingaspeechatthelocal propertyownerassociationmeetingandbyworkingwithnewlandlordsthatwecomeincontactwiththroughourfamilies.

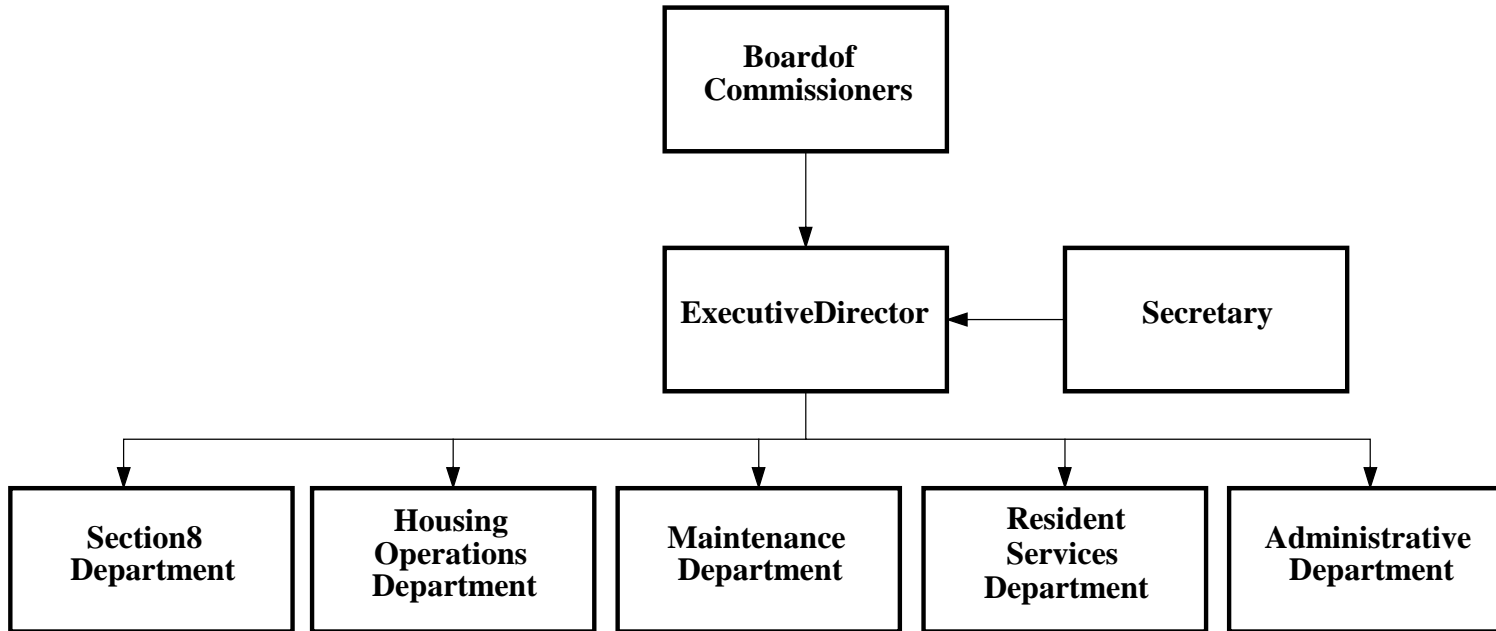TheaboveGoalshavebeenreviewinDecember2001.

MI037a09

RESIDENTMEMBERSHIPOFTHEPHAGOVERNINGBOARD

TheDirectormetwiththeResidentAdvisoryBoardonMay2,2002toadvisethemoftheHUDregulationregardingaResidentCommissioner. AnoticeregardingtheregulationwasissuedtoeachresidentonMay3,2002.

TheCityMayorandCityManagerwasmadeawareofthisregulation.TheRosevilleHousingCommissionisnowincompliancewiththeregulation.

MI037a10

OPERATIONSANDMANAGEMENTORGANIZATIONCHART

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                        ┌──────────────────┐
                        │     Boardof      │
                        │  Commissioners   │
                        └────────┬─────────┘
                                 │
                                 ▼
        ┌──────────────────┐         ┌──────────────────┐
        │ ExecutiveDirector │◄────────│    Secretary     │
        └─────────┬────────┘         └──────────────────┘
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Section8 Department	Housing Operations Department	Maintenance Department	Resident Services Department	Administrative Department

MI037a11

Component10(B)VoluntaryConversionInitialAssissments

a. HowmanyofthePHA'sdevelopmentsaresubjecttotheRequiredInitialAssessments?   **NONE**

b. HowmanyofthePHA'sdevelopmentsarenotsubjecttotheRequiredInitialAssessments
    basedonexemptions(e.g.,elderlyand/ordisableddevelopmentsnotgeneraloccupancy
    projects)? **NONE**

c. HowmanyAssessmentswereconductedforthePHA'scovereddevelopments?   **ONE**

d. IdentifyPHAdevelopmentsthatmaybeappropriateforconversi   onbasedonthe
    RequiredInitialAssessments: **NONE**

    IfthePHAhasnotcompetedtheRequiredInitialAssessments,describethestatusofthese
    assessments: