

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

Small PHA Plan Update
Annual Plan for Fiscal Year: **2003-04**

NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES

PHA Plan
Agency Identification

PHA Name: DUBLIN HOUSING AUTHORITY

PHA Number: CA142

PHA Fiscal Year Beginning: 07/03

PHA Plan Contact Information:

Name: OPHELIA B. BASGAL

Phone: 510-727-8513

TDD: 510-727-8551

Email (if available): obasgal@aol.com

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- Main administrative office of the local, county or State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

PHA Programs Administered:

- Public Housing and Section 8 Section 8 Only Public Housing Only

**Annual PHA Plan
Fiscal Year 2003**

[24 CFR Part 903.7]

Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Contents	<u>Page #</u>
Annual Plan	
i. Executive Summary	4
1. Summary of Policy and Program Changes for the Upcoming Fiscal Year	4
2. Capital Improvement Needs	4
3. Demolition and Disposition	4-5
4. Homeownership: Voucher Homeownership Program	5-6
5. Crime and Safety: PHDEP Plan	6
6. Other Information:	
A. Resident Advisory Board Consultation Process.....	6
B. Statement of Consistency with Consolidated Plan.....	7
C. Criteria for Substantial Deviations and Significant Amendments	7-8
Attachments	
<input checked="" type="checkbox"/> Attachment A (ca142a01): Supporting Documents Available for Review	9-11
<input checked="" type="checkbox"/> Attachment B (ca142b01) : Capital Fund Program Annual Statement and Capital Fund Program Replacement Housing Factor Annual Statement	12-23
<input checked="" type="checkbox"/> Attachment C (ca142c01): Capital Fund Program 5 Year Action Plan	24-26
<input checked="" type="checkbox"/> Attachment D (ca142d01) Public Housing Drug Elimination Program (PHDEP Plan).....	27- 33
<input checked="" type="checkbox"/> Attachment E (ca142e01) : Resident Membership on PHA Board or Governing Body	34
<input checked="" type="checkbox"/> Attachment F(ca142f01): Membership of Resident Advisory Board or Boards	35
<input checked="" type="checkbox"/> Attachment G (ca142g01) : Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)	36-37
<input checked="" type="checkbox"/> Attachment H (ca142h01) – Resident Assessment Sub-System Follow-up Plan.....	38-39
<input checked="" type="checkbox"/> Attachment I (ca142i01) – Statement of Consistency with the Consolidated Plan.....	40
<input checked="" type="checkbox"/> Attachment J (ca142j01) Voluntary Conversion Required Initial Assessment.....	41

ii. Executive Summary

[24 CFR Part 903.7 9 I]

At PHA option, provide a brief overview of the information in the Annual Plan

The Annual Plan continues the activities, preferences, etc. outlined in last year's plan. There are no changes to the admission and occupancy policies or other significant administrative practices. The Housing Authority will continue its planned improvements and renovations to the unit interiors, property exterior and grounds.

Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 363,597

C. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment C
CA142c01

142- Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B
CA142b01

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: 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 next

component ; if “yes”, complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

- A. 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 next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family's resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A. Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$36,854 (from FY 2001 Grant)
- C. Yes No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
- D. Yes No: The PHDEP Plan is attached at Attachment **ca142d01**

6. Other Information

[24 CFR Part 903.7 9 I]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

- 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 Attached at **Attachment ca142g01**
- 3. In what manner did the PHA address those comments? (select all that apply)
 - The PHA changed portions of the PHA Plan in response to comments
A list of these changes is included
 - Yes No: below or
 - Yes No:

Other: The RAB reviewed the Agency Plan and are satisfied with the planned improvements. The RAB is interested in the monthly newsletter and will contribute articles. They encouraged enforcement of rules regarding inoperable parked cars and ensuring vehicles are registered to residents.

B. 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: Alameda County – Urban County

142- 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 specific initiatives contained in the Consolidated Plan. (list such initiatives below)
- Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

- Yes No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

CDBG Funds for capital improvements from the City of Dublin and City of Pleasanton.

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

Providing funding preference for public housing needs and needs of extremely low income families.

1. Amendment and Deviation Definitions

24 CFR Part 903.71

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

Substantial Deviation from the 5-year Plan:

Substantial deviation and significant amendments or modifications to the Agency Plan are defined as discretionary changes in the plans or policies of the Housing Authority that fundamentally change the mission, goals, objectives or plans of the agency and which require formal approval of the Housing Commission.

Examples of significant amendments or modifications would include:

- changes to rents or admissions policies or organization of the wait list;
- additions of non-emergency work items that exceed 20% of the overall capital funding award for a specific fiscal year.

An exception to this definition of substantial deviation and significant amendments or modifications to the Agency Plan will be made for any of the above adopted to reflect changes in HUD regulatory requirements.

B. Significant Amendment or Modification to the Annual Plan:

Criteria for Substantial Deviation and Significant Amendments

Attachment “A” (ca142a01)

Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition 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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
X	The results of 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
X	Initial Assessment - Voluntary Conversion of Public Housing Units	Annual Plan

Attachment “B”
(ca142b01)

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: DUBLIN HOUSING AUTHORITY		Grant Type and Number CIAP Capital Fund Program Grant No: CA39P142000 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:12/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	20,612	39,624	39,624	39,624
3	1408 Management Improvements				
4	1410 Administration	39,624	39,624	39,624	39,624
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000	6,669	6,669	3,669
8	1440 Site Acquisition				
9	1450 Site Improvement	155,000	122,260	47,926	47,926
10	1460 Dwelling Structures	161,000	188,059	182,074	59,252
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: DUBLIN HOUSING AUTHORITY	Grant Type and Number CIAP Capital Fund Program Grant No: CA39P142000 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:12/01
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2 – 19)	396,236	396,236	315,917	190,095
21	Amount of line 20 Related to LBP Activities				
21	Amount of line 20 Related to Section 504 compliance				
23	Amount of line 20 Related to Security – Soft Costs				
24	Amount of Line 20 Related to Security – Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: DUBLIN HOUSING AUTHORITY		Grant Type and Number: CIAP Capital Fund Program Grant No: CA39P142000 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
142-001	Re-Roofing repair; repaint trim	1460		60,000	165,066	165,066	52,309	Underway
142-001	Repair to fire road	1450		15,000	0			
142-001	Repair irrigation/re-landscape	1450		110,000	85,066			Bid prep
142-001	Renovate Bathrooms	1460		96,000	7,252	7,252	7,252	Done
142-001	Replace Exterior Lighting	1450		30,000	26,594	26,594	26,594	Done
142-001	Install Smoke Detectors	1460		15,000	14,331	9,756	9,756	Underway
142-001	Prepare, Bid, Manage Projects	1410		39,264	39,624	39,624	39,624	Done
142-001	Operations Staff Salaries	1406		20,171	39,624	39,624	39,624	Done
142-001	Fees and Costs	1430		10,000	6,669	6,669	3,669	Underway
142-001	Sidewalk Repairs	1450		0	10,600	10,600	10,600	Done
142-001	Flooring Repairs	1460		0	0			
142-001	Replace Signs	1450		0	0			
142-001	Install Fencing	1450		0	0			
142-001	Renovate Kitchens	1460		0	1,410	1,410	1,410	Done

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: DUBLIN HOUSING AUTHORITY	Grant Type and Number CIAP Capital Fund Program No: CA39P142000 Replacement Housing Factor No:	Federal FY of Grant: 2000
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
142-001	6/02	6/03		6/02	10/03		Delays in developing bid docs

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: DUBLIN HOUSING AUTHORITY	Grant Type and Number , Capital Fund Program Grant No: CA39P142001 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/01 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	20,171	40,400	40,400	
3	1408 Management Improvements				
4	1410 Administration	39,264	40,400	40,400	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000	6,000		
8	1440 Site Acquisition				
9	1450 Site Improvement	135,801	96,197		
10	1460 Dwelling Structures	188,761	221,000		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	403,997	403,997	80,800	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: DUBLIN HOUSING AUTHORITY	Grant Type and Number , Capital Fund Program Grant No: CA39P142001 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/01 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: DUBLIN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No.: CA39P142001 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
142-001	Salaries for Administration	1406		20,171	40,400	40,400		
142-001	Contract Bidding, Award, Monitoring	1410		39,264	40,400	40,400		
142-001	Renovations of Bathrooms	1460		86,000	20,000			
142-001	Irrigation Repairs/Re-Landscape	1450		35,801	45,000			
142-001	Repair Roofs/Repaint Roof Trims	1460		69,761	196,000			
142-001	Sidewalk Repairs	1450		30,000	10,000			
142-001	Repair/Resurface Roads	1450		70,000	0			
142-001	Replace Interior Lighting	1460		33,000	0			
142-001	Architect/Engineer Fees	1430		20,000	6,000			
142-001	Replace Flooring	1460		0	5,000			
142-001	Install Fencing	1450		0	33,197			
142-001	Tree Removal	1450			5,000			
142-001	Signage	1450			3,000			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: DUBLIN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program No: CA39P142001 Replacement Housing Factor No:	Federal FY of Grant: 2001
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
142-001	9/2003			9/2004			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: DUBLIN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: CA39P14250102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	38,598	38,598	38,598	
3	1408 Management Improvements				
4	1410 Administration	38,598	38,598	38,598	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,000	9,000		
8	1440 Site Acquisition				
9	1450 Site Improvement	9,000	165,000		
10	1460 Dwelling Structures	265,289	134,789		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	24,500	0		
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: DUBLIN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: CA39P14250102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	385,985	385,985	77,196	
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: DUBLIN HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CA39P142002 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA WIDE	Operations	1406		36,360	38,598	38,598		
HA WIDE	Administration	1410		36,360	38,598	38,598		
HA WIDE	Fees, Costs, Architect, Engineer	1430		9,000	9,000			
142-001	Modify Dumpster Enclosures	1450		22,500	25,000			
142-001	Re-Roof Residences	1460		160,000	0			
142-001	Landscape Replacement	1450		9,000	20,000			Prep Bids
142-001	Renovate Bathrooms	1460		90,377	100,000			
142-001	Flooring	1460		0	20,000			
142-001	Road Repairs	1450		0	40,000			
142-001	Fencing Install/Replace	1450		0	80,000			Prep Bids
142-001	Kitchen Remodeling	1460		0	14,789			

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

PHA Name: DUBLIN HOUSING AUTHORITY	Grant Type and Number Capital Fund Program No: CA39P142002 Replacement Housing Factor No:	Federal FY of Grant: 2002
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA WIDE	10/04			10/05			
142-001	10/04			10/05			

Attachment “C” (ca142c01)
Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan		
<input type="checkbox"/> Original statement <input checked="" type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
142-001 & HA-Wide	Dublin Housing Authority Activities for Year 02 FFY Grant: 2003 PHA FY: <u>2002-2003</u>	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
<u>142-001</u> Re-Flooring Re-Landscaping Bathroom / Closet Dumpster Enclosure Road Repairs Fence Installation Kitchen Remodel	20,000 9,000 90,377 22,500 40,000 80,000 14,789	
<u>HA-Wide</u> Admin / Operations	81,720	
Total CFP over next 5 years	\$385,985	

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan		
<input type="checkbox"/> Original statement <input checked="" type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
142-001 & HA-Wide	Dublin Housing Authority Activities for Year: 2003 PHA FY: <u>2003-2004</u>	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
<u>HA-Wide</u> Operations / Admin	81,720	
<u>142-001</u> Bathroom / Closet	94,800	
Road Repair	90,000	
Landscape	15,000	
Flooring	20,000	
Fencing	25,000	
Sidewalks	15,000	
Window Replacement	22,077	
Total estimated cost over next 5 years	\$363,597	

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan		
<input type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
142-001 & HA-Wide	Dublin Housing Authority Activities for Year: 2004 PHA FY: <u>2004-2005</u>	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
<u>HA-Wide</u> Operations / Admin	81,720	
<u>142-001</u> Bathroom / Closet	94,800	
Gutters	90,000	
Fencing	30,000	
Window Replacement	25,000	
Concrete Work	42,077	
Total estimated cost over next 5 years	\$363,597	

Attachment “D”
(ca142d01)
Public Housing Drug Elimination Program (PHDEP)

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Section 1: General Information/History

A. Amount of PHDEP Grant \$36,854

B. Eligibility type (Indicate with an “x”) N1 _____ N2 X _____ R _____

C. FFY in which funding is requested FY 2003

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

Install security screen doors on all units. This will enhance safety for children and eliminate security risks.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area. Unit count information should be consistent with that available in PIC.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Arroyo Vista	150	511

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

12 Months X **18 Months** _____ **24 Months** _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. The Fund Balances should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Date should include any HUD-approved extensions or waivers. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Grant Start Date	Grant Term End Date
FY 1995						
FY 1996						
FY 1997						
FY1998						
FY 1999	\$32,091	CA39-DEP 0199			9/20/00	9/20/02
FY 2000	\$34,383	CA39-DEP 0100			9/07/00	9/07/03
FY 2001	\$36,854	CA39-DEP 0101	\$36,854		10/16/01	9/30/04

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

Installation of security screen doors was raised as a priority by residents at the Arroyo Vista complex. Security screen doors will protect children from exiting their units and provide added security for all family members from intrusion. The City of Dublin Police Department concurred with residents that security doors would be a priority public safety recommendation.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FFY _____ PHDEP Budget Summary	
Original statement	
Revised statement dated:	
Budget Line Item	Total Funding
9110 – Reimbursement of Law Enforcement	
9115 - Special Initiative	
9116 - Gun Buyback TA Match	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	\$36,854
9160 - Drug Prevention	
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
TOTAL PHDEP FUNDING	

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 – Reimbursement of Law Enforcement					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDE P Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

9115 - Special Initiative					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

9116 - Gun Buyback TA Match					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9120 - Security Personnel					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9130 – Employment of Investigators					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9140 – Voluntary Tenant Patrol					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$ 81,000		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Security doors			7/01/03	9/30/04	\$36,854	\$44,146	All units front entrances
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9170 - Drug Intervention					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9180 - Drug Treatment					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

**Required Attachment "E" (ca142e01):
Resident Member on the PHA Governing Board**

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: **Shawn Costello and Ramona Frydendal**

B. How was the resident board member selected: (select one)?

- Elected
 Appointed

C. The term of appointment is (include the date term expires): **Appointed: 5/31/02;
Term expires: 5/31/04**

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
 the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
 Other (explain):

B. Date of next term expiration of a governing board member:

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

**Required Attachment F (ca142f01):
Membership of the Resident Advisory Board or Boards**

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

President, Resident Council: -Judy Peterson

Resident Council Members: -Laurianne Behrens

-Bonnie

McCamon

-Nadine Sablan

Attachment G
(ca142g01)
Resident Advisory Board Comments

Dublin Housing Authority
Public Housing Resident Advisory Meeting
January 29, 2003, 5:00 p.m.
Arroyo Vista Conference Room

Resident Council Members Present:

Judy Peterson (President)
Nadine Sablan (Vice President)
Laurianne Behrens (Board Member)
Bonnie McCamon (Board Member)

Staff Members Present:

Kurt Wiest, Deputy Director for Programs
Jim Stelly, Interim Dublin Area Manager

Introduction: Staff explained the regulatory process Housing Authority's are required to go through each year as part of the Agency Plan process. As in years past, the Resident Council would be acting as the Resident Advisory Board (RAB) for purposes of providing input for the Dublin Housing Authority's Agency Plan. Staff explained the purpose of the RAB, along with how comments from the RAB would be used in development of the Agency Plan. The date of the Public Hearing was given, April 15, 2003, and RAB members were invited to attend the hearing. Below is a summary of topics covered in the RAB meeting and comments by those in attendance.

Summary of Discussion:

1. Capital Improvements. Staff reviewed recently completed projects, along with the following projects anticipated in the coming year: Roofs, interior flooring, bathroom remodeling, tree removal, sidewalk repairs, road improvements, fence replacement, landscaping, dumpster enclosure modifications, kitchen upgrades, and signage improvements. RAB members were pleased with the list of upcoming projects.
2. Resident Assessment Sub-System Survey (RASS): Staff reviewed the follow-up plan for maintenance, communication, safety, and neighborhood appearance items arising from the results of the RASS survey.
 - a. Maintenance: Staff reviewed the process for residents to call in work orders, both during regular business hours and when the office is closed. No changes are anticipated in this system. RAB members expressed satisfaction that work orders, particularly after hours, are being handled effectively and efficiently.
 - b. Communication: Management intends to continue the recent practice of a monthly newsletter for residents. RAB members expressed an interest in contributing to the newsletters as a way recruit more residents into the Resident Council and other resident-sponsored initiatives.
 - c. Safety: Staff reviewed the findings of the public safety survey that was completed by the Dublin Police Department 3 years ago. The two highest priority items, exterior lighting improvements

and trimming of vegetation, have been completed. Staff indicated that the police were recently asked to conduct another public safety survey of Arroyo Vista and had readily agreed to do so.

- c. Neighborhood Appearance: Staff outlined several of the capital improvement projects coming up in the current calendar year that will directly affect the grounds and unit exteriors. RAB members noted that the recent tree & shrub trimming, as well as the new roofs and trim painting, have greatly improved the appearance of Arroyo Vista.
3. RAB Concerns: Several RAB members expressed concerns over parking, specifically about cars in the complex that are either inoperable or without current registration. Staff responded by reviewing the lease obligation that requires all vehicles to be registered, operable, and correctly parked. RAB members were encouraged to notify the management office regarding any vehicles not in compliance with the lease. Mr. Stelly stated that he routinely walks the complex and if warranted cites vehicles that are not in compliance with the rental agreement.

The meeting adjourned at 6:05 p.m.

Attachment H
(ca142h01)

Resident Assessment Sub-System (RASS) Follow-up Plan

The Housing Authority has developed a follow-up plan for the following indicators:

Maintenance

The 24 hour answering service continues to be an effective method for incoming routine maintenance and emergency maintenance calls after-office hours. This service will be continued. Inspections of contract repair work by qualified staff will be done prior to payment to ensure work is done correctly. This should eliminate problems experienced with incomplete contract repair work.

Communication

To address communications, Housing Authority staff has instituted a periodic newsletter that is distributed to each household. Tips on various maintenance items are included with each newsletter, such as how to locate shutoff valves for leaky faucets and toilets, and maintaining smoke alarms. We will repeat how-to suggestions and insert new how-to articles in future newsletters. Housing Authority staff will also remind residents that the main office phone number should be used to communicate after-hours emergencies. Our staff will respond quickly to any emergency called in to the office. Our records show the volume of questions/concerns from residents for after hours emergency work, to date has been relatively low.

Notifications regarding emergency situations, such a water shutoffs, etc. will be handled by posting notices in common areas, and if time allows notices will be delivered to each dwelling unit.

We are supportive of the tenants' organization and will explore any suggestions offered by the resident council. We will meet on a regular basis to improve communication and our ability to serve the residents.

Safety

Staff will continue to work on ways to make Arroyo Vista a safe place to live. During the previous year, we completed a major overhaul of the exterior lighting throughout the development. We will work with the City of Dublin to improve lighting on city right of ways which border Arroyo Vista.

The Dublin Police Department is working very closely with us on coordinated patrols. Residents may be made to feel safer by having ready access to the phone numbers of various police agencies. We will distribute Police Department stickers, refrigerator magnets, or other reference material so that residents can quickly summon police authorities if needed.

The Housing Authority has implemented all criminal screening procedures for residents and will continue this screening as well as inform residents that we do this. We will work with appropriate agencies including the police and community based groups to develop neighborhood watch programs that charge residents with the responsibility for reporting suspected criminal activities to the Housing Authority. Crime prevention may also take the form of evictions when appropriate. Eviction proceedings will occur when a resident is unable to control the actions of relatives involved in drug use and/or trade.

Neighborhood Appearance

We are funding a landscaping project throughout the complex to improve appearance and to address the erosion of topsoil. Planting vegetation or ground cover will be completed this year to stop erosion around building foundations. The gardener regularly sweeps leaves and debris in the parking areas and will power wash these areas to eliminate mud accumulation.

Controlling access to dumpsters will improve the cleanliness in the area surrounding them. Residents have been asked through the newsletter to make certain that refuse is placed in the dumpster and not in front or around them. We will discourage small children from attempting to put the family's refuse in the dumpsters because they cannot reach the opening. Previously the area around the dumpsters was left for long periods without cleaning, a condition which discouraged residents from approaching them. We expect our gardener to insure that the areas around the dumpsters are kept clean. Trash/litter is sometimes moved in by non-residents. We will encourage residents to report car make and license numbers of persons they suspect of dumping on Arroyo Vista grounds.

Noise is not a regular problem but we will enforce resident lease provisions that require residents to ensure that household members and guests do not disturb other residents' peaceful enjoyment of their accommodations.

Attachment I
(ca142i01)

PHA's Statement of Consistency with the Consolidated Plan

The Dublin Housing Authority (DHA) is located in the City of Dublin, which is covered by the Consolidated Plan of the Alameda County Home Consortium. Because Dublin is not an entitlement city, it is included in the participating jurisdiction of the Alameda County Urban County. The data for the Urban County was reviewed with particular attention given to the City of Dublin.

The population data for the city showed 10% very low income (<50% AMI), 12% low income (<80% AMI) households and 68 TANF families residing in the city according to 2002 Housing Element Update. Priorities identified in the Consolidated Plan are to preserve existing and affordable rental and ownership housing for low and moderate income households, assist low and moderate income first time homebuyers and reduce housing discrimination.

The Agency Plan for FY 2002 identifies planned capital fund activities to preserve the public housing units and admission preferences are aimed at families with incomes below 80% AMI who have been identified as the most needy. These activities and preferences are consistent with the Consolidated Plan for the jurisdiction.

Attachment J
(ca142j01)

Voluntary Conversion of Public Housing to Tenant-Based Assistance

1. How many of the PHA's developments are subject to the Required Initial Assessments? Arroyo Vista
2. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g. elderly and/or disabled developments not general occupancy projects)? None
3. How many Assessments were conducted for the PHA's covered developments? 1
4. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: None