

**PHA Plan
Agency Identification**

PHA Name: **Housing Authority of the County of Merced**

PHA Number: CA - 023_____

PHA Fiscal Year Beginning: **September 2000**

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
- PHA local 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
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County of Merced
- Main administrative office of the State government
- Merced Public library
- PHA web-site
- 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)

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

_____ The PHA's mission is: (state mission here)

B. Goals

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

PHA Goal: Expand the supply of assisted housing
Objectives:
 Apply for additional rental vouchers:
 Reduce public housing vacancies:
 Leverage private or other public funds to create additional housing opportunities:
 Acquire or build units or developments
 Other (list below)

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)
See attached Executive Summary and Goals (annual fiscal year 2000)

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 programs:
- _____ Implement public housing site-based waiting lists:
- _____ Convert public housing to vouchers:
- _____ Other: (list below)

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

- X PHA Goal: Provide an improved living environment
- Objectives:
 - X Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments:
 - X Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - X Implement public housing security improvements:
 - _____ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - _____ Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- X PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
 - X Increase the number and percentage of employed persons in assisted families:
 - X Provide or attract supportive services to improve assistance recipients' employability:
 - _____ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - _____ Other: (list below)

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

- X PHA Goal: Ensure equal opportunity and affirmatively further fair housing
- Objectives:
 - X Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - X Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - _____ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - _____ Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2000

[24 CFR Part 903.7]

Annual Plan Type:

_____ Standard Plan

Streamlined Plan:

High Performing PHA

_____ Small Agency (<250 Public Housing Units)

_____ Administering Section 8 Only

_____ Troubled Agency Plan

EXECUTIVE SUMMARY

The Housing Authority of the County of Merced (HACM) has prepared our Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act (QWHRA) of 1998, and the ensuing HUD requirements. The Plan describes the Housing Authority, its mission and strategy for addressing the housing needs of low-income and very-low income families in Merced County.

A Board of seven Commissioners, including two residents of the Housing Authority, governs the Housing Authority of the County of Merced. An Executive Director and 52 staff members manage the Agency. The HACM is a public housing agency as defined in the United States Housing Act of 1937, as amended, and in 24 C.F.R. Chapter VIII. The Housing Authority is organized under Section 31000, et a seq., of the California Health and Safety Code.

The primary objective of the Housing Authority of the County of Merced is to provide decent, safe and sanitary housing to low-income families at an affordable price. Our mission is to provide this housing within an environment that fosters the advancement of low-income families from a position of dependency to one of self-sufficiency.

The Housing Authority has the responsibility for planning, financing, constructing, purchasing and managing properties using a variety of affordable housing programs. As the manager of rental properties, the Housing Authority performs all the functions of a private owner, including selection of residents, rent collection and property maintenance. The Housing Authority also administers the Section 8 tenant-based assistance program. The Housing Authority Housing Choice Voucher Program--which is a merger of the Voucher and Certificate Programs into one program--allows for easier management by the Agency and provides housing choices to families by utilizing the private market, thereby creating a win-win scenario for everyone. In the County of Merced, the Housing Authority serves a total of 2,863 households, including 1,932 Section 8 Vouchers/Rental Certificates, 549 Public Housing units, 259 Migrant Farm Labor units, 73 Rural Development rental units, and 50 CHRP-R rental units.

Federal laws establish the rent structure of the housing programs administered by the Housing Authority and require that family income be verified annually. Federal Regulations also impact the selection of program participants, occupancy, ease and grievance procedures. This Agency Plan deals with those policies and procedures for public housing that have been modified as a result of QHWRA.

In our Five-Year Plan, the Housing Authority recognizes the need for more affordable housing in the County of Merced. Our goal of developing additional affordable housing has been established to address the need.

We have adopted the following mission statement to guide the activities of the Housing Authority of the County of Merced:

The mission of the Housing Authority of the County of Merced is to serve the changing needs of the people of the County of Merced by providing decent, affordable housing through the maintenance of existing resources and the development of new ones, with a commitment to quality management and financial integrity.

We have also adopted the following goals for the next five years:

MANAGEMENT

1. Maintain "High Performer" status in HUD's Management Assessment Systems.
2. Manage the Housing Authority of the County of Merced in a manner that results in full compliance with applicable statues and regulations as defined by program audit findings.
3. Continue to perform Strategic Planning (including Annual, Five-Year, and Agency Plans).

EXPANSION OF HOUSING STOCK

1. Complete the rebuilding process at Merced, Planada, and Los Banos Migrant Centers.
2. Develop Single Family Housing in Merced, using Firm Build Program.
3. Develop new affordable housing units/complexes throughout Merced County.

MARKETABILITY

1. Enhance the marketability of the Housing Authority of the County of Merced's public housing units.
2. The Housing Authority of the County of Merced shall become a more customer-oriented organization.

SECURITY

1. Provide a safe and secure environment in the Housing Authority of the County of Merced's public housing developments.
2. Provide a safe and secure environment for the Housing Authority of the County of Merced's employees.
3. Improve resident and community perception of safety and security in the Housing Authority of the County of Merced's public housing developments.

TENANT-BASED HOUSING

1. Manage the Housing Authority of the County of Merced's tenant-based program in an efficient and effective manner thereby qualifying as a "High Performer" under HUD's Section 8 Management Assessment Program (SEMAP).
2. Lease up all new increments of Section 8 Housing (including Welfare-to-Work).

MAINTENANCE

1. Maintain the Housing Authority of the County of Merced's real estate in a decent condition.
2. Deliver timely and high quality maintenance service to the residents of the Housing Authority of the County of Merced.

EQUAL OPPORTUNITY

1. Operate the Housing Authority of the County of Merced in full compliance with all Equal Opportunity laws and regulations.

FISCAL RESPONSIBILITY

1. Ensure full compliance with all applicable standards and regulations including government generally accepted accounting practices.
2. Reduce dependency on federal funding.

PUBLIC IMAGE

1. Perform public relations throughout community.
2. Enhance the image of affordable housing programs in our community.
3. Develop productive partnerships with community organizations (including Resident Councils, Central Valley Coalition for Affordable Housing (CVCAH) Non-Profit, Firm Build Non-Profit, City and County Governments, and HUD Community Builders).

SUPPORTIVE SERVICES

1. Improve access of public housing residents to services that support economic opportunity and quality of life.
2. Improve economic opportunity (self-sufficiency) for the families and individuals that reside in our housing.
3. Build the Merced Community Learning Center. In order to accomplish the Housing Authority will declare 2.3 vacant acres within CA39P02301 to be exempt land for the purpose of developing a learning center. The center will be leased by the Housing Authority to serve Non Profit Organizations including daycare providers, County Health organizations, County Library and the Housing Authoritys' resident non profit.

Our Annual Plan is based on the premise that if we accomplish our goals 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. Taken as a whole, they outline a comprehensive approach towards our goals and are consistent with the Consolidated Plan.

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Attachments

Required Attachments:

- Admissions Policy for De-concentration
- FY 2000 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2000 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

**Supporting Documents Available for Review Supporting Documents Available for Review
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List of Supporting Documents Available for Review List of Supporting Documents Available for Review List of Supporting Documents Available for Review List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document Supporting Document Supporting Document	Applicable Plan Component
X In Process	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X In Process	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X In Process	Fair Housing Documentation: 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	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI) 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), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies

Applicable & On Display	Supporting Document Supporting Document Supporting Document	Applicable Plan Component
X	Public Housing Deconcentration and Income Mixing Documentation: PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 18. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents ___ 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 ___check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies ___Check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
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	Public housing grievance procedures ___Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <u>X</u> 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 the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	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
N/A	Approved or submitted applications for demolition	Annual Plan: Demolition

Applicable & On Display	Supporting Document Supporting Document Supporting Document	Applicable Plan Component
	and/or disposition of public housing	and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	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
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X In Process	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
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	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 (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
N/A	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 903.7 9 (a)]

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	2. Size.	Size. Location. Size.
Income <= 30% of AMI	94%						
Income >30% but <=50% of AMI	88%						
Income >50% but <80% of AMI	70%						
Elderly	62%						
Families with Disabilities	Unknown						
White	61%						
Black	7%						
Hispanic	24%						
Asian	7%						
Native American	1%						

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

_____ Consolidated Plan of the Jurisdiction/s
Indicate year: _____

- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
 ___ American Housing Survey data
 Indicate year: ___
 ___ Other housing market study
 Indicate year: ___
 ___ Other sources: (list and indicate year of information)

A. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
___ Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
___ Combined Section 8 and Public Housing			
___ Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	895	100	90
Extremely low income <=30% AMI	535	60	
Very low income (>30% but <=50% AMI)	181	20	
Low income (>50% but <80% AMI)	139	16	
Families with children	608	68	
Elderly families	38	4	
Families with Disabilities	8	1	
Race: White	858	96	
Race: Black	20	2	
Race: US Indian/NatA	1	0	
Race: Asian/ Pac Isl	16	2	
Ethnicity: Hispanic	515	58	

Ethnicity: Non-His	380	42	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	262	29	
2 BR	260	29	
3 BR	233	26	
4 BR	84	9	
5 BR	47	5	
5+ BR	9	1	
<p>Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>If yes:</p> <p>B. How long has it been closed (# of months)? B. How long has it been closed (# of months)? B. How long has it been closed (# of months)? B. How long has it been closed (# of months)?</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? No Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes</p>			

C. Strategy for Addressing Needs

(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:

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

Vacancy rate is at an all-time low in all areas of Merced County. As rents escalate, payment standards must be raised in order for families to afford decent, affordable housing under the section 8 program. In addition families will be able to meet or be below 40% of their MAI at initial lease up.

- 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

In order to counter the low vacancy rate and escalating rents, the HACM has taken steps to minimize and market the program to owners in the area. A Landlord Advisory Council of Section 8 landlords has been formed to evaluate the housing needs of low-income families in the area. In addition, the HACM is a member of the Merced County Rental Property Association and Section 8 staff regularly attend these meetings, along with attending local police/landlord meetings in each area of Merced. Advertisements in newspapers and the Apartment Manager's magazine in Northern California are on a regular basis. Monthly Owner's Briefings are conducted for new owners to the program. Also a monthly newsletter is generated to participating owners.

- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program

The HACM has implemented screening to the extent of screening for illegal drug activity or criminal activity for all adults 18 years of age or older who are applicants or who are in the process of being added to an existing tenant based family.

- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
 Other (list below)

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

Select all that apply

- Apply for additional section 8 units should they become available

HACM received 400 welfare to work vouchers and applies for all available Section 8 funding, including fair share, family unification, and mainstream disability.

- Leverage affordable housing resources in the community through the creation of mixed - finance housing
 Pursue housing resources other than public housing or Section 8 tenant-based assistance.
 Other: (list below)

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
 Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
 Employ admissions preferences aimed at families with economic hardships
 Adopt rent policies to support and encourage work
 Other: (list below)

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
 Adopt rent policies to support and encourage work
 Other: (list below)

HACM has received an income targeting waiver for its WtW program. WtW admissions are not counted toward the income targeting requirements.

B. Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- 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

The HACM has in the past and continues in the future to apply for vouchers through the mainstream disability program and any other targeted disability funding. In addition, the HACM has applied for fair share allocations which request targeting of 15% of the received funding for disabled families and 3% of the funding for families with a Section 1915(c) waiver through Social Security.

The HACM actively pursues supportive services through local agencies, such as Merced County Mental Health Department and the Independent Living Skills Program.

- 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.

New admissions to the program at the time of briefing are given maps showing the high minority and high poverty locations in the jurisdiction according to census tracts. In addition, information

of the low poverty, low minority areas are given out in the packets, such as schools, transportation, employment.

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

A Landlord Advisory Council of Section 8 landlords has been formed to evaluate the housing needs of low-income families in the area. In addition, the HACM is a member of the rental property management monthly meeting and speaks regularly at the meetings, along with attending local police/landlord meetings in each area of Merced. Advertisements in newspapers and the Apartment Manager's magazine in Northern California are on a regular basis. Monthly Owner's Briefings are conducted for new owners to the program. Also a monthly newsletter is generated to participating owners.

____ 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 903.7 9 (b)]

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	327,393	
b) Public Housing Capital Fund	1,301,157	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	8,759,871	
f) Public Housing Drug Elimination	220,443	

Sources	Planned \$	Planned Uses
Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	1,550,550	
4. Non-Federal Sources (list below)		
Rural Development	304,305	
OMS	779,536	
CHRP-R	160,317	
5. Other income (list below)		
Interest/Non-Dwell	70,810	
Total resources	13,560,062	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

(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: (30 days)

Other: (describe)

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 –Credit History

- 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. Where may interested persons apply for admission to public housing?

- PHA main administrative office
___ PHA development site management office
___ Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. ___ Yes ___ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. ___ Yes ___ No: May families be on more than one list simultaneously?
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ___ PHA main administrative office
___ All PHA development management offices
___ Management offices at developments with site-based waiting lists
___ At the development to which they would like to apply
___ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ___ One
___ Two
 Three or More

b. Yes ___ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

___ Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

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)

a. Preferences

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

1. 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)

Local Preferences

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.

___ 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
- 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)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list) – Within 10 days of a change, unless the change is from a birth or adoption.

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income 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 – Adoption of other program incentives to encourage deconcentration of poverty and income-mixing

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 subcomponent 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: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)

(2) Waiting List Organization –

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- 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 ___ Affirmatively market to races/ethnicities shown to have disproportionate housing needs ___ Other (list below) Strategy 2 Conduct activities to affirmatively further fair housing ___ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units ___ Market the section 8 program to owners outside of areas of poverty /minority concentrations ___
- Other (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) **Statement of Financial Resources** [24 CFR Part 903.7 9 (b)] **Financial Resources Planned Sources and Uses** **Planned \$Planned Uses** 1. **Federal Grants (FY 2000 grants)** a) Public Housing Operating Fund b) Public Housing Capital Fund c) HOPE VI Revitalization d) HOPE VI Demolition e) Annual Contributions for Section 8 Tenant-Based Assistance f) Public Housing Drug Elimination Program (including any Technical Assistance funds) g) Resident Opportunity and Self-Sufficiency Grants h) Community Development Block Grant i) HOME Other Federal Grants (list below) 2. **Prior Year Federal Grants (unobligated funds only) (list below)** 3. **Public Housing Dwelling Rental Income** 4. **Other income (list below)** 4. **Non-federal sources (list below)** **Total resources** 3. **PHA Policies Governing Eligibility, Selection, and Admissions** [24 CFR Part 903.7 9 (c)] **A. Public Housing (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 (describe) 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. Where may interested persons apply for admission to public housing? ___ PHA main administrative office ___ PHA development site management office ___ Other (list below) c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) **Assignment** 1. How many site-based waiting lists will the PHA operate in the coming year? 2. ___ Yes ___ No Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)? If yes, how many lists? 3. ___ Yes ___ No May families be on more than one list simultaneously? If yes, how many lists? 4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)? ___ PHA main administrative office ___ All PHA development management offices ___ Management offices at developments with site-based waiting lists ___ At the

development to which they would like to apply ____ Other (list below) **(3) Assignments**. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one) ____ One ____ Two ____ Three or More ____ Yes ____ No Is this policy consistent across all waiting list types? c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA **(4) Admissions Preferences**. Income targeting ____ Yes ____ No Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income? b. Transfer policies 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) a. Preferences 1. ____ Yes ____ No Has the PHA established preferences for admission to public housing (other than date and time of application)? (If no is selected, skip to subsection **(5) Occupancy**) 1. 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. ____ 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 ____ 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) 4. Relationship of preferences to income targeting requirements ____ The PHA applies preferences within income tiers Not applicable the pool of applicant families ensures that the PHA will meet income targeting requirements **(5) Occupancy** a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply) ____ The PHA-resident lease ____ The PHA's Admissions and (Continued) Occupancy policy ____ PHA briefing seminars or written materials ____ Other source (list) b. How often must residents notify the PHA of changes in family composition? (select all that apply) ____ At an annual reexamination and lease renewal ____ Any time family composition changes ____ At family request for revision ____ Other (list) **(6) Deconcentration and Income Mixing** a. ____ Yes ____ No Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing? b.

Yes No Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income 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 belowg. 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(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 Does the PHA request criminal records from State law enforcement agencies for screening purposes?d. Yes No Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)e. Indicate what kinds of information you share with prospective landlords? (select all that apply) Criminal or drug-related activity____ Other (describe below)**(2) Waiting List Organization**a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)**Need Specific Family Types Races or ethnicities with disproportionate housing needsStrategy 1 Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs** Affirmatively market to races/ethnicities shown to have disproportionate housing needs____ Other (list below)**Strategy 2 Conduct activities to affirmatively further fair housing** Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units____ Market the section 8 program to owners outside of areas of poverty /minority concentrations____ Other (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)**Statement of Financial Resources**[24 CFR Part 903.7 9 (b)]**Financial Resources Planned Sources and Uses****Planned \$Planned Uses** 1. **Federal Grants (FY 2000 grants)**a) Public Housing Operating Fundb) Public Housing Capital Fundc) HOPE VI

Revitalization)d) HOPE VI Demolition)e) Annual Contributions for Section 8 Tenant-Based Assistance)f) Public Housing Drug Elimination Program (including any Technical Assistance funds)g) Resident Opportunity and Self-Sufficiency Grants)h) Community Development Block Grant)i) HOMEOther Federal Grants (list below)**2. Prior Year Federal Grants (unobligated funds only) (list below)****3. Public Housing Dwelling Rental Income****4. Other income (list below)****4. Non-federal sources (list below)****Total resources****3. PHA Policies Governing Eligibility, Selection, and Admissions**[24 CFR Part 903.7 9 (c)]**A. Public Housing (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 (describe)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. Where may interested persons apply for admission to public housing? ____ PHA main administrative office____ PHA development site management office ____ Other (list below)c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment****1.** How many site-based waiting lists will the PHA operate in the coming year? **2.** ____Yes ____No Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?If yes, how many lists? **3.** ____Yes ____ No May families be on more than one list simultaneously?If yes, how many lists? **4.** Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?____ PHA main administrative office____ All PHA development management offices____ Management offices at developments with site-based waiting lists____ At the development to which they would like to apply____ Other (list below)**(3) Assignment****a.** How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)____ One ____ Two____ Three or Moreb. ____Yes ____ No Is this policy consistent across all waiting list types?c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA**(4) Admissions Preferences****a.** Income targeting ____Yes ____ No Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?b. Transfer policiesIn 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)a. Preferences**1.** ____ Yes ____ No Has the PHA established preferences for admission to public housing (other than date and time of application)? (If no is selected, skip to subsection **(5) Occupancy**)**1.** 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. _____ 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 _____ 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)4. Relationship of preferences to income targeting requirements _____ The PHA applies preferences within income tiers Not applicable the pool of applicant families ensures that the PHA will meet income targeting requirements **(5)**

Occupancy a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply) _____ The PHA-resident lease _____ The PHA's Admissions and (Continued) Occupancy policy _____ PHA briefing seminars or written materials _____ Other source (list) b. How often must residents notify the PHA of changes in family composition? (select all that apply) _____ At an annual reexamination and lease renewal _____ Any time family composition changes _____ At family request for revision _____ Other (list) **(6)**

Deconcentration and Income Mixing a. _____ Yes _____ No Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing? b. _____ Yes _____ No Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income 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(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 Does the PHA request criminal records from State law enforcement agencies for screening purposes?d. _____ Yes _____ No Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)e. Indicate what kinds of information you share with prospective landlords? (select all that apply) _____
 Criminal or drug-related activity _____ Other (describe below)**(2) Waiting List**

Organizationa. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)**Need Specific Family Types Races or ethnicities with disproportionate housing needsStrategy 1 Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs** _____ Affirmatively market to races/ethnicities shown to have disproportionate housing needs _____ Other (list below)**Strategy 2 Conduct activities to affirmatively further fair housing** _____ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units _____ Market the section 8 program to owners outside of areas of poverty /minority concentrations _____ Other (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)**Statement of Financial Resources**[24 CFR Part 903.7 9 (b)]**Financial Resources Planned Sources and Uses SourcesPlanned \$Planned Uses 1. Federal Grants (FY 2000 grants)a)**

Public Housing Operating Fundb) Public Housing Capital Fundc) HOPE VI Revitalizationd) HOPE VI Demolitione) Annual Contributions for Section 8 Tenant-Based Assistancef) Public Housing Drug Elimination Program (including any Technical Assistance funds)g) Resident Opportunity and Self-Sufficiency Grantsh) Community Development Block Granti) HOMEOther Federal Grants (list below)**2. Prior Year Federal Grants (unobligated funds only) (list below)3. Public Housing Dwelling Rental Income4. Other income (list below)4. Non-federal sources (list below)Total resources3. PHA Policies Governing Eligibility, Selection, and Admissions**[24 CFR Part 903.7 9 (c)]**A. Public Housing (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 (describe)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. Where may interested persons apply for admission to public housing? _____ PHA main administrative office _____ PHA development site management office

____ Other (list below)c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**1. How many site-based waiting lists will the PHA operate in the coming year? 2. ____ Yes ____ No Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)? If yes, how many lists? 3. ____ Yes ____ No May families be on more than one list simultaneously? If yes, how many lists? 4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)? ____ PHA main administrative office ____ All PHA development management offices ____ Management offices at developments with site-based waiting lists ____ At the development to which they would like to apply ____ Other (list below)**(3) Assignment**a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one) ____ One ____ Two ____ Three or Moreb. ____ Yes ____ No Is this policy consistent across all waiting list types?c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA**(4) Admissions Preferences**a. Income targeting ____ Yes ____ No Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?b. Transfer policiesIn 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)a. Preferences1. ____ Yes ____ No Has the PHA established preferences for admission to public housing (other than date and time of application)? (If no is selected, skip to subsection **(5) Occupancy**)1. 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. ____ Date and TimeFormer Federal preferences ____ Involuntary Displacement (Disaster, Government Action, Action of Housing ____ Owner, Inaccessibility, Property Disposition) ____ Victims of domestic violence ____ Substandard housing ____ Homelessness ____ High rent burdenOther 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 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)4. Relationship of preferences to income targeting requirements ____ The PHA applies preferences within income tiersNot applicable the pool of applicant families ensures that the PHA will meet income targeting requirements**(5)**

Occupancy a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)____ The PHA-resident lease____ The PHA's Admissions and (Continued) Occupancy policy____

PHA briefing seminars or written materials____ Other source (list) b. How often must residents notify the PHA of changes in family composition? (select all that apply)____

At an annual reexamination and lease renewal____ Any time family composition changes____ At family request for revision____ Other (list)(6)

Deconcentration and Income Mixing a. ____Yes ____ No Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?b.

____Yes ____ No Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income 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 belowg. 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(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 Does the PHA request criminal records from State law enforcement agencies for screening purposes?d. ____Yes ____ No Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)e. Indicate what kinds of information you share with prospective landlords? (select all that apply)____

Criminal or drug-related activity____ Other (describe below)(2) **Waiting List Organization** a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)**Need Specific Family Types Races or ethnicities with disproportionate housing needsStrategy 1 Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs**____ Affirmatively market to races/ethnicities shown to have disproportionate housing needs____ Other (list below)**Strategy 2 Conduct activities to affirmatively further fair housing**____ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units____ Market the section 8 program to owners outside of areas of poverty /minority concentrations____ Other (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)**Statement of Financial Resources**[24 CFR Part 903.7 9 (b)]**Financial Resources Planned Sources and Uses SourcesPlanned \$Planned Uses** 1. **Federal Grants (FY 2000 grants)**a) Public Housing Operating Fundb) Public Housing Capital Fundc) HOPE VI Revitalizationd) HOPE VI Demolitione) Annual Contributions for Section 8 Tenant-Based Assistancef) Public Housing Drug Elimination Program (including any Technical Assistance funds)g) Resident Opportunity and Self-Sufficiency Grantsh) Community Development Block Granti) HOMEOther Federal Grants (list below)**2. Prior Year Federal Grants (unobligated funds only) (list below)****3. Public Housing Dwelling Rental Income****4. Other income (list below)****4. Non-federal sources (list below)****Total resources****3. PHA Policies Governing Eligibility, Selection, and Admissions**[24 CFR Part 903.7 9 (c)]**A. Public Housing (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 (describe)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. Where may interested persons apply for admission to public housing? _____ PHA main administrative office_____ PHA development site management office _____ Other (list below)c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment****1.** How many site-based waiting lists will the PHA operate in the coming year? **2.** _____Yes _____No Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)? If yes, how many lists? **3.** _____Yes _____ No May families be on more than one list simultaneously? If yes, how many lists? **4.** Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?_____ PHA main administrative office_____ All PHA development management offices_____ Management offices at developments with site-based waiting lists_____ At the development to which they would like to apply_____ Other (list below)**(3) Assignment**a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)_____ One _____ Two _____ Three or Moreb. _____Yes _____ No Is this policy consistent across all waiting list types?c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA**(4) Admissions Preferences**a. Income targeting _____Yes _____ No Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?b. Transfer policiesIn 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)a. Preferences**1.** _____ Yes _____ No Has the PHA

established preferences for admission to public housing (other than date and time of application)? (If no is selected, skip to subsection **(5) Occupancy**)¹. 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._____ Date and TimeFormer Federal preferences_____ Involuntary Displacement (Disaster, Government Action, Action of Housing_____ Owner, Inaccessibility, Property Disposition)_____ Victims of domestic violence _____ Substandard housing_____ Homelessness_____ High rent burdenOther 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 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)⁴. Relationship of preferences to income targeting requirements_____ The PHA applies preferences within income tiersNot applicable the pool of applicant families ensures that the PHA will meet income targeting requirements**(5) Occupancy** a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)_____ The PHA-resident lease_____ The PHA's Admissions and (Continued) Occupancy policy_____ PHA briefing seminars or written materials_____ Other source (list) b. How often must residents notify the PHA of changes in family composition? (select all that apply)_____ At an annual reexamination and lease renewal_____ Any time family composition changes _____ At family request for revision _____ Other (list)**(6) Deconcentration and Income Mixing** a. _____Yes _____ No Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?b. _____Yes _____ No Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income 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 belowg. 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(1) Eligibility. 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 Does the PHA request criminal records from State law enforcement agencies for screening purposes?d. ____ Yes ____ No Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)e. Indicate what kinds of information you share with prospective landlords? (select all that apply) ____ Criminal or drug-related activity ____ Other (describe below)

(2) Waiting List Organization. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

(3) Search Time –

a. Yes ____ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

Participant/applicant must call and state reason for requesting extension before 60-day period. Because of the low vacancy rate, most extensions are granted for an additional 30 or 60 day period.

(4) Admissions Preferences –

a. Income targeting

____ Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes ____ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip

to subcomponent **(5) Special purpose section 8 assistance programs)**

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)

Families applying specifically for the Rural Development Program (formerly referred to as Farmers Home Administration) in the Dos Palos Complex. (2 units); Families displaced due to the conversion of Rural Development units managed by HACM; Families referred by the City of Merced Housing Program and the City of Los Banos Housing Program; Families referred by the Independent Living Skills Program through Merced College and Human Services Agency. (Three families admitted only per Fiscal Year.); Families referred by Central Valley Coalition for Affordable Housing; Families referred by CalWORKS and other agencies for the WTW Program; Families referred by low income tax credit developments.

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.

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
 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)
- All other preferences listed in 2 above

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)

Speaking engagements through Rental Property Management Meetings; Owner Briefings and Owner Newsletters. Communication to other public and service oriented agencies.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

(1) Income Based Rent Policies

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:

a. 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
 For transportation expenses
 For the non-reimbursed medical expenses of non-disabled or non-elderly families
 Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
 Yes but only for some developments
 No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
 For all general occupancy developments (not elderly or disabled or elderly only)
 For specified general occupancy developments

- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

(1) Payment Standards

a. What is the PHA's payment standard? (select the category that best describes your standard)

All of Merced County is at 100% of FMR for Payment Standards, except the City of Los Banos which is at 110% of FMR.

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR

_____ Above 110% of FMR (if HUD approved; describe circumstances below)

- b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)
- _____ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- _____ The PHA has chosen to serve additional families by lowering the payment standard
- _____ Reflects market or submarket
- Other (list below)

How often owners are increasing rents after the first year of the lease and the average percent of increase by bedroom size; time to locate housing and quality of housing.

- c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)
- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- _____ Reflects market or submarket
- To increase housing options for families
- _____ Other (list below)

- d. How often are payment standards reevaluated for adequacy? (select one)
- Annually
- _____ Other (list below)

- e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)
- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent –

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

- b. Yes _____ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

A. PHA Management Structure

(select one)

- 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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	540	130 or 27%
Section 8 Vouchers	704	149 ÷ 704= 21%
Section 8 Certificates	642	N/A - Certificates will turnover to Vouchers
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)	540	N/A
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

(1) Public Housing Maintenance and Management: (list below)

A. Management Policies:

1. DE-CONCENTRATION POLICY
2. ONE STRIKE POLICY
3. DRUG FREE WORKPLACE POLICY
4. HARASSMENT POLICY
5. INVESTMENT POLICY
6. FAMILY AND MEDICAL LEAVE POLICY
7. ADMINISTRATION AND PROCUREMENT POLICY
8. OCCUPANCY POLICY
9. LEASE AND OCCUPANCY RULES
10. CHARGE SCHEDULE

A. Maintenance Policies

1. GENERAL MAINTENANCE POLICY
2. PEST POLICY
3. PREVENTATIVE MAINTENANCE POLICY

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

PHA main administrative office

- _____ PHA development management offices
- _____ Other (list below)

B. Section 8 Tenant-Based Assistance –

1. Yes _____ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:
See Admin Plan Complaint and Grievance Procedure

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- PHA main administrative office
 - _____ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

A. Capital Fund Activities

(1) Capital Fund Program Annual Statement

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

- _____ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

- a. Yes _____ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

- _____ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
 b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
 If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
 If yes, list developments or activities below:

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 903.7 9 (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: Gateway Homes 1b. Development (project) number: CA 23-01
2. Activity type: <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Disposition
3. Application status (select one) <input type="checkbox"/> Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: (DD/MM/YY) 09/15/00
5. Number of units affected: 0

6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 11/01/00 b. Projected end date of activity: 09/01/01

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

[24 CFR Part 903.7 9 (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: 1b. Development (project) number:
2. Designation type: <input type="checkbox"/> Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities
3. Application status (select one) <input type="checkbox"/> Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
1. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

**A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY
1996 HUD Appropriations Act**

1. ___Yes **X** 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 streamlined submissions may skip to component 11.)

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 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
___	Assessment underway
___	Assessment results submitted to HUD
___	Assessment results approved by HUD (if marked, proceed to next question)
___	Other (explain below)
3. ___Yes ___ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
___	Conversion Plan in development
___	Conversion Plan submitted to HUD on: (DD/MM/YYYY)
___	Conversion Plan approved by HUD on: (DD/MM/YYYY)
___	Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
___	Units addressed in a pending or approved demolition application (date submitted or approved:)
___	Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)
___	Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
___	Requirements no longer applicable: vacancy rates are less than 10 percent
___	Requirements no longer applicable: site now has less than 300 units
___	Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

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. 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 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	
<input type="checkbox"/>	HOPE I
<input checked="" type="checkbox"/>	5(h)
<input type="checkbox"/>	Turnkey III
<input type="checkbox"/>	Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	
<input checked="" type="checkbox"/>	Approved; included in the PHA's Homeownership Plan/Program
<input type="checkbox"/>	Submitted, pending approval
<input type="checkbox"/>	Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	<u>(10/24/95)</u>
5. Number of units affected:	
6. Coverage of action: (select one)	
<input checked="" type="checkbox"/>	Part of the development
<input type="checkbox"/>	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.)

Conditional upon review of final homeownership regulation.

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? D/MM/YY

04/13/98, 04/16/99, 04/03/00

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe) – Partner to administer family unification program

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Public Housing Drug Elimination Program	240 Residents	Open	Development Offices	Public Housing

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)

Public Housing	N/A	N/A
Section 8	2/3	160 as of 04/06/00

- 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 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs 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).
- Safety and security survey of residents

- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)
CA 23-03; 23-12D

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)
N/A

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

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

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. Pet Policy

[24 CFR Part 903.7 9 (n)]

See Admission and Continued Occupancy Policy (ACOP)

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (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 903.7 9 (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 U.S.C. 437c(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? **N/A**
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (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: Partnerships with Non-Profits

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

18. Other Information

[24 CFR Part 903.7 9 (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 (Attachments)
____ Provided below:
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)

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: (provide name here)
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: This Plan adheres to the household and equitable accessibility criteria
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

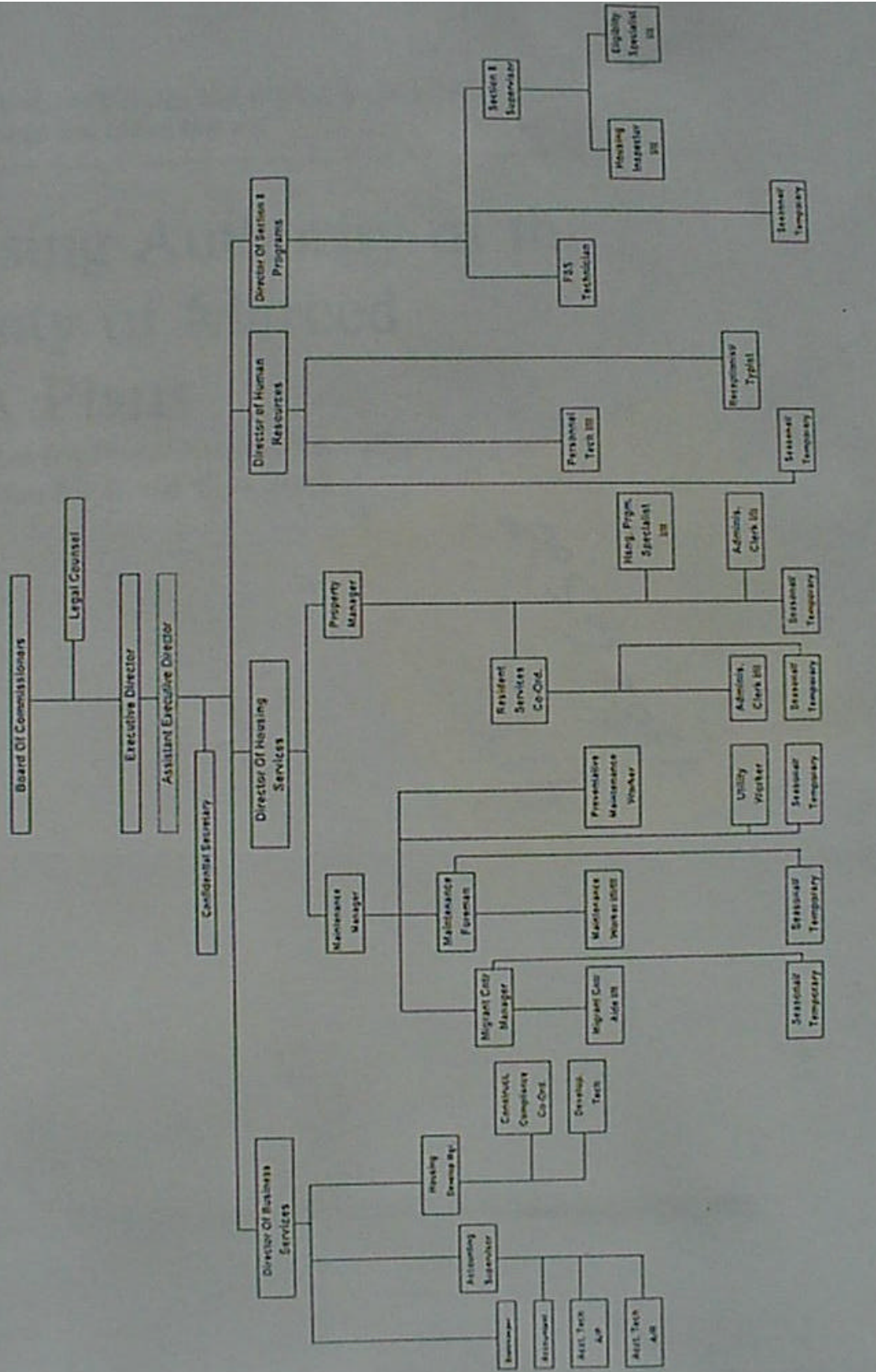
Use this section to provide any additional information requested by HUD.

19. Definition of “Substantial Deviation” and “Significant Amendment or Modification” [903.7 (r)]

Substantial deviations, significant amendments, and/or modifications are considered discretionary changes in the plans or policies of the Housing Authority that fundamentally change the mission, goals, objectives, and/or plans of the Agency. This manner of change requires formal approval from the Board of Commissioner.

The State Department of Housing and Community Development (HCD) encourages the Housing Authority of the County of Merced to submit suggestions, improvements, and additional objectives for consideration in State Consolidated Plan updates. HCD also solicits information and feedback from housing authorities, such as public responses to the PHA Plans. This collaboration of the housing needs of Merced County and provides HCD with a means of sharing solutions to similar problems among the agencies in its jurisdiction.

HOUSING AUTHORITY OF THE COUNTY OF MERCED-Organizational Chart



Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with instructions located in applicable PH Notice.

Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

Section I: General Information/History

- A. Amount of PHDEP Grant \$ 125,843.00
- B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ R _____
- C. FFY in which funding is requested _____
- 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.

Funding will be used to continue and expand upon implementation of techniques and drug abuse prevention, intervention and referral programs. Activities will include computer literacy training; ABE, ESL and GED classes; career development training including entrepreneurial and child care workshops; drug prevention education; health education classes. Youth development and summer recreation programs which include, 4-H, DARE, Club Live and PAL programs. Programs are specifically tailored to address the needs of youth and adult residents in the various targeted housing developments.

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 each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

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)
Merced	286	52%
Atwater	81	15%
Dos Palos	52	1%
Los Banos	70	13%
Livingston	60	11%

Note: Targeted goal is to serve a total of 563 residents per year or 2,815 residents during a five year period.

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).

6 Months _____ 12 Months _____ 18 Months _____ 24 Months _____ Other 60 months

Note: Review and adjust annually or as needed. Based on 60 months (Five Year Plan).

G. PHDEP Program History

Funding Year	Amt. Received	Fund Balance	Completion Date	Grant Extensions	Waivers
93-94					
1996	250,000.00				
1997					
98-00	220,443.				
99-00	120,747.				

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 evaluation PHDEP funded activities. This summary should not exceed 5-10 sentences.

Activities include a range of proven prevention strategies that are resident focused and maximize the use of community resources. These activities expand upon current comprehensive drug elimination strategies which provided adults and youth with opportunities to gain education, leadership and life skills. Residents of each of the housing complexes have been involved in identifying those activities and programs that they feel would provide a direct benefit to them and that they would like to see. Residents and collaborating agencies work closely together to provide the HACM with feed back on ways to improve and expand upon the program where appropriate. Staff of the PHDEP program and collaborating agencies work closely together on a day to day basis facilitating information flow. The HA has established outcome-based, specific and measurable goals for the implementation of activities.

B. PHDEP Budget Summary

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

Budget Line Item	Total Funding
9110 Reimbursement of Law Enforcement	\$ 20,000.00
9120 Security Personnel	
9130 Employment of Investigators	
9140 Voluntary Tenant Patrol	
9150 Physical Improvements	
9160 Drug Prevention	\$ 105,843.00
9170 Drug Treatment	
9190 Other Program Costs	
TOTAL PHDEP FUNDING	\$125,843.00

C. PHDEP Plan Goals and Activities

In the tables below, provide information of 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 table). 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: \$ 20,000.00		
Goal(s): 1-4		Provide additional patrol to housing developments, attend resident meetings. Assist with Neighborhood Watch activities, bicycle safety, drug/gang resistance education, etc.					
Objectives:		Increased sense of security and decreased vandalism					
Proposed Activities:	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Merced Police Dept.			Cont.	On-Going	\$5,000.		See "Note"
2. Livingston P.D.			Cont.	On-Going	5,000.		
3. Merced Sheriffs Dept.			Cont.	On-Going	5,000.		
4. Los Banos P.D.			Cont.	On-going	5,000.		

Note: Performance Indicators: Monitor of police reports for increase/decrease in crime. Resident evaluations to be done annually.

9160 – Drug Prevention					Total PHDEP Funding: \$		
Goal(s):		1. 24 residents participate in GOALS Program Train 12 residents, purchase 10 PCs Employ residents as Computers Tutors and summer Rec Aides Youth summer recreation activities					

2. 6 residents participate in SBA workshop
3. 75 residents participate in drug awareness
4. 50 residents participate in health education classes
5. 20 residents participate in GED, ESL or ABE classes
6. 14 residents participate in career training
7. 75 residents participated in Options, Choices and Consequences
8. 80 youth participate in recreation activities
9. 10 residents trained in child care
10. 24 residents receive consumer credit counseling
11. 20 youth participate in PAL & DARE program
12. 40 youth participate in 4-H activities
13. 25 residents participate in career development training

- Objectives:
1. Resulting in improved self esteem
Resulting in competency in the use of computers
Enhance self-sufficiency
Leading to improved economic independence and community involvement.
 2. Enhanced self-reliance
 3. Leading to decrease use of alcohol and other drugs
 4. Enhanced understanding of health and hygiene issues
 5. Leading to increased fluency in English, A GED or continuation of education
 6. Leading to increased self-sufficiency
 7. Increased resistance to antisocial behaviors and enhanced prosocial behaviors
 8. Enhanced self-esteem, improved economic independence and community involvement
 9. Increased competency in child care techniques
 10. Improved family functioning and economic independence
 11. Enhanced self-esteem and improved academic performance and attendance.
 12. Leading to enhanced self-esteem and improved academic performance and attendance
 13. Improved economic independence

Proposed Activities:	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHIDEP Funding	Other Funding (Amount/Source)	Performance Indicators
GOALS		24	5/00		0	\$3,000 In-kind HACM	Attendance
Computers		12	4/00		\$11,171.		Pre/post testing
Computer Tutors		4	Immed		\$17,000.		Measured by employment records
Recreation Prog.		80	6/00		6,000.		Self-reporting
PHIDEP Coordination			Immed.		33,922.	\$33,922. HACM	
Project Initiation			Immed		2,500.		
Evaluation Report			Immed		3,000.		
Lease Van			Immed		2,250		
Local Travel			Immed				
Small Business Administration		6	5/00		0.	In-kind	Attendance
Merced County Alcohol & Drug Services Dept.		75	Immed		500.	4,500.	Attendance

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4.	Merced County Public Health Dept	50	05/00	0	In-kind	Attendance
5.	Merced Adult School	20	Immed	5,000.		Attendance; certificates Received; testing
6.	Merced County Office of Education ROP	14	Immed	5,000.	In-kind 11,000.	" " "
7.	Merced County District Attorneys Office	75	07/00	1,500.	\$1,200	Attendance; pre/post testing
8.	Boys and Girls Club	80	06/00	5,000.	\$2,500.	Attendance; self-reporting
9.	Childrens Network Services	10	05/00	0	In-kind 3,000	Participation; Self-reporting
10.	Consumer Credit Counseling Service	24	04/00	500.	In-kind	Pre/post testing; Self reporting
11.	Los Banos Park and Rec Dept.	20	Immed	0	In-kind	Self reporting
12.	U.C. Cooperative Extension	40	Immed	10,000.		Self reporting
13.	Merced College	25	07/00	2,500.	9,000.	Pre/post testing; self-reporting

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g. Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	Activity 1-4	\$3,000.00	Activities 1, 2, 3, 4	\$15,000.00
9120				
9130				
9140				
9150				
9160	Activities 1, 3, 6, 10, 12,	\$26,463	Activities 1-13	\$79,380.00
9170				
9180				
9190				
TOTAL		\$31,463.00		\$94,380.00

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the "PHA Certifications of Compliance with the PHA and Related Regulations."

Memo

To: Housing Authority of the County of Merced
Board of Commissioners

From: Resident Advisory Board Members
Linda Ingram, Maria Venegas, Carmen Villar

Date: 07/06/00

Re: Housing Authority 5-Year Plan

As volunteers for the Resident Advisory Board for the Housing Authority of the County of Merced, we were asked to review the agency's annual /5-Year Plans. As a group we have completed the process. At this time we have no recommendations for additions or deletions to the plan(s).

Thank you for the opportunity to serve the Housing Authority in this capacity.

Linda Ingram

Maria Venegas

Carmen Villar