

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2005

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

**PHA Plan
Agency Identification**

PHA Name: Public Housing Authority of the City of Alamogordo

PHA Number: NM004

PHA Fiscal Year Beginning: 07/01/2005

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 government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[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:

To provide safe, decent, and essential housing in good repair for eligible low-income residents of the City of Alamogordo.

To provide organized, professional structure of record keeping systems and case management; to maintain efficient accessibility and sensitivity to the needs of public housing residents.

To coordinate and provide a network of human services, which are, designed to encourage the social, economic and personal growth of families and individuals in public housing in a proactive manner.

To effectively meet the needs of our community in a fair and equitable manner, the Authority has adopted and enforces an equal opportunity policy for all programs administered by the Authority.

The Authority, as the principle provider of low-rent housing in Alamogordo, has developed a philosophy that affirms social values and addresses the physical and economic needs of those seeking assistance. Within Federal guidelines, the Authority Maintains its programs in such a manner that it promotes a living environment that fosters economic and social diversity and encourages upward mobility.

The Housing Authority has accepted a leadership role in the housing profession and is striving to improve the overall quality of housing in Alamogordo.

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

Improve voucher management

Increase customer satisfaction:

Concentrate on efforts to improve specific management functions to include public housing finance and increase QA checks of new applicants, annual reexams and interims, and physical inspections.

Renovate or modernize public housing units: A majority of the CFP funds will be used to turn around units.

Demolish or dispose of obsolete public housing:

Provide replacement public housing:

Provide replacement vouchers:

Other: (list below)

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: The PHA has an existing homeownership program.

Implement public housing site-based waiting lists:

Convert public housing to vouchers:

Other: (list below)

The PHA plans to apply for additional HOME funding to continue the Owner-Occupied Rehab program.

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

PHA Goal: Provide an improved living environment

Objectives:

Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:

Implement public housing security improvements:

Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

Other: (list below)

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families:
The PHA will promote EID.
 - 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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - 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)

Annual PHA Plan
PHA Fiscal Year 2005
 [24 CFR Part 903.7]

i. Annual Plan Type:

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

The information provided in this Annual Plan is an overview of the PHA's current needs and estimated future needs. These needs are based on the PHA's aging units and infrastructure, staff's observations, and comments received by residents.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Required Attachments:

- Admissions Policy for Deconcentration (The PHA of the City of Alamogordo is not designated as a metropolitan area and therefore not required to comply with deconcentration.)
- FY 2005 Capital Fund Program Annual Statement (Attachment A)
- Most recent board-approved operating budget (Attachment B)

Optional Attachments:

- PHA Management Organizational Chart (Attachment C)
- FY 2005 Capital Fund Program 5 Year Action Plan (Attachment A)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (none received)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

| List of Supporting Documents Available for Review | | |
|--|---|--------------------------------------|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| ✓ | PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations | 5 Year and Annual Plans |
| ✓ | State/Local Government Certification of Consistency with the Consolidated Plan | 5 Year and Annual Plans |
| ✓ | 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 |
| ✓ | 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 |
| ✓ | Most recent board-approved operating budget for the public housing program | Annual Plan: Financial Resources; |
| | Public Housing Admissions and (Continued) Occupancy | Annual Plan: Eligibility, |

| List of Supporting Documents Available for Review | | |
|--|---|--|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| ✓ | Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP] | Selection, and Admissions Policies |
| ✓ | Section 8 Administrative Plan | Annual Plan: Eligibility, Selection, and Admissions Policies |
| | Public Housing Deconcentration and Income Mixing Documentation: 1. 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 2. Documentation of the required deconcentration and income mixing analysis | Annual Plan: Eligibility, Selection, and Admissions Policies |
| ✓ | Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy | Annual Plan: Rent Determination |
| ✓ | Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy | Annual Plan: Rent Determination |
| ✓ | Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan | Annual Plan: Rent Determination |
| ✓ | 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 |
| ✓ | Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy | Annual Plan: Grievance Procedures |
| ✓ | Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan | Annual Plan: Grievance Procedures |
| ✓ | The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year | Annual Plan: Capital Needs |
| | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant | |
| ✓ | 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 |
| | 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 | |
| | Approved or submitted applications for demolition and/or disposition of public housing | |

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

1. Statement of Housing Needs

[24 CFR Part 903.7 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 | Afford- ability | Supply | Quality | Access- ibility | Size | Loca- tion |
| Income <= 30% of AMI | | | | | | | |
| Income >30% but <=50% of AMI | | | | | | | |
| Income >50% but <80% of AMI | | | | | | | |
| Elderly | | | | | | | |
| Families with Disabilities | | | | | Not Available | | |
| Race/Ethnicity | | | | | | | |
| Race/Ethnicity | | | | | | | |
| Race/Ethnicity | | | | | | | |
| Race/Ethnicity | | | | | | | |

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)

B. 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) | | | |
| <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction: | | | |
| | # of families | % of total families | Annual Turnover |
| Waiting list total | 75 | | 40 |
| Extremely low income <=30% AMI | 53 | 70.67 | |
| Very low income (>30% but <=50% AMI) | 16 | 21.33 | |
| Low income (>50% but <80% AMI) | 6 | 8 | |
| Families with children | 36 | 48 | |
| Elderly families | 10 | 13.33 | |
| Families with Disabilities | 13 | 17.33 | |
| Race/ethnicity- White | 66 | 88 | |
| Race/ethnicity- African American | 6 | 8 | |
| Race/ethnicity- Mixed | 1 | 1.33 | |
| Race/ethnicity- American Indian/Alaska Native | 1 | 1.33 | |
| Race/ethnicity- Asian | 1 | 1.33 | |
| Race/ethnicity- Non Hispanic | 59 | 79 | |
| Race/ethnicity- Hispanic | 44 | 59 | |

| Housing Needs of Families on the Waiting List | | | |
|---|----|-------|----|
| Characteristics by Bedroom Size (Public Housing Only) | | | |
| 1BR | 14 | 18.86 | 12 |
| 2 BR | 24 | 32 | 13 |
| 3 BR | 15 | 20 | 12 |
| 4 BR | 0 | | 8 |
| Efficiency | 22 | 29.33 | 9 |
| 5+ BR | | | |
| Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | | | |
| If yes: | | | |
| How long has it been closed (# of months)? | | | |
| Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes | | | |
| Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes | | | |

| Housing Needs of Families on the Waiting List | | | |
|--|---------------|---------------------|-----------------|
| Waiting list type: (select one) | | | |
| <input checked="" type="checkbox"/> <u>Section 8 tenant-based assistance</u> | | | |
| <input type="checkbox"/> Public Housing | | | |
| <input type="checkbox"/> Combined Section 8 and Public Housing | | | |
| <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) | | | |
| If used, identify which development/subjurisdiction: | | | |
| | # of families | % of total families | Annual Turnover |
| Waiting list total | 98 | | 27 |
| Extremely low income <=30% AMI | 53 | 54.08 | |
| Very low income (>30% but <=50% AMI) | 33 | 33.67 | |
| Low income (>50% but <80% AMI) | 10 | 10.2 | |
| Families with children | 72 | 73.47 | |
| Elderly families | 5 | 5.1 | |
| Families with | | | |

| Housing Needs of Families on the Waiting List | | | |
|---|----|-------|----|
| Disabilities | 10 | 10.2 | |
| Race/ethnicity-White | 83 | 84.69 | |
| Race/ethnicity-African American | 8 | 8.16 | |
| Race/ethnicity-Mixed | 2 | 2.04 | |
| Race/ethnicity-American Indian/Alaska Native | 0 | | |
| Race/ethnicity-Asian | 5 | 5.1 | |
| Race/ethnicity-Non Hispanic | 35 | 49 | |
| Race/ethnicity-Hispanic | 15 | 21 | |
| Characteristics by Bedroom Size (Public Housing Only) | | | |
| 1BR | 22 | 31 | 11 |
| 2 BR | 42 | 58 | 12 |
| 3 BR | 29 | 40 | 2 |
| 4 BR | 2 | 3 | 2 |
| Efficiency | 3 | 4 | 1 |
| 5+ BR | | | |
| Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 2 Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes | | | |

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:

- 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. NOTE: This may be hampered by HUD's new financing of the Section 8 Program.
- 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
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- 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:

- Apply for additional section 8 units should they become available
- 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

- 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

- Employ admissions preferences aimed at families who are working in Section 8

- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

- 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:

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

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

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

- 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)

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 2005 grants) | | |
| a) Public Housing Operating Fund | \$550,000 | |
| b) Public Housing Capital Fund-2005 | \$500,000 | |
| c) HOPE VI Revitalization | | |
| d) HOPE VI Demolition | | |
| e) Annual Contributions for Section 8 Tenant-Based Assistance | \$202,092 | |
| f) Public Housing Drug Elimination Program (including any Technical Assistance funds) | | |
| g) Resident Opportunity and Self-Sufficiency Grants | \$15,150 | |
| h) Community Development Block Grant | | |
| i) HOME | \$235,200 | Owner-Occupied Rehab |
| Other Federal Grants (list below) | | |

| Financial Resources: Planned Sources and Uses | | |
|---|-------------------|---------------------|
| Sources | Planned \$ | Planned Uses |
| 2. Prior Year Federal Grants (unobligated funds only) (list below) | | |
| j) Public Housing Capital Fund- 2003 | \$492,494 | |
| k) Public Housing Capital Fund- 2004 | \$472,662 | |
| 3. Public Housing Dwelling Rental Income | \$190,000 | Program support |
| 4. Other income (list below) | | |
| Late fees, clean up, service charges, coke machine, pay phone, mileage and training reimbursement | \$32,800 | Program support |
| 4. Non-federal sources (list below) | | |
| | | |
| Total resources | \$2,690,398 | |

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:
 When families are within a certain time of being offered a unit: 2 – 4 weeks
 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?

- One
- Two
- Three or More
- Other (list below)

If a family is not willing, or can not, accept a unit offer, we move to the next family on the waiting list. The first family is then contacted first when another unit becomes available.

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)
Disagreements between neighbors that interfere with the peace of the neighborhood.
- Other: (list below)

c. 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**)

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

Former Federal preferences:

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

- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

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

4- Date and Time

Former Federal preferences:

- 4- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 0- Victims of domestic violence
- 0- Substandard housing
- 0- Homelessness
- 0- 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)
Videos
FAQ sheet
Monthly newsletters

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)
Past landlord checks.

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? As funds are available.

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 – only to the extent that our background check determined them to be ineligible.

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)

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:
Medical reasons or other situations out of the applicant's control.

(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)

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.

1- Date and Time

Former Federal preferences

- 1- 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)

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)
Written notices

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:

1. When the family has lost eligibility through no fault of their own, or is waiting an eligibility determination for a Federal, State, or local assistance program.
2. When the family would be evicted as a result of the imposition of the minimum rent requirement.
3. When the income of the family has decreased because of changed circumstances, including loss of employment.
4. When the family has an increase in expenses because of changed circumstances, for medical costs, childcare, transportation, education, or similar items.
5. When a death of a wage earner has occurred in the family.

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

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

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

Persons who qualify under the Mandatory Earned Income Disallowance.

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) \$50.00 gross per month
- Other (list below)
Change in family composition.

- 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)

- 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)

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) National average as reported by HUD

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)

- a. When the family has lost eligibility for, or is awaiting an eligibility determination, for a Federal, State or local assistance program;
- b. When the family would be evicted as a result of the imposition of the minimum rent requirement;
- c. When the income of the family has decreased because of changed circumstances, including loss of employment;
- d. When the family has an increase in expenses because of changed circumstances, for medical costs, childcare, transportation, education, or similar items;

- e. When a death has occurred in the family.

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 | 102 | 40 |
| Section 8 Vouchers | 50 | 27 |
| Section 8 Certificates | | |
| Section 8 Mod Rehab | | |
| Special Purpose Section 8 Certificates/Vouchers (list individually) | | |
| Public Housing Drug Elimination Program (PHDEP) | | |
| Other Federal Programs(list individually) | | |
| Homeownership | 12 | 5 |
| Owner-Occupied Rehab | 7 | 0 |

C. Management and Maintenance Policies

- (1) Public Housing Maintenance and Management: (list below)
ACOP and Maintenance Policy
- (2) Section 8 Management: (list below)
Admin Plan

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:

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 A

-or-

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

Attachment A

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

| | | |
|--|---|-------------------------------------|
| PHA Name: Public Housing Authority of the City of Alamogordo | Grant Type and Number Capital Fund Program Grant No: NM02P004501-03 Replacement Housing Factor Grant No: | Federal FY of Grant: 2003 |
|--|---|-------------------------------------|

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|---------|---------------------|--------------------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | 64,105.32 | | 64,105.32 | 12,023.25 |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 38,800.00 | | 1,843.62 | 1,843.62 |
| 10 | 1460 Dwelling Structures | 195,578.00 | | 16,316.51 | 16,316.51 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 7,500.00 | | 10,000.00 | 10,000.00 |
| 12 | 1470 Nondwelling Structures | 7,760.81 | | 318.91 | 318.91 |
| 13 | 1475 Nondwelling Equipment | 51,000.00 | | 36,245.00 | 36,245.00 |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | 41,869.87 | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | \$406,614.00 | | \$128,829.36 | \$76,747.29 |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |

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

| | | |
|--|---|-------------------------------------|
| PHA Name: Public Housing Authority of the City of Alamogordo | Grant Type and Number Capital Fund Program Grant No: NM02P004501-03 Replacement Housing Factor Grant No: | Federal FY of Grant: 2003 |
|--|---|-------------------------------------|

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|---------|-------------------|----------|
| | | Original | Revised | Obligated | Expended |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | |

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

| PHA Name: Public Housing Authority of the City of Alamogordo | | Grant Type and Number Capital Fund Program Grant No: NM02P004501-03 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2003 | | | |
|---|---|--|----------|----------------------|---------------------------|--------------------|-------------------|-------------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| HA-Wide | Operations | 1406 | | 64,105.32 | | 64,105.32 | 12,023.25 | Ongoing |
| 4-2 | Site Improvements | 1450 | | 38,800.00 | | 1,843.62 | 1,843.62 | Ongoing |
| 4-2 | New Entry Doors & Locks | 1460 | | 11,000.00 | | 0.00 | 0.00 | Ongoing |
| 4-2 | Replace Closet Doors | 1460 | | 5,000.00 | | 783.36 | 783.36 | Ongoing |
| 4-2 | Unit Turnaround upgrades & repairs | 1460 | | 179,578.00 | | 15,533.15 | 15533.15 | Ongoing |
| HA-Wide | Water Heaters | 1465 | | 3,750.00 | | 4,880.00 | 4,880.00 | Ongoing |
| HA-Wide | Refrigerators & Stoves | 1465 | | 3,750.00 | | 5,120.00 | 5,120.00 | Ongoing |
| HA-Wide | Shop Carpet | 1470 | | 7,760.81 | | 318.91 | 318.91 | Completed |
| HA-Wide | Replacement Admin Vehicle | 1475 | | 20,000.00 | | 17,730.92 | 17,730.92 | Completed |
| 4-2 | Computers for Office | 1475 | | 31,000.00 | | 18,514.08 | 18,514.08 | Completed |
| | Contingency | 1502 | | 41,869.87 | | 0.00 | 0.00 | |
| | Total | | | \$406,614.00 | | \$128,829.36 | \$76,747.29 | |

Attachment A

| Annual Statement/Performance and Evaluation Report | | | | | |
|---|---|---|---------|-------------------|----------------------------------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | | | | |
| PHA Name: Public Housing Authority of the City of Alamogordo | | Grant Type and Number Capital Fund Program Grant No: NM02P004502-03 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2003 |
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | | | | |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | | | | |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | 85,880.00 | | 0.00 | 0.00 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | | | | |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | \$85,880.00 | | 0.00 | 0.00 |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |

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

| | | |
|--|---|----------------------------------|
| PHA Name: Public Housing Authority of the City of Alamogordo | Grant Type and Number Capital Fund Program Grant No: NM02P004502-03 Replacement Housing Factor Grant No: | Federal FY of Grant: 2003 |
|--|---|----------------------------------|

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|---------|-------------------|----------|
| | | Original | Revised | Obligated | Expended |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | |

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

| PHA Name: Public Housing Authority of the City of Alamogordo | | Grant Type and Number Capital Fund Program No: NM02P004502-03 Replacement Housing Factor No: | | | | | Federal FY of Grant: 2003 |
|--|---|--|--------|---|---------|--------|----------------------------------|
| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
| | Original | Revised | Actual | Original | Revised | Actual | |
| 4-2 | 02/12/2006 | | | 02/12/2008 | | | |
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Attachment A

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

| PHA Name: Public Housing Authority of the City of Alamogordo | Grant Type and Number Capital Fund Program Grant No: NM02P004501-04 Replacement Housing Factor Grant No: | Federal FY of Grant: 2004 | | | |
|---|---|----------------------------------|---------|-------------------|-------------|
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) | | | | | |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | 10,000.00 | | 0.00 | 0.00 |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 77,939.78 | | 0.00 | 0.00 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | | | | |
| 10 | 1460 Dwelling Structures | 372,222.22 | | 0.00 | 0.00 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 10,000.00 | | 0.00 | 0.00 |
| 12 | 1470 Nondwelling Structures | 2,500.00 | | 0.00 | 0.00 |
| 13 | 1475 Nondwelling Equipment | | | | |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | \$472,662.00 | | 0.00 | 0.00 |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | |

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

| | | |
|---|--|---------------------------|
| PHA Name: Public Housing Authority of the City of Alamogordo | Grant Type and Number Capital Fund Program Grant No: NM02P004501-04 Replacement Housing Factor Grant No: | Federal FY of Grant: 2004 |
|---|--|---------------------------|

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|---------|-------------------|----------|
| | | Original | Revised | Obligated | Expended |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | |

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

| PHA Name: Public Housing Authority of the City of Alamogordo | | Grant Type and Number Capital Fund Program No: NM02P004501-04 Replacement Housing Factor No: | | | | | Federal FY of Grant: 2004 |
|--|---|--|--------|---|---------|--------|----------------------------------|
| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates |
| | Original | Revised | Actual | Original | Revised | Actual | |
| HA-Wide | 9/13/2006 | | | 9/13/2008 | | | |
| 4-2 | 9/13/2006 | | | 9/13/2008 | | | |
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Attachment A

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

| | | |
|--|--|----------------------------------|
| PHA Name: Public Housing Authority of the City of Alamogordo | Grant Type and Number Capital Fund Program Grant No: NM02P04501-05 Replacement Housing Factor Grant No: | Federal FY of Grant: 2005 |
|--|--|----------------------------------|

Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|---------|-------------------|-------------|
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | | | | |
| 2 | 1406 Operations | \$115,578.00 | | 0.00 | 0.00 |
| 3 | 1408 Management Improvements | | | | |
| 4 | 1410 Administration | | | | |
| 5 | 1411 Audit | | | | |
| 6 | 1415 Liquidated Damages | | | | |
| 7 | 1430 Fees and Costs | 40,000.00 | | 0.00 | 0.00 |
| 8 | 1440 Site Acquisition | | | | |
| 9 | 1450 Site Improvement | 144,424.00 | | 0.00 | 0.00 |
| 10 | 1460 Dwelling Structures | 174,422.00 | | 0.00 | 0.00 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 10,000.00 | | 0.00 | 0.00 |
| 12 | 1470 Nondwelling Structures | | | | |
| 13 | 1475 Nondwelling Equipment | 10,000.00 | | 0.00 | 0.00 |
| 14 | 1485 Demolition | | | | |
| 15 | 1490 Replacement Reserve | | | | |
| 16 | 1492 Moving to Work Demonstration | | | | |
| 17 | 1495.1 Relocation Costs | | | | |
| 18 | 1499 Development Activities | | | | |
| 19 | 1501 Collateralization or Debt Service | | | | |
| 20 | 1502 Contingency | 5,576.00 | | 0.00 | 0.00 |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | \$500,000.00 | | 0.00 | 0.00 |
| 22 | Amount of line 21 Related to LBP Activities | | | | |
| 23 | Amount of line 21 Related to Section 504 compliance | | | | |
| 24 | Amount of line 21 Related to Security – Soft Costs | | | | |

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

| | | |
|---|---|---------------------------|
| PHA Name: Public Housing Authority of the City of Alamogordo | Grant Type and Number Capital Fund Program Grant No: NM02P04501-05 Replacement Housing Factor Grant No: | Federal FY of Grant: 2005 |
|---|---|---------------------------|

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
|----------|---|----------------------|---------|-------------------|----------|
| | | Original | Revised | Obligated | Expended |
| 25 | Amount of Line 21 Related to Security – Hard Costs | | | | |
| 26 | Amount of line 21 Related to Energy Conservation Measures | | | | |

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

| PHA Name: Public Housing Authority of the City of Alamogordo | | Grant Type and Number Capital Fund Program Grant No: NM02P004501-05 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2005 | | | |
|---|---|--|----------|----------------------|---------------------------|--------------------|-------------------|-------------------|
| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Work |
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| HA-Wide | Operations | 1406 | | 115,578.00 | | | | |
| HA-Wide | Architect & Engineering Services | 1430 | | 40,000.00 | | | | |
| 4-2 | Repair & paint eaves | 1450 | | 29,424.00 | | | | |
| 4-2 | Pave Alley | 1450 | | 15,000.00 | | | | |
| 4-2 | Sidewalk tie into City Path Project | 1450 | | 15,000.00 | | | | |
| 4-2 | Fencing | 1450 | | 10,000.00 | | | | |
| 4-1 | Termite and other Pest Extermination | 1450 | | 75,000.00 | | | | |
| 4-2 | Unit Turnaround and repairs | 1460 | | 154,422.00 | | | | |
| HA-Wide | Replace Water Heaters | 1460 | | 10,000.00 | | | | |
| 4-2 | Replace Closet Doors | 1460 | | 10,000.00 | | | | |
| HA-Wide | Refrigerators & Stoves | 1465 | | 10,000.00 | | | | |
| HA-Wide | Replace Riding Mower | 1475 | | 10,000.00 | | | | |
| HA-Wide | Contingency | 1502 | | 5,576.00 | | | | |
| Total | | | | \$500,000.00 | | | | |

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

| PHA Name: Public Housing Authority of the City of Alamogordo | | Grant Type and Number Capital Fund Program No: NM02P004501-05 Replacement Housing Factor No: | | | | | Federal FY of Grant: 2005 | |
|--|---|--|--------|---|---------|--------|----------------------------------|--|
| Development Number Name/HA-Wide Activities | All Fund Obligated (Quarter Ending Date) | | | All Funds Expended (Quarter Ending Date) | | | Reasons for Revised Target Dates | |
| | Original | Revised | Actual | Original | Revised | Actual | | |
| HA-Wide | 06/30/2007 | | | 06/30/2009 | | | | |
| 4-2 | 06/30/2007 | | | 06/30/2009 | | | | |
| 4-1 | 06/30/2007 | | | 06/30/2009 | | | | |
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(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 A.

-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)

Capital Fund Program Five-Year Action Plan

Part I: Summary

| PHA Name Public Housing Authority of the City of Alamogordo | | <input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: | | | |
|---|----------------|---|--|---|---|
| Development Number/Name/ HA-Wide | Year 1 2005 | Work Statement for Year 2 FFY Grant: 2006 PHA FY: 06/30/2007 | Work Statement for Year 3 FFY Grant: 2007 PHA FY: 06/30/2008 | Work Statement for Year 4 FFY Grant: 2008 PHA FY: 6/30/2009 | Work Statement for Year 5 FFY Grant: 2009 PHA FY: 6/30/2010 |
| HA-Wide | See | \$146,458.00 | \$460,000.00 | \$400,000.00 | \$67,000.00 |
| 4-2 | Annual | 7,500.00 | 0.00 | 60,000.00 | |
| 4-1 | Plan | 346,042.00 | \$40,000.00 | 40,000.00 | 433,000.00 |
| | | | | | |
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| CFP Funds Listed for 5- year planning | | \$500,000.00 | \$500,000.00 | \$500,000.00 | \$500,000.00 |
| Replacement Housing Factor Funds | | | | | |

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

- 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?

- 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)]

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.)

The PHA will need to assess the needed repairs at the Alta Vista Complex. The units have no insulation in the walls, still has electrical wiring from the 1950's and we believe there is an

infestation of termites. After inspection of the termite damage, we will need to determine whether a unit is in need of only repairs or will require demolition and replacement.

The PHA has also discussed demolition and replacement of all 70 units at Alta Vista because of their age and replacing them with fully ADA compliant units to be made available to only the elderly and families with a handicapped family member.

After a plan has been finalized this Plan will be amended.

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: Alta Vista | |
| 1b. Development (project) number: 4-1 | |
| 2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/> | |
| 3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/> | |
| 4. Date application approved, submitted, or planned for submission: (DD/MM/YY) | |
| 5. Number of units affected: Unknown, still in planning process | |
| 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development | |
| 7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity: | |

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

[24 CFR Part 903.7 9 (i)]

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.)

To be determined. See 8.1.

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: 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 <input type="checkbox"/> |
| 3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/> |
| 4. Date this designation approved, submitted, or planned for submission: |
| 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? |
| 6. 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)]

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

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing 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? | |
| <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below) | |
| 3. <input type="checkbox"/> Yes <input type="checkbox"/> 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) | |
| <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> 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) | |
| <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below) | |

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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

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: Homeownership 1b. Development (project) number: 4-3 |
| 2. Federal Program authority: <input type="checkbox"/> HOPE I <input 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 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: (DD/MM/YYYY) |
| 5. Number of units affected: 6. Coverage of action: (select one) <input 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.)

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 (1)]

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA 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? 02/1998

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)

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) |
| <i>Family Self Sufficiency</i> | 8 | <i>Program Participant</i> | <i>PHA Main Office</i> | <i>Both</i> |

(2) Family Self Sufficiency program/s

a. Participation Description

| Family Self Sufficiency (FSS) Participation | | |
|---|--|--|
| Program | Required Number of Participants (start of FY 2005 Estimate) | Actual Number of Participants (As of: DD/MM/YY) |
| Public Housing | 0 | |
| Section 8 | 12 | |

- 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)
Advise applicants and tenants of our relationship with the local TANF agency.

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

PUBLIC HOUSING AUTHORITY OF THE CITY OF ALAMOGORDO

COMMUNITY SERVICE AND SELF SUFFICIENCY POLICY

Background

The Quality Housing and Work Responsibility Act of 1998 requires that all public housing adult residents (18 or older), unless they are exempt adults, contribute eight (8) hours per month of community service or participate in eight (8) hours of self-sufficiency activities such as training, counseling, classes and other activities that help an individual toward economic independence. This is a requirement of the Public Housing Lease.

B. Definitions

1. **Community Service - volunteer work which includes, but is not limited to:**

- Work at a local institution including but not limited to a school, hospital, hospice, recreation center, senior center, adult day care center, homeless shelter, cooperative food bank, etc.
- Work with a non-profit organization that serves PHA residents or their children such as: Boy or Girl Scouts, Boys or Girls club, 4-H programs, other youth or senior organizations.
- Work at the Housing Authority to help improve physical conditions.
- Serve on the Resident Advisory Board.
- Caring for the children of other residents so they can perform community service.

2. **Self Sufficiency Activities - activities that include, but are not limited to:**

- Job readiness programs.
- Job training programs.
- GED classes.
- Substance abuse or mental health counseling.
- English proficiency or literacy (reading) classes.
- Apprenticeships.
- Budgeting and credit counseling.
- Any kind of class that helps a person toward economic independence.
- Full time student status at any school, college or vocational school.

3. **Exempt Adult - an adult member of the family who:**

- Is 62 years of age or older.
- Has a disability that prevents him/her from being gainfully employed (Certification of Disability Form will serve as documentation).
- Is working at least 20 hours per week (Employment Verification Form will serve as documentation).
- Is the caretaker of a disabled person.

- Is participating in a welfare to work program.
- Is receiving TANF and participating in a required economic self sufficiency program or work activity (must provide verification from the funding agency that they are complying with job training or work requirements).
- Is a full time student (must provide a verification letter from school attended).

Requirements of the Program

1. The eight hours per month may be either community service or a self-sufficiency activity, or a combination of the two.
2. At least 8 hours of community service must be performed each and every month. An Individual may not skip a month and then double up the following month, unless special circumstances warrant special consideration. The Housing Authority will make the determination of whether to allow or disallow a deviation from the schedule.
3. Activities must be performed within the community and not outside the jurisdictional area of the Housing Authority.
4. At lease execution and each re-examination after February 1, 2000, all adult members (18 or older) of a Public Housing resident family must sign a certification that they have received, have read, and understand this Policy. Failure to comply with the Community Service Requirement will result in non-renewal of their Lease. If the resident is an exempt adult they must provide documentation that they are exempt.
5. Change in exempt status:
If, during the twelve (12) month period, a non-exempt person becomes exempt, it is his/her responsibility to report this to the Housing Authority.

Housing Authority obligations

1. To the greatest extent possible and practicable, the Housing Authority will:
 - Provide names and contacts of organizations that can provide opportunities for residents.
 - Provide a self-sufficiency program.
 - The Housing Authority will make the final determination as to whether or not a family member is exempt from the Community Service Requirement. Residents may use the Housing Authority's Grievance Procedure if they disagree with the Housing Authority's determination.

2. Policy regarding noncompliance of family member:

- At least thirty (30) days prior to annual re-examination and/or lease expiration, the Housing Authority will begin reviewing the exempt or nonexempt status and compliance of family members. If the Housing Authority finds a family member to be noncompliant, the Housing Authority will enter into an agreement with the noncompliant member and Head of Household to make up the deficient hour(s) over the next twelve (12) month period.
- The family may use the Authority's Grievance Procedure to protest the lease termination.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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 use 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)

4-1 and 4-2

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)
Daily review of Department of Public Safety Incident Reports

2. Which developments are most affected? (list below)
4-1 and 4-2

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)
The local police department has given classes to public housing youth at our Learning Center.

2. Which developments are most affected? (list below)
4-1 and 4-2

D. Additional information as required by PHDEP/PHDEP Plan

- 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 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

PET OWNERSHIP POLICY

The purpose of this policy is to establish the Housing Authority of the City of Alamogordo's policy and procedures for ownership of pets in family complexes and to insure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. It also establishes reasonable rules governing the keeping of common household pets.

Section 207 of the Housing and Urban-Rural Act of 1983 provides for the ownership of common household pets in federally assisted rental housing units designated for occupancy by elderly and handicapped residents. HUD provision for the act is outlined in 24 CFR Part 5, Subpart C. Previous policy regarding pet ownership by elderly and disabled residents is hereby incorporated into this policy.

In accordance with Section 31 of the United States Housing Act of 1937, HUD provides further guidelines at 24 CFR 960, Subpart G. Guidelines at Subpart G are provided for use in establishing policy for pet ownership by residents of public housing not covered by 24 CFR Part 5. Policy for residents other than elderly and handicapped shall become effective January 1, 2001.

A. EXCLUSIONS

This policy does not apply to animals that are used to assist persons with disabilities. Animals that assist disabled residents are allowed in all public housing facilities without restriction other than those imposed on all tenants to maintain their dwelling and associated facilities in a decent, safe, and sanitary manner, and to refrain from disturbing their neighbors.

B. AUTHORIZATION FOR PET OWNERSHIP

City code defines ownership as: any person who acknowledges ownership of an animal or who harbors or keeps, or knowingly causes or knowingly permits any animal to be harbored or kept, or has care of an animal or who permits an animal to remain on or about that person's premises for five or more consecutive days.

Current tenants must have written approval and registration authorization from the Alamogordo Housing Authority within two weeks of bringing a pet onto the premises. Approval shall be requested by completing the Authorization for Pet Ownership form available at the Housing office and by providing the documentation required below.

New tenants must have authorization and all documentation necessary before move in if bringing the pet with them.

Registration of cats and dogs must include the following:

- A certificate signed by a licensed veterinarian or state/local authority that the pet has received all inoculations required by state or local law, and has no communicable disease(s) and is pest-free.
- Certification (or other valid documentation) by a licensed veterinarian that the dog or cat has been spayed or neutered if old enough.
- Any license required by local law.
- A recognizable color picture of the pet. A fee of \$5.00 will be charged by the Housing Authority to take a picture of the pet if necessary.
- Name, address and phone number of responsible party who will care for pet in owner's absence.

Registration must be renewed annually and will be coordinated with the annual recertification date. Proof of license and inoculation must be kept current.

Housing Authority approval and registration authorization will not be given until all requirements have been met.

No animal or pet may be kept in violation of humane or health laws.

C. STANDARDS FOR PETS

No pet shall be allowed if it exceeds the weight and height limits for an adult pet.

No dangerous, vicious, or intimidating animal or pet will be kept on the premises.

No pet will be allowed in buildings designated for common use without prior approval from the Housing Authority.

D. Types of Pets Allowed

The following types and qualifications are consistent with applicable state and local law. All fees and deposits are charged only once regardless of how many pets the tenant may have at any one time.

The following common household pets require a refundable deposit and non-refundable fee to be paid.

Dogs

- * Maximum number.....1
- * Maximum adult weight.....20 pounds
- * Maximum adult height.....15 inches
- * Must be housebroken

- * Must be spayed or neutered

Cats

- * Maximum number.....1
- * Maximum adult weight:.....20 pounds
- * Maximum adult height.....15 inches
- * Front paws must be declawed
- * Must be housebroken
- * Must be spayed or neutered

The following pets require a non-refundable fee be paid.

Birds (Canary, Finch, Parakeet, Lovebird)

- * Maximum number.....2
- * Must be enclosed in a cage at all times

Rodents (rabbit, guinea pig, hamster, or gerbil ONLY)

- * Maximum number.....1
- * Must be enclosed in an acceptable cage at all times
- * Must have all inoculations as specified by state or local law/ ~~or~~ local ordinance

The following pets do not require any deposits or fees to be paid.

Turtles

- * Maximum number.....2
- * Must be enclosed in an acceptable cage or container at all times

Lizards

- * Maximum number.....2
- * Must be vegetarian
- * Must be enclosed in an acceptable cage or container at all times

Snakes

- * Maximum number.....1
- * Must be non poisonous
- * Must be enclosed in an acceptable cage or container at all times

E. Denial of Pet

The Housing Authority will notify the owner in writing if registration of the pet is refused. The notification will state the reason for rejecting the pet. The Housing Authority will refuse to register a pet if:

- The pet is not a "common household pet" as defined in this policy. Other pets will be approved on a case by case basis.
- Keeping the pet would violate any portion of the Pet Ownership Policy
- The pet owner fails to provide complete pet registration information, or fails to update the registration annually,
- The Housing Authority reasonably determines that the pet owner is unable to keep the pet in compliance with the pet rules or other lease obligations. The pet's temperament and behavior may be considered as a factor in determining the pet owner's ability to comply with provisions of the lease.

The notice of refusal may be combined with a notice of a pet violation. The tenant must make arrangements to have the animal removed immediately.

F. PETS TEMPORARILY ON THE PREMISES

All pets not registered by residents, except service animals, are excluded from the premises.

Residents are prohibited from feeding or harboring stray animals.

This rule excludes visiting pet programs sponsored by a humane society or other non-profit organization and approved by the Housing Authority.

G. DESIGNATION OF PET FREE AREAS

Pets are not allowed in or around the following:

- Building and area surrounding Alta Vista and Plaza Hacienda Learning Centers.
- All landscaped areas.
- Keep Alamogordo Beautiful project between 1st Street and Plaza Hacienda fence.

H. ADDITIONAL FEES AND DEPOSITS FOR PETS

- A. The Alamogordo Housing Authority will charge a non-refundable fee of \$50.00 for each household with a cat, dog, bird or rodent. This fee is to offset reasonable costs of fumigation upon pet removal.
- B. In addition, the Housing Authority will charge a refundable pet deposit of \$75.00 for each household with a cat or dog. This fee is intended to defray additional costs directly attributable to the presence of a household pet in the dwelling unit.
- C. FSS participants who have been active in the program for six months will be charged a \$50.00 refundable deposit
- D. The pet owner must pay all fees and deposits in full before the Housing Authority will approve the request for pet ownership. There will be no exceptions to this rule.

- E. The Alamogordo Housing Authority reserves the right to change or increase the required deposit by amendment to this policy.

The refundable pet deposit will be placed in an escrow account. The Housing Authority will refund the unused portion of the deposit, plus any accrued interest, to the resident within thirty days after the resident moves or no longer has a pet present in the dwelling unit.

The deposit will be returned to the former pet owner or to the person designated in the event of the tenant's incapacity or death.

The Housing Authority will provide the tenant or designee with a written list of any charges against the pet deposit. If the tenant or designee disagrees with the amount charged they must advise the Housing Authority staff in writing within two weeks of receiving the notification of charges. Public Housing staff will meet with the pet owner or designee to discuss the charges.

Pet Deposit and non-refundable fee are not a part of rent payable by the resident.

I. ALTERATIONS TO THE DWELLING UNIT

Pet owners shall not alter their unit, patio, porch, premises, or common areas to create an enclosure for any animal. Installation of pet doors is prohibited.

J. PET AREA RESTRICTIONS

Pets must be maintained within the owner's apartment. Pets may not be tethered to clotheslines, poles, fences or trees. When outside the unit, dogs and cats must be kept on a leash and under the control of the owner or other responsible individual at all times.

K. NOISE

Pet owners must agree to control the noise of pets so that such noise does not constitute a nuisance to other residents or interrupt their peaceful enjoyment of their home or premises.

City ordinance 7-01-050 states: Any animal or animals, including dogs or cats, that habitually or continuously bark, howl or otherwise disturb the peace and quiet of the inhabitants of the city, or are kept or maintained in such a manner or in such numbers as to disturb by noxious or offensive odors or otherwise endanger the health and welfare of the inhabitants of the city are defined as an "animal nuisance". It is unlawful for any person to keep, harbor or maintain an animal nuisance.

L. CLEANLINESS REQUIREMENTS

City ordinance 7-01-050 states: No owner or person having control of any animal shall allow that animal to defecate upon public property or upon any private property other than the property of the owner of the animal without thoroughly and immediately removing and disposing of the feces.

A pet waste removal charge of \$25 per occurrence will be assessed against the pet owner for violation of the pet policy. Pet waste removal charges are not part of rent payable by the resident.

All reasonable expenses incurred by the Housing Authority as a result of damages directly attributable to the presence of a pet in the dwelling unit or complex will be the responsibility of the resident, including:

- a. The cost of repairs and replacements to the resident's dwelling unit.
- b. Fumigation of the dwelling unit at any time other than removal of the pet.
- c. Common areas of the complex.

If the pet owner is a resident when such costs occur, the pet owner will be billed for such costs as a current charge.

If such costs occur as a result of a vacate inspection, charges will be deducted from the pet deposit. The resident will be billed for any amount that exceeds the pet deposit.

Litter boxes shall be stored inside the resident's dwelling unit, and the litter disposed of in heavy, sealed plastic trash bags, and placed in a trash container immediately. Litter shall NOT be disposed of by being flushed through a toilet or put down the tub.

The pet owner will take adequate precautions to eliminate any animal or pet odors within or around the unit and to maintain the apartment in a sanitary condition at all times.

All pets are to be fed inside the apartment.

M. PET CARE

No pet will be left unattended in any dwelling unit for a period in excess of twenty-four (24) hours.

All pet owners are responsible for adequate care, nutrition, exercise and medical attention for the pet.

Residents/pet owners must recognize that other residents may have chemical sensitivities or allergies related to pets, or may be easily frightened or disoriented by animals. Pet owners must exercise courtesy with respect to other residents.

N. RESPONSIBLE PARTY

If the death or incapacity of the pet owner threatens the health or safety of the pet, or other factors occur that render the owner unable to care for the pet, the situation will be reported to the responsible party designated by the pet owner. This includes pets that are poorly cared for or have been left unattended for over twenty-four hours.

If the responsible party is unable or unwilling to care for the pet, or cannot be contacted within a reasonable length of time, the Housing Authority may contact the appropriate state or local agency and request the removal of the pet. The Housing Authority is not responsible for any associated costs.

O. INSPECTIONS

The Housing Authority may, after reasonable notice to the tenant during reasonable hours, enter and inspect the premises, in addition to other inspections allowed. If notice is given of necessary entry of premises, pet owner must be present or must remove the pet.

The Housing Authority will not be responsible for any animal that escapes the unit. If necessary, Animal Control will be called to restrain and transport the pet.

The Housing Authority (or its designee) may enter without prior notice to investigate a complaint is received alleging the conduct or condition of the pet in the unit is a violation of, or constitutes a nuisance or threat to the health or safety of the other occupants or other persons in the community under applicable state or local law.

P. PET RULE VIOLATION NOTICE

The authorization for a pet may be revoked at any time subject to the Housing Authority's grievance procedure if the pet becomes destructive or a nuisance to others, or if the tenant fails to comply with this policy.

Residents who violate these rules are subject to:

- Mandatory removal of a registered pet from the premises within twenty four hours notice by the Housing Authority; or, if for a threat to health and safety, removal will be immediate.

The notice will contain a brief statement of the factual basis for the determination and the pet rule(s) which were violated. The notice will also state:

- that the pet owner has twenty four hours from the effective date of the service of the notice to correct the violation or make written request for a meeting to discuss the violation;
- that the pet owner is entitled to be accompanied by another person of choice at the meeting; and

- that the pet owner's failure to correct the violation, request a meeting, or appear at a requested meeting may result in removal of the pet.

If the pet owner requests a meeting, the meeting will be scheduled within twenty four hours unless the situation merits otherwise.

CITY OF ALAMOGORDO PUBLIC HOUSING AUTHORITY
AUTHORIZATION FOR PET OWNERSHIP

Tenant Name _____

Date

Tenant Address _____

Unit #

Type of Pet: Dog Cat Bird Turtle Lizard Snake
Rabbit Guinea Pig Hamster Gerbil Other _____

Photo of pet supplied: Yes No Not Applicable

For Cats and Dogs:

Breed: _____

Color:

Age: _____

Name:

TO BE FILLED OUT BY VETERINARIAN

Veterinarian's Name: _____

Veterinarian's Address: _____

Veterinarian's Phone: _____

Date of certification of general health of pet: _____

Date of rabies shot: _____ Date spayed or neutered: _____

Rabies tag expiration date: _____

I, _____ have read and understand all provisions of the Pet Ownership Policy of the City of Alamogordo Public Housing Authority. I understand that I am personally liable for the actions of my pet. Furthermore, I agree to incorporate this document and the provisions of the Pet Ownership Policy as an amendment to my current dwelling lease agreement.

Pet owner

Date

PHA representative

Date

I UNDERSTAND THAT THIS AUTHORIZATION IS GOOD FOR ONE YEAR ONLY
AND MUST BE RENEWED AT RECERTIFICATION. THIS DOCUMENT WILL
BECOME A PART OF TENANT'S PERMANENT TENANT FILE.
HOUSING AUTHORITY OF CITY OF ALAMOGORDO

ACCEPTANCE OF DESIGNATION OF RESPONSIBLE PARTY

I agree to act as responsible party for the care of _____'s pet
should it become necessary.

Responsible party's name _____

Responsible party's address _____

Responsible party's phone _____

Responsible party's signature

Date

Pet owner's signature

Date

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. 1437c(h))? (If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[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 (File name)
 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) Any PHA or Section 8 participant may apply through the City Clerks Office. Their application is then reviewed by the PHA Board and considered for appointment.

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) PHA Board members

C. Statement of Consistency with the Consolidated Plan

1. Consolidated Plan jurisdiction: Otero County, New Mexico

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.

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. See CFP Tables.

Other: (list below)

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

In additional to items checked in #2 above, the Consolidated Plan contains all infrastructure projects the PHA may conduct. PHA infrastructure projects are reviewed for approval by the City Commission.