

PHA Plans
Streamlined Annual
Version

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

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan for
Fiscal Year: 2007 (10/01/07 – 09/30/08)

PHA Name: Housing Authority of the
County of Merced

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan
Fiscal Year 2007
[24 CFR Part 903.12(c)]

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[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

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B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions; and

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

1. Executive Summary of the Streamlined Annual PHA Plan [24 CFR 903.12(c)]

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

The Housing Authority of the County of Merced (HACM) submits its Annual Agency Plan for Funding Year 2007 to the U.S. Department of Housing and Urban Development (HUD). This submission is a Streamlined Annual Plan as the HACM has been designated a “high performer” under the Public Housing Assessment System (PHAS). This Executive Summary reviews the goals and objectives that were adopted as part of the Agency’s Five-Year Plan with highlights of 2007 and the projects and goals that are underway.

MANAGEMENT

1. Increase capacity of programs, services and inventory
2. Develop funding sources to reduce dependence on government subsidy
3. Transition public housing to asset management
4. Affirm customer care and provide a positive working environment
5. Expand community partnerships and variety of services
6. Advocate for affordable housing
7. Employ ethical standards in applying the rules, regulations and law that govern the Agency
8. Maintain “high performer” status in HUD’s Management Assessment Systems (PHAS) and (SEMAP)
9. Continue to perform Strategic Planning (including Annual and Five-Year Agency Plans)

EXPANSION OF HOUSING STOCK

1. Complete the rebuilding process at the Planada Migrant Center
2. Develop new affordable housing units/complexes throughout Merced County
3. As a member of the Affordable Housing Agency (JPA) utilize tax exempt bond financing to develop, acquire and preserve affordable housing throughout the JPA’s jurisdiction, including Merced County

The HACM is currently in the process of pursuing the disposition of 39 units for the future development and construction of Gateway Terrace project that will provide multifamily residential rental units and for-sale townhouses. The HACM is also working on finalizing the funding for the Felix Torres Migrant Center which will include the 60-unit Planada Migrant Center and 52-unit Planada Year-Round Center. HAMC shall continue to pursue funding opportunities in an effort to acquire and/or construct additional affordable housing as opportunities present themselves.

MARKETABILITY

1. Enhance the marketability of the Housing Authority of the County of Merced’s public housing units

2. The Housing Authority of the County of Merced shall become a more customer-oriented organization

HACM continues to aggressively promote all of the HACM housing programs to reduce vacancies, facilitate access to available programs, and to develop new relationships in the community. The obligation of a portion of the Capital funds will allow the HACM to focus on the appearance of various sites and the marketability of those specific developments.

SECURITY

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

Staff will continue to promote tenant safety by carefully reviewing and addressing all tenant safety concerns and complaints. Lighting issues were corrected at the Livingston Complex after the Resident Advisory Board expressed a concern related to poor lighting conditions.

TENANT-BASED HOUSING

1. Manage the Housing Authority of the County of Merced's tenant-based program in an efficient and effective manner thereby qualifying as a "high performer" under HUD's Section 8 Management Assessment Program (SEMAP)
2. Lease up all new increments of Section 8 Housing within available funding constraints

Department continues to work within current funding constraints and in maintaining a high utilization rate. HCV Staff continue to work and promote the program to new landlords/owners in an effort to provide rental opportunities through out the county. Continue to improve SEMAP score (currently 98%).

MAINTENANCE

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

Staff continues to maintain the overall good condition of all units, assuring compliance with established quality and safety standards. Available Capital Fund will be used to maintain and upgrade current housing stock. Shall continue to rehabilitate units, upgrade windows, siding, and HVAC units as funding permits. Seek additional funding sources as they become available. Continue to improve PHAS score (currently 90%).

FISCAL RESPONSIBILITY

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

Aggressively pursuing all federal, state and local funding announcements. HACM will continue to explore alternative means of funding new development and construction of affordable housing units. Continue to develop and strengthen partnerships with private developers and utilize local non-profits agencies to expand other housing revenue sources not generally available to Public Housing Agencies.

PUBLIC IMAGE

1. Perform public relations throughout community
2. Enhance the image of affordable housing programs in our community
3. Develop productive partnerships with community organizations

Continue HACM high visibility and positive image through increased involvement in the community. Develop high-quality promotional materials.

SUPPORTIVE SERVICES

1. Improve access of public housing residents to services that support economic opportunity and quality
2. Improve economic opportunity (self-sufficiency) for the families and individuals that reside in our Housing Authority of the County of Merced
3. Operate the John O'Banion Learning Center to best meet our resident and community needs. The HACM provides lease space to several community organizations, including daycare provider, medical facility, a branch of the Merced County Library, Merced County Office of Education, construction training program, in addition to housing the HACM Resident Services program

HACM continues to seek funding to maintain and expand existing programs to tenants and HCV/Section 8 clients. Staff continues to develop and promote strong working relationships with social services providers in an effort to increase the availability of resources to families. Continue to promote all Self-Sufficiency, FSS and Homeownership programs.

2. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

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

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B. **No**

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

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 next component.

1. How many site-based waiting lists will the PHA operate in the coming year? **Three (3)**
PHA plans to submit a request to HUD to operate site-based wait lists. HACM shall ensure that all site-based wait lists are consistent with affirmatively furthering fair housing, such as reasonable marketing activities to attract applicants regardless of race or ethnicity.

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

[24 CFR Part 903.12 (c), 903.7 (g)]

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

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 10 and 11 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

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

1. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
<input type="checkbox"/>	Revitalization Plan under development
<input type="checkbox"/>	Revitalization Plan submitted, pending approval
<input type="checkbox"/>	Revitalization Plan approved
<input type="checkbox"/>	Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:
4. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
5. Yes No: 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:

4. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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 the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

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, what is the maximum number of participants this fiscal year? 5

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: *Development of Criteria is in progress at this time.*

c. What actions will the PHA undertake to implement the program this year (list)?

- Complete/finalize program policies and procedures
- See review of program by legal counsel
- Seek PHA Board approval to implement program
- Identify families currently in FSS who have escrow accounts and meet eligibility criteria for participation in the HCV Homeownership Program

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

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

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):
 - Families have purchased homes through current FSS Programs
 - Agency Management Staff have attended HUD-sponsored Homeownership Training Session

5. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - low utilization rate for vouchers due to lack of suitable rental units
 - access to neighborhoods outside of high poverty areas
 - other (describe below:)

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

6. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

- Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: Gateway Homes 1b. Development (project) number: CA39-230001
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: November 2006
5. Number of units affected: 39
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: April 2008 b. Projected end date of activity: August 2009

Demolition/Disposition Activity Description
1a. Development name: Merced Acquisition I 1b. Development (project) number: CA39-230021
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>

4. Date application approved, submitted, or planned for submission: October 10, 2006
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: May 2007 b. Projected end date of activity: July 2007

7. Resident Advisory Board Information

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. Resident Advisory Board Members (2007)

- 1) Cecilia Navarette, Merced
- 2) Jose Chavez, Livingston
- 3) Jimmy Serano, Jr., Los Banos
- 4) Angelo Gonzalez, Atwater
- 5) Tonya Hernandez, Dos Palos

8. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: City of Merced and State of California

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 on its waiting lists on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

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

The City of Merced's 2005 Consolidated Plan (updated every five years) and 2007 HUD Annual Action Plan consider the Housing Authority of the County of Merced (HACM) a committed partner and contain references throughout the Plans regarding the various HACM activities that are integral components of and that work in tandem with the City's efforts to provide affordable housing.

9. Supporting Documents Available for Review for Streamlined Annual PHA Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
N/A	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
N/A	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

10. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE COUNTY OF MERCED			Grant Type and Number Capital Fund Program Grant No: CA039PO23501-06 Replacement Housing Factor Grant No:		Federal FY of Grant: 2007
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input 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	72,000	\$147,832		
4	1410 Administration	\$221,500	\$221,500		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$57,487	\$57,487		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$495,298	\$495,298		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$10,000	\$10,000		
13	1475 Nondwelling Equipment	\$40,000	\$40,000		
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)	\$896,285	\$972,117		
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation				

10. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

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: HOUSING AUTHORITY OF THE COUNTY OF MERCED			Grant Type and Number Capital Fund Program Grant No: CA039PO23501-06 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007		
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	
PHA-Wide	MANAGEMENT IMPROVEMENTS	1408		\$72,000	\$147,832			
	1-year Salary for Resident Services Position			\$20,000	\$20,000			
	Software to Upgrade Central Computer System			\$40,000	\$115,832			
	Program to Provide Resident Training			\$12,000	\$12,000			
PHA-Wide	ADMINISTRATION	1410		\$221,500	\$221,500			
	Salary for Development Manager			\$52,000	\$52,000			
	Salary for Construction Manager			\$44,000	\$44,000			
	Training & Travel for Management Staff			\$8,000	\$8,000			
	Salary for Development Technician			\$35,000	\$35,000			

10. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

	Employee Benefits			\$70,000	\$70,000			
	Legal Services to obtain advice on Legal Issues			\$10,000	\$10,000			
	Office Supplies			\$2,500	\$2,500			
PHA-Wide	FEES AND COSTS	1430		\$137,487	\$57,487			
	Permit & Fees			\$15,000	\$15,000			
	Job Inspection			\$0	\$0			
	Engineering Services			\$35,000	\$25,000			
	Architecture Fees			\$87,487	\$17,487			
PHA-Wide	DWELLING STRUCTURES	1460		\$533,449	\$495,298			
Various Sites	Modernize units		8	\$96,000	\$96,000			
23-12	Replace Siding		4	\$50,000	\$50,000			
23-13	Paint Exterior		3	\$50,000	\$50,000			
23-03	Window Replace & Paint		14	\$75,000	\$75,000			
23-04	Window Replacement		14	\$75,000	\$75,000			
23-10	Carport Roof Replacement		4	\$51,249	\$51,249			
23-05	Install AC Units		34	\$136,000	\$98,049			
PHA-Wide	NON-DWELLING STRUCTURES	1470		\$10,000	\$10,000			
	NON-DWELLING EQUIPMENT	1475		\$60,000	\$40,000			
	RELOCATION COST	1495						

10. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name:		Grant Type and Number Capital Fund Program No: CA039PO0501-06 Replacement Housing Factor No:					Federal FY of Grant: 2007
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	
23-006	30-Sept.-07			31-Mar-08			
23-012	30-Sept.-07			31-Mar-08			
23-013	30-Sept.-07			31-Mar-08			
23-03	30-Sept.-07			31-Mar-08			
23-05	30-Sept.-07			31-Mar-08			
23-010	30-Sept.-07			31-Mar-08			

11. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name HOUSING AUTHORITY OF THE COUNTY OF MERCED				<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 2	
Development Number/Name/ HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: PHA FY:	FFY Grant: PHA FY:	FFY Grant: PHA FY:	FFY Grant: PHA FY:
	Annual Statement				
CA39POO23-001		\$0	\$0	\$20,000	\$20,000
CA39POO23-002		\$75,000	\$90,000	\$20,000	\$20,000
CA39POO23-003		\$6,000	\$0	\$0	\$0
CA39POO23-004		\$50,000	\$35,000	\$25,000	\$25,000
CA39POO23-005		\$54,749	\$50,000	\$260,298	\$260,298
CA39POO23-006		\$75,549	\$172,049	\$55,000	\$55,000
CA39POO23-010		\$80,000	\$0	\$0	\$0
CA39POO23-011		\$60,000	\$42,000	\$12,000	\$12,000
CA39POO23-012A, B, C, D		\$25,000	\$25,000	\$0	\$0
CA39POO23-013		\$0	\$21,249	\$53,000	\$53,000
VARIOUS SITES		\$69,000	\$60,000	\$50,000	\$50,000
Management Improvements		\$147,832	\$147,832	\$147,832	\$147,832
Non-Dwelling Structures & Equipment		\$50,000	\$50,000	\$50,000	\$50,000
Administration		\$221,500	\$221,500	\$221,500	\$221,500
Fees and Costs		\$57,487	\$57,487	\$57,487	\$57,487

11. Capital Fund Program Five-Year Action Plan

CFP Funds Listed for 5-yr Planning		\$972,117	\$972,117	\$972,117	\$972,117
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2008 PHA FY:			Activities for Year: <u>3</u> FFY Grant: 2009 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	23-002 – Los Banos	Windows	\$75,000	Various Sites	Unit Modernization	\$60,000
Annual	23-003 – Atwater	Refrigerators	\$6,000	23-002 – Los Banos	Electrical Upgrades	\$90,000
Statement	23-004 – Los Banos	Exterior Paint	\$50,000	23-004 – Los Banos	Appliances	\$35,000
	23-005 – Dos Palos	Windows	\$54,749	23-005 – Dos Palos	Windows	\$50,000
	23-06 – Livingston	Windows	\$75,549	23-06 – Livingston	Asphalt	\$112,049
	23-010 – Merced	Asphalt	\$80,000	23-06 – Livingston	Windows	\$60,000
	23-011 – Los Banos	Asphalt	\$60,000	23-011 – Los Banos	Windows/appliances	\$42,000
	23-012 – Dos Palos	Siding Replacement	\$25,000	23-012-A, B, C, D – Various	Siding Replacement	\$25,000
	Various Sites	Mod	\$69,000	23-013 – Merced	AC Replacement	\$21,249
	PHA-Wide	Mgt. Improvements	\$147,832	PHA-Wide	Mgt. Improvements	\$147,832
	PHA-Wide	Non-Dwelling	\$50,000	PHA-Wide	Non-Dwelling	\$50,000
	PHA-Wide	Administration	\$221,500	PHA-Wide	Administration	\$221,500
	PHA-Wide	Fees & Costs	\$57,487	PHA-Wide	Fees & Costs	\$57,487
Total CFP Estimated Cost			\$972,117			\$972,117

11. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : <u>4</u> FFY Grant: 2010 PHA FY:			Activities for Year: <u>5</u> FFY Grant: 2011 PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
23-001 – Merced	Improvements	\$20,000	23-001 – Merced	Improvements	\$20,000
23-002 – Los Banos	Appliances	\$20,000	23-002 – Los Banos	Appliances	\$20,000
Various Sites	Unit Modernization	\$50,000	Various Sites	Unit Modernization	\$50,000
23-004- Los Banos	Site Improvements	\$25,000	23-004 – Los Banos	Site Improvements	\$25,000
23-05–Dos Palos	Roofs/Unit Mods	\$260,298	23-05 – Dos Palos	Roofs/Unit Mods	\$260,298
23-006 – Livingston	Appliances	\$55,000	23-006 – Livingston	Appliances	\$55,000
23-011-Los Banos	Appliances	\$12,000	23-011 – Los Banos	Appliances	\$12,000
23-013-Merced	AC Replacement/ Landscape	\$53,000	23-013-Merced	AC Replacement/ Landscape	\$53,000
PHA-Wide	Mgt. Improvements	\$147,832	PHA-Wide	Mgt. Improvements	\$147,832
PHA-Wide	Non-Dwelling	\$50,000	PHA-Wide	Non-Dwelling	\$50,000
PHA-Wide	Administration	\$221,500	PHA-Wide	Administration	\$221,500
PHA-Wide	Fees & Costs	\$57,487	PHA-Wide	Fees & Costs	\$57,487
Total CFP Estimated Cost		\$972,117			\$972,117