

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Archuleta County Housing Authority</u> PHA Code: <u>CO081</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>0</u> Number of HCV units: <u>60</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. Goal 1: Improve the quality of assisted housing a. Increase client satisfaction b. 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. c. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required. d. Improve Program performance Goal 2: Ensure equal opportunity in Housing for all Americans. a. Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability.				

	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: None (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>Housing Solutions for the Southwest: 295 Girard Street, Durango, CO 81303 and Casa de los Arcos: 503 South Eight Street, Pagosa Springs, CO 81147</p> <p>PHA Plan Elements</p> <p>1) Eligibility The HCV waiting list is never closed. The HCV Program has no preferences. HCV Eligibility is based on income limits and date and time of application. Applications are available and Site based waiting lists for admission are located at: Housing Solutions for the SW, 295 Girard St., Durango, CO 81303 and Casa de Los Arcos, 503 S. 8th Street, Pagosa Springs, CO 81147</p> <p>2) Financial Resources ACHA anticipates approximately 356,000 during 2010 to cover Housing Assistance Payments for the HCV Program.</p> <p>3) Rent Determination The payment standard for the HCV Program is 110% of the annual FMR.</p> <p>4) Operation and Management Housing Solutions for the Southwest is the Management Agent for Archuleta County H.A. The ACHA Board meets monthly. There are 7 active Board members.</p> <p>5) Grievance Procedures Informal Hearings are available to HCV participants who have been terminated, had a change in their portion of the rent or voucher subsidy size. A written request must be submitted by participant and a decision is rendered within 10 business days from the date of the Hearing. The Hearing Officer must be someone other than the person who made the decision or a subordinate of that person.</p> <p>6) Designated Housing for Elderly and Disabled Families / NA 7) Community Service and self-Sufficiency / NA 8) Safety and Crime Prevention / NA 9) Pets / NA 10) Civil Rights Certification Archuleta County Housing Authority regularly examines its programs to identify any impediments to fair housing choice; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing and assures that the annual plan is consistent with the State of Colorado Consolidated Plan</p> <p>11) Fiscal Year Audit There were no findings on the most recent audit (or any audit) for the Archuleta County Housing Authority's Housing Choice Voucher Program.</p> <p>12) Asset Management / NA 13) Violence Against Women Act (VAWA) ACHA has been working closely with Alternative Horizons, an organization supporting victims of domestic violence in our community. Alternative Horizons and Archuleta County Human Services are the primary referral agencies to both help prevent domestic violence or help victims of domestic violence.</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Voucher The ACHA Homeownership option does not limit the number of families that may participate. Please see Attachments A & B for Program information.</p>
8.0	<p>Capital Improvements. N/A</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. N/A</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. N/A</p>

8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>According to the SW Colorado Index - Data Trends (2008) “High rents and home prices, coupled with relatively low wages, make affordable housing a prime concern in most of our towns and rural areas. In order to obtain affordable housing many people are forced to commute long distances to their work places which increases transportation costs and takes time away from their families”. This may add to the difficulties families face in trying to achieve self-sufficiency. The study goes on to say, “There are many obstacles to providing affordable housing in Southwest Colorado, including lack of developable land, infrastructure or funds to provide infrastructure; and economic issues such as rapidly escalating cost of land and construction. Affordable housing cannot really be addressed on a broad scale until overall wages are aligned with housing costs”. This situation has made it difficult for our voucher holders to find eligible units.</p> <p>In the State of Colorado Consolidated Plan (2005 – 2010) housing agencies were encouraged to “Increase Awareness of Predatory Lending Practices, Encourage Section 8 Homeownership Programs and Provide Pre-Post Homeownership Support.” Housing Solutions for the Southwest, as management agent for the Archuleta County Housing Authority and as a HUD certified Housing Counseling Agency provide programs and services, which are available to the Housing Choice Voucher participants, for all of the above listed goals.</p> <p>The Elderly Housing Needs Analysis (2007) as part of the City of Durango Comprehensive Plan states that there are few housing choices for elderly people seeking affordable rental housing and currently all income restricted housing developments were 100% occupied with waiting lists. Also, stating, La Plata County is experiencing a rapidly increasing senior population. “Along with the general aging of Baby Boomers, the area has attracted a large number of retirees in recent years. The Senior population is served not only by the Housing Choice Voucher Program, but Housing Solutions for the southwest also provides Reverse Mortgage Counseling and low-income Home Rehabilitation Services to promote “aging in place”.</p> <p>Lastly, the Consolidated Plan, in reference to our region states “Providers report low wages, lack of affordable housing, lack of access to services for substance abuse and/or mental health issues and domestic violence as major causes of rural homelessness”.</p>

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>Strategic Goal 1: Coordinate the Housing Choice Voucher Program and the Transitional Housing Programs administered by Housing Solutions.</p> <ul style="list-style-type: none"> a. provide long term stability for homeless families in our community. <p>Strategic Goal 2: Promote self-sufficiency and asset development of families and individuals.</p> <ul style="list-style-type: none"> a. Provide or attract supportive services to increase independence for the elderly or families with disabilities. <p>Strategic Goal 3: Ensure VAWA initiatives are available.</p> <ul style="list-style-type: none"> a. VAWA information placed on initial application, voucher packet, discussed at voucher briefing and on annual recertification material. b. Work with Alternative Horizons and Archuleta County Dept. of Human Services as point of access for clients. <p>Strategic Goal 4: Increase assisted housing choices.</p> <ul style="list-style-type: none"> a. Provide voucher mobility choices b. Conduct outreach efforts to potential voucher landlords. c. Continue to offer a voucher homeownership option. d. Payment standard set at 110% of the FMR
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10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5- Year Plan.</p> <ol style="list-style-type: none"> 1. Employee attendance at training seminars in the areas of Fair Housing and VAWA requirements 2. Informational meetings for potential HCV landlords held bi-annually. 3. Annual information given to HCV clients regarding the homeownership option. <p>(b) Significant Amendment and Substantial Deviation/Modification. There has been no significant amendment or substantial deviation / modification. The definition of Significant Amendment and Substantial Deviation/Modification is: Any changes to policies which involve admission to the program or organization to the waiting list.</p>
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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Lynn Shine the Consolidated Plan Coordinator certify that the Five Year and
Annual PHA Plan of the Archuleta County H.A. is consistent with the Consolidated Plan of
the State of Colorado prepared pursuant to 24 CFR Part 91.

OCT 02 2009

Lynn Shine

Signed / Dated by Appropriate State or Local Official

PHA Certifications of Compliance with PHA Plans and Related Regulations	U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 4/30/2011
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**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning January 1, 2010, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/TMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Archuleta County Housing Authority

CO-081


PHA Name

PHA Number/HA Code

X 5-Year PHA Plan for Fiscal Years 20¹⁰ - 20¹⁵

Annual PHA Plan for Fiscal Years 20__ - 20__

I hereby certify that all the information stated herein, as well as any information provided in the accompanying herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Clifford Lucero	ACHA Board Chair
Signature 	Date 10/13/09