

Housing Authority of the City of Fresno

CA006v02.wpd

Annual Plan for Fiscal Year 2001

**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: Housing Authority of the City of Fresno

PHA Number: 39-P006

PHA Fiscal Year Beginning: (mm/yy/yy) 01/01/01

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 2001 - 2005
[24 CFR Part 903.5]

A. 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. (select one of the choices below)

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

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

The Housing Authority of the City of Fresno is committed to building stronger communities by providing quality housing and empowerment opportunities to eligible families in partnership with community resource providers.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

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

☒ PHA Goal: Expand the supply of assisted housing
Objectives:
☒ Apply for additional rental vouchers:

- ☒ Reduce public housing vacancies:
 - ☒ Leverage private or other public funds to create additional housing opportunities:
 - ☒ Acquire or build units or developments
 - ☐ Other (list below)
- ☒ PHA Goal: Improve the quality of assisted housing
- Objectives:
- ☒ Improve public housing management: (PHAS score)
 - ☒ Improve voucher management: (SEMAP score)
 - ☒ Increase customer satisfaction:
 - ☐ Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - ☒ Renovate or modernize public housing units:
 - ☒ Demolish or dispose of obsolete public housing:
 - ☒ Provide replacement public housing:
 - ☒ Provide replacement vouchers:
 - ☐ Other: (list below)
- ☒ PHA Goal: Increase assisted housing choices
- Objectives:
- ☒ Provide voucher mobility counseling:
 - ☒ Conduct outreach efforts to potential voucher landlords
 - ☐ Increase voucher payment standards
 - ☒ Implement voucher homeownership program:
 - ☒ Implement public housing or other homeownership programs:
 - ☐ Implement public housing site-based waiting lists:
 - ☐ Convert public housing to vouchers:
 - ☐ Other: (list below)

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

- ☒ 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)

The Housing Authority will cooperate with the local redevelopment agency to improve neighborhoods through the City.

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:
 - ☒ 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)

Continue to promote self-sufficiency via the Family Unification and Building Stronger Families programs.

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)

Other PHA Goals and Objectives: (list below)

**Annual PHA Plan
PHA Fiscal Year 2001**

[24 CFR Part 903.7]

Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

☐ **Standard Plan**

Streamlined Plan:

☒ **High Performing PHA**

☐ **Small Agency (<250 Public Housing Units)**

☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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.

A FY 2001 Annual Plan for the Housing Authority of the City of Fresno has been

prepared in compliance with Section 511 of the Quality Housing and Work Responsibility Act (QHWRA) of 1998 and the ensuing HUD requirements. The Plan describes the Housing Authority, its mission and strategy for addressing the housing needs of low-income and very-low income families in the City of Fresno.

The Housing Authority of the City of Fresno shares an Executive Director and staff with the Housing Authority of Fresno County. Both Housing Authorities are public housing agencies as defined in the United States Housing Act of 1937, as amended, and in 24 C.F.R. Chapter VIII. Both agencies have been organized under Section 31000, et a seq., of the California Health and Safety Code.

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

The Housing Authority has the responsibility for planning, financing, constructing, purchasing and managing properties using a variety of affordable housing programs. As the manager of rental properties, the Housing Authority performs all the functions of a private owner, including selection of residents, rent collection and property maintenance. We also administer Section 8 rental assistance to 8,300 families living in housing that is privately owned. Overall, the Housing Authority provides assistance to more than 38,500 persons living in 11,000 housing units located throughout Fresno City and County.

Federal laws establish the rent structure of the housing programs administered by the Housing Authority and require that family income be verified annually. Federal Regulations also impact the selection of program participants, occupancy, lease and grievance procedures.

This Annual Plan addresses those policies and procedures for the public housing and Section 8 Housing Assistance Payment programs that have been modified as a result of QHWRA. The two most significant items addressed in the FY2001 Annual Plan are 1) the adoption of a Pet Policy, and 2) the Agency goal of increasing the number of affordable housing units.

In our Five-Year Plan, the Housing Authority recognizes the need for housing for large families. Our goal of developing additional affordable three bedroom housing has been established to address this need. Information taken from the City's Consolidated Plan

and included in the Housing Needs section support this goal. Earlier this year the Housing Authority received an award of tax credits from the State of California Tax Credit Allocation Committee for the construction of an affordable housing complex in central Fresno.

In addition, the Housing Authority of the City of Fresno was awarded an additional 1,372 vouchers in FY 2000. This amount includes 700 vouchers awarded as part of HUD's Welfare-to-Work program, 100 vouchers under the Family Unification Program, 75 vouchers under Beyond Housing, 88 Preservation vouchers, and 409 additional vouchers as our Fair Share allocation.

The Housing Authority's response to HUD's strategic goal of improving the community's quality of life and economic vitality (5 Year Plan, Page 2) has been amended to include our intent to cooperate with the local redevelopment agency.

The Housing Authority's Plan has been reviewed by a Resident Advisory Council. The Council met and discussed the Plan before it was submitted to the Board of Commissioners. Their comments have been summarized and are included as Attachment CA006j02.

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

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- ☒ Admissions Policy for Deconcentration
 CA006a02 *Public Housing Admissions & Continued Occupancy Policy*
 CA006b02 *Administrative Plan for Section 8 Programs*
- ☒ FY 2000 Capital Fund Program Annual Statement
 CA006c02 *CGP Part I - HUD 52837 for FFY 2001*
 CA006d02 *CGP Part II - HUD 52837 for FFY 2001*
 CA006e02 *CGP Part III - HUD 52837 for FFY 2001*
- ☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- ☒ PHA Management Organizational Chart
 CA006f02 *Housing Authorities of the City & County of Fresno*
 Organizational Chart
- ☒ FY 2000 Capital Fund Program 5 Year Action Plan
 CA006g02 *Part 1 Five-Year Action Plan - HUD 52834 for FFY 2002-2005*
 CA006h02 *Part 2 Five-Year Action Plan - HUD 52834 for FFY 2002-2005*
 CA006i02 *Part 3 Five-Year Action Plan - HUD 52834 for FFY 2002-2005*
- ☒ Public Housing Drug Elimination Program (PHDEP) Plan
 CA006k01 *PHDEP Template submission for FY2001*
- ☒ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)

CA006j02 Resident and Public Comments
__x__ Other (List below, providing each attachment name)
CA006l01 Pet Policy

Supporting Documents Available for Review

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	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 Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public Housing Deconcentration and Income Mixing Documentation: PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance</i> ; <i>Notice</i> and any further HUD guidance) and 18. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies

✓	Public housing rent determination policies, including the methodology for setting public housing flat rents is included in the public housing A & O Policy	Annual Plan: Rent Determination
✓	Schedule of flat rents offered at each public housing	Annual Plan: Rent
✓	Develop rent determination policies Public housing rent determination policy is included in the public housing A & O Policy is included in Section 8 Administrative Plan	Determine 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 is included in the public housing A & O Policy	Annual Plan: Grievance Procedures
✓	Section 8 informal review and hearing procedures is 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 (see Attachment CA028c01)	Annual Plan: Capital Needs
n/a	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
✓	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (included as attachment CA028eo1)	Annual Plan: Capital Needs
n/a	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
n/a	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
n/a	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
n/a	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
✓	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
to be developed	Policies governing any Section 8 Homeownership program	Annual Plan: Homeownership
✓	Any cooperative agreement between the PHA and the TANF agency - verbal agreement in place	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
n/a	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall Households	Afford-a	Supply	Quality	Access-ibi	Size	Loca-tio
Income <= 30% of AMI	14,908	5	5	5	4	5	4
Income >30% but <=50% of AMI	18,459	5	5	5	3	5	3
Income >50% but <80% of AMI	20,089	4	4	4	2	4	2
Elderly	24,435	4	3	3	3	1	1
Families with Disabilities	9,518	4	4	4	2	2	1
White	74,753	3	3	3	3	3	1
Black	9,268	4	3	3	3	3	1
Hispanic	27,710	4	3	3	3	3	1
Native American	972	3	3	3	3	3	1

Asian/Pacific Islander	9,166	4	3	3	3	3	1
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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: *2001-2004*

☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset

☐ American Housing Survey data

Indicate year:

☒ Other housing market study

Indicate year: *Center for Independent Living 1998*

California State University Fresno Vacancy Report 1999

☐ Other sources: (list and indicate year of information)

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

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

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"/> <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	5,378		
Extremely low income <=30% AMI	4,195	78%	

Very low income (>30% but <=50% AMI)	1,022	19%	
Low income (>50% but <80% AMI)	161	3%	
Families with children	3,711	69%	
Elderly families	1,398	26%	
Families with Disabilities	807	15%	
White	753	14%	
Black	1,667	31%	
Hispanic	2,366	44%	
Native American	108	2%	
Asian/Pacific Islander	484	9%	
Characteristics by Bedroom Size (Public Housing Only)	5,378		
0 BR	0	0%	
1BR	1,722	32%	
2 BR	1,996	37%	
3 BR	1,308	24%	
4 BR	352	7%	
5 BR	0	0%	
5+ BR		0%	
<p>Is the waiting list closed (select one)? X <u>No</u> Yes</p> <p>If yes:</p> <p>B. How long has it been closed (# of months)?</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? No Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes</p>			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<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	7,695		
Extremely low income <=30% AMI	4,925	64%	
Very low income (>30% but <=50% AMI)	2,308	30%	
Low income (>50% but <80% AMI)	462	6%	
Families with children	6,849	89%	
Elderly families	846	11%	
Families with Disabilities	not available at this time		
White	1,077	14%	
Black	1,924	25%	
Hispanic	3,463	45%	
Native American	154	2%	
Asian/Pacific Islander	1,077	14%	
Characteristics by Bedroom Size (Public Housing Only)	not applicable		
1BR			
2 BR			

3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)? No Yes
If yes:
B. How long has it been closed (# of months)? 26 months
Does the PHA expect to reopen the list in the PHA Plan year? No Yes
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

C. Strategy for Addressing 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**, and the Agency's reasons for choosing this strategy.

(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:

Select all that apply

- ☒ x Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ x Reduce turnover time for vacated public housing units
- ☒ x Reduce time to renovate public housing units
- ☒ x Seek replacement of public housing units lost to the inventory through mixed finance development
- ☒ x Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ x Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ x Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ x Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ x 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:

Select all that apply

- ☒ 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

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

Select all that apply

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

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

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

Select all that apply

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

B. Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

- ☐ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations

_____ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
☒ Staffing constraints
☒ Limited availability of sites for assisted housing
☒ Extent to which particular housing needs are met by other organizations in the community
☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
☒ Influence of the housing market on PHA programs
☒ Community priorities regarding housing assistance
☒ Results of consultation with local or state government
☒ Results of consultation with residents and the Resident Advisory Board
☒ Results of consultation with advocacy groups
_____ Other: (list below)

Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year.

Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	\$2,897,413	

b) Public Housing Capital Fund	\$3,474,933	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$23,818,654	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$249,165	
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$1,989,815	maintenance / repairs of public housing stock
4. Other income (list below)		
Interest income	\$163,260	maint./repairs p.h. stock
Miscellaneous	\$19,060	maint./repairs p.h. stock
4. Non-federal sources (list below)		
Total resources	\$32,612,300	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

HUD 50075

OMB Approval No: 2577-0226

Expires: 03/31/2002

- a. When does the PHA verify eligibility for admission to public housing? (select all that apply)
- _____ When families are within a certain number of being offered a unit: (state number)
- ☒ When families are within a certain time of being offered a unit: (state time)
- 3-5 months
- _____ Other: (describe)
- b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
- ☒ Criminal or Drug-related activity
- ☒ Rental history
- ☒ Housekeeping
- _____ Other (describe)
- c. _____ Yes ☒ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. ☒ Yes _____ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. _____ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
- ☒ Community-wide list
- _____ Sub-jurisdictional lists
- _____ Site-based waiting lists
- _____ Other (describe)
- b. Where may interested persons apply for admission to public housing?
- ☒ PHA main administrative office
- ☒ PHA development site management office
- _____ Other (list below)
- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?
2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. ☐ Yes ☐ No: May families be on more than one list simultaneously?
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - ☐ PHA main administrative office
 - ☐ All PHA development management offices
 - ☐ Management offices at developments with site-based waiting lists
 - ☐ At the development to which they would like to apply
 - ☐ Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
 - ☐ One
 - ☐ Two
 - ☒ Three or More
- b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

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

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- ☒ Emergencies
- ☒ Overhoused
- ☒ Underhoused
- ☒ Medical justification
- ☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
- ☐ Resident choice: (state circumstances below)
- ☐ Other: (list below)

a. Preferences

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

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

Former Federal preferences:

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☒ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

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:

 2 Involuntary Displacement (Disaster, Government Action, Action of Housing
Owner, Inaccessibility, Property Disposition)
 2 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden

Other preferences (select all that apply)

 x Working families and those unable to work because of age or disability
 x Veterans and veterans' families
 Residents who live and/or work in the jurisdiction
 x 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
 X 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)

 x The PHA-resident lease

- ☐ 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

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
☒ Criminal or drug-related activity only to the extent required by law or regulation
☐ Criminal and drug-related activity, more extensively than required by law or regulation
☐ More general screening than criminal and drug-related activity (list factors below)
☐ Other (list below)
- b. ☐ Yes ☒ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for

screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

☐ Criminal or drug-related activity

☒ Other (describe below) *Rental history if applicant signs release.*

(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) **One Stop Shops provided in conjunction with Fresno County Human Services System*

(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:

Extenuating circumstances such as hospitalization or a family emergency for an extended period of time, and/or

A reasonable effort has been made to locate a unit, including seeking assistance from the Housing Authority.

(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:

- ☒ 2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☒ 2 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)
- a. How does the PHA announce the availability of any special-purpose section 8 programs to the public?
____ Through published notices
☒ Other (list below)

Outreach to nonprofits serving population, including Fresno County Human Services System and the Workforce Development Board.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

- 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
__x__ \$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:

The PHA has set the minimum rent at \$50. However, if the family requests a hardship exemption, the PHA will immediately suspend the minimum rent for the family until the PHA can determine whether the hardship exists and whether the hardship is of a temporary or long-term nature. A hardship exists in the following circumstances:

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

No hardship. *If the PHA determines there is no qualifying hardship, the minimum rent will be reinstated, including requiring back payment of minimum rent for the time of suspension.*

Temporary hardship. *If the PHA reasonably determines that there is a qualifying hardship but that it is of a temporary nature, the minimum rent will not be imposed for a period of 90 days from the date of the family's request. At the end of the 90-day period, the minimum rent will be imposed retroactively to the time of suspension. The PHA will offer a repayment agreement in accordance with this policy for any rent not paid during the period of suspension. During the suspension period the PHA will not evict the family for nonpayment of the amount of tenant rent owed for the suspension period.*

Long-term hardship. *If the PHA determines there is a long-term hardship, the family will be exempt from the minimum rent requirement until the hardship no longer exists.*

Appeals. The family may use the grievance procedure to appeal the PHA's determination regarding the hardship. No escrow deposit will be required in order to access the grievance procedure.

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

1. ☒ Yes ☐ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

Minimum rent: \$50

<i>Flat rents:</i>	<i>0 bedroom</i>	<i>\$210</i>
	<i>1 bedroom</i>	<i>\$309</i>
	<i>2 bedroom</i>	<i>\$390</i>
	<i>3 bedroom</i>	<i>\$504</i>
	<i>4 bedroom</i>	<i>\$573</i>
	<i>5 bedroom</i>	<i>\$753</i>

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- ☒ For the earned income of a previously unemployed household member
- ☒ For increases in earned income
- ☐ Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- ☐ Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- ☒ For household heads
- ☒ For other family members
- ☐ For transportation expenses
- ☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
- ☐ Other (describe below)

e. Ceiling rents

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

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

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

- ☒ For all developments
☐ For all general occupancy developments (not elderly or disabled or elderly only)
☐ For specified general occupancy developments
☐ For certain parts of developments; e.g., the high-rise portion
☐ For certain size units; e.g., larger bedroom sizes
☐ Other (list below)

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

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

f. Rent re-determinations:

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

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

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

(2) Flat Rents

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

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

Cost basis by average unit square footage as adjusted by bedroom size.

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

- 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)

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)

If the family requests a hardship exemption, the PHA will immediately suspend the minimum rent for the family until the PHA can determine whether the hardship exists and whether the hardship is of a temporary or long-term nature. A hardship exists in the following circumstances:

1Ž *If there is a substantial decrease of income which is beyond the family's control*

2Ž *If there is a substantial increase in expenses which is beyond the family's control.*

No hardship. *If the PHA determines there is no qualifying hardship, the minimum rent*

will be reinstated, including requiring back payment of minimum rent for the time of suspension.

Temporary hardship. *If the PHA reasonably determines that there is a qualifying hardship but that it is of a temporary nature, the minimum rent will not be imposed for a period of 90 days from the date of the family's request. At the end of the 90 day period, the minimum rent will be imposed retroactively to the time of the suspension. The PHA will offer a repayment agreement in accordance with this policy for any rent not paid during the period of suspension. During the suspension period the PHA will not evict the family for nonpayment of the amount of tenant rent owed for the suspension period.*

Long term hardship. *If the PHA determines there is a long-term hardship, the family will be exempt from the minimum rent requirement until the hardship no longer exists.*
Section 8 Administrative Plan - page 6-3

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

The Housing Authority of the City of Fresno is a high performing agency and is not required to complete this section.

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(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

- ___. List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
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)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

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

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

The Housing Authority of the City of Fresno is a high performing agency and is not required to complete this section.

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

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)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template ~~OR~~ at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

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

<i>Attachment CA006c02</i>	<i>CGP Part I - HUD 52837</i>
<i>Attachment CA006d02</i>	<i>CGP Part II - HUD 52837</i>
<i>Attachment CA006e02</i>	<i>CGP Part III - HUD 52837</i>

-OR-

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

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template ~~OR~~ by completing and attaching a properly updated HUD-52834.

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

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the

PHA Plan at Attachment (state name)

Attachment CA006g02 Part 1 CGP Five-Year Action Plan - HUD 52834

Attachment CA006h02 Part 2 CGP Five-Year Action Plan - HUD 52834

Attachment CA006i02 Part 3 CGP Five-Year Action Plan - HUD 52834

-or-

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

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

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

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

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- _____ Revitalization Plan under development
_____ Revitalization Plan submitted, pending approval
_____ Revitalization Plan approved
_____ Activities pursuant to an approved Revitalization Plan underway

☒ Yes ☐ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

____ Yes ☒ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

____ Yes ☒ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

____ Yes ____ No: Has the PHA provided the activities description information in the optional Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: ____ Demolition ____ Disposition
3. Application status (select one) ____ Approved ____ Submitted, pending approval ____ Planned application
4. Date application approved, submitted, or planned for submission:

5. Number of units affected: Coverage of action (select one) ___ Part of the development ___ 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)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ___ Yes ___x___ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- ___ Yes ___ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name:

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

____ Yes ____ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

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

_____ Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

1. ☒ Yes ☐ No Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

The Housing Authority of the City of Fresno is a high performing agency and is not required to complete this section.

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input 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: <u>(DD/MM/YYYY)</u>
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.)

The Housing Authority of the City of Fresno is a high performing agency and is not required to complete this section.

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

The Housing Authority of the City of Fresno is a high performing agency and is not required to complete this section.

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

- b. ____ Yes ____ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
 - ____ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - ____ Informing residents of new policy on admission and reexamination
 - ____ Actively notifying residents of new policy at times in addition to admission and reexamination.
 - ____ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - ____ Establishing a protocol for exchange of information with all appropriate TANF agencies
 - ____ Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

The Housing Authority of the City of Fresno is a high performing agency and is submitting a FY 2001 PHDEP Plan with this Annual Plan.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- ☐ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- ☐ Residents fearful for their safety and/or the safety of their children
- ☐ Observed lower-level crime, vandalism and/or graffiti
- ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☐ Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

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

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

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

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

☐ Contracting with outside and/or resident organizations for the provision of crime-
and/or drug-prevention activities

☐ Crime Prevention Through Environmental Design

☐ Activities targeted to at-risk youth, adults, or seniors

☐ Volunteer Resident Patrol/Block Watchers Program

☐ Other (describe below)

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

C. Coordination between PHA and the police

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

☐ Police involvement in development, implementation, and/or ongoing evaluation
of drug-elimination plan

☐ Police provide crime data to housing authority staff for analysis and action

☐ Police have established a physical presence on housing authority property (e.g.,
community policing office, officer in residence)

☐ Police regularly testify in and otherwise support eviction cases

☐ Police regularly meet with the PHA management and residents

☐ Agreement between PHA and local law enforcement agency for provision of
above-baseline law enforcement services

Other activities (list below)

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

D. Additional information as required by PHDEP/PHDEP Plan

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

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

☐ **Yes** ☐ **No:** Has the PHA included the PHDEP Plan for FY 2001 in this PHA Plan?

☒ **Yes** ☐ **No:** This PHDEP Plan is an Attachment.

14. RESERVED FOR PET POLICY**[24 CFR Part 903.7 9 (n)]**

The Housing Authorities of the City and County of Fresno have established a Pet Policy to govern the keeping of a pet in or on properties it owns and operates. In accordance with Federal regulations, the Policy does not apply to animals that are used to assist the handicapped, nor small caged pets, such as hamsters, turtles, birds, fish, etc. A single policy has been developed for all public housing residents, including the elderly/disabled.

Following is a list of requirements related to pet ownership:

- 1Ž Limit one (1) or two (2) pets per household;*
- 2Ž The only permitted pet is a domesticated dog or cat;*
- 3Ž Dogs are to be licensed yearly and a pet license should be visible at all times;*
- 4Ž All dogs and cats must be spayed or neutered before they reach six (6) months of age;*
- 5Ž No pet may be kept in violation of humane or health laws;*
- 6Ž A dog must be on a leash attended by a resident if outside the resident's unit;*
- 7Ž A cat is to use a litter box inside the resident's unit;*
- 8Ž Residents are responsible for promptly cleaning pet's droppings;*
- 9Ž Residents should take adequate precautions to eliminate any pet odors;*
- 10Ž Pets are to be kept flea, tick, and lice free at all times;*
- 11Ž Residents shall not permit any disturbance by their pet;*
- 12Ž If a pet is left unattended for twenty-four (24) hours or more, the Housing Authority may enter the dwelling to remove the pet;*
- 13Ž Residents shall not alter their unit, patio or enclosure to create an enclosure for a pet;*
- 14Ž Resident is responsible for all damages caused by their pet;*

- 15Ž Residents are prohibited from feeding stray animals;
16Ž Pet sign must be displayed at dwelling to notify staff before entry;
17Ž Residents are given the option of paying a one-time non refundable fee of \$150, or a \$200 refundable pet deposit. These amounts compare favorably to the private market which charges as much as \$300. Elderly/disabled residents who currently have a pet are not required to increase their deposit until approval of a new pet is requested; and
18Ž Residents who violate these rules are subject to (a) removing the pet within 30 days and/or (b) eviction.

The Housing Authorities' Pet Policy is included as an attachment to this Annual Plan. Attachment CA006101 Pet Policy

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)]

The Housing Authority of the City of Fresno is a high performing agency and is not required to complete this section.

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☐ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

- ☐ Not applicable
- ☐ Private management
- ☐ Development-based accounting
- ☐ Comprehensive stock assessment
- ☐ Other: (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)

Attachment CA006j02 Resident and Public Comments

☐ 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:

xxxxxxxxxxxxxx

☐ 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)

The Board of Commissioners for the Housing Authority of the City of Fresno includes two (2) resident commissioners that have been appointed by the Mayor of the City of Fresno and confirmed by the City Council.

b. Eligible candidates: (select one)

☐ Any recipient of PHA assistance

☐ Any head of household receiving PHA assistance

☒ Any adult recipient of PHA assistance

☐ Any adult member of a resident or assisted family organization

☐ Other (list)

c. Eligible voters: (select all that apply)

- _____ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- _____ Representatives of all PHA resident and assisted family organizations
- _____ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)

The City of Fresno.

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

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

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

D. Other Information Required by HUD

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

The Housing Authority of the City of Fresno defines substantial deviation and significant amendment or modification as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives or plans of the agency and which require formal approval of the Board of Commissioners.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Attachment CA006a02	Public Housing Admissions and Continued Occupancy Policy
Attachment CA006b02	Administrative Plan for the Section 8 Programs
Attachment CA006c02	FY 2001 Capital Fund Program Annual Statement CGP Part I - HUD 52837
Attachment CA006d02	FY 2001 Capital Fund Program Annual Statement CGP Part II - HUD 52837
Attachment CA006e02	FY 2001 Capital Fund Program Annual Statement CGP Part III - HUD 52837
Attachment CA006f02	Housing Authority of Fresno County Organizational Chart
Attachment CA006g02	Part 1 Capital Fund Program 5 Year Action Plan CGP Five-Year Action Plan - HUD 52834
Attachment CA006h02	Part 2 Capital Fund Program 5 Year Action Plan CGP Five-Year Action Plan - HUD 52834
Attachment CA006i02	Part 3 Capital Fund Program 5 Year Action Plan CGP Five-Year Action Plan - HUD 52834
Attachment CA006j02	Resident and Public Comments
Attachment CA006k01	Public Housing Drug Elimination Program Plan FY 2001 PHDEP Plan - HUD 50075

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) **Part I: Summary**

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

OMB Approval No. 2577-0157 (exp. 7/31/98)

HA Name Housing Authority of the City of Fresno	Comprehensive Grant Number: CA39P00650200	FFY of Grant Approval: 2001
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☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☐ Revised Annual Statement/Revision Number _____ ☐ Performance & Evaluation Report for Program Year Ending _____ ☐ Final Performance & Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds	\$0.00	0.00	0.00	0.00
2	1406 Operations (may not exceed 10% of line 19)	\$0.00	0.00	0.00	0.00
3	1408 Management Improvements	\$425,000.00	0.00	0.00	0.00
4	1410 Administration	\$242,433.00	0.00	0.00	0.00
5	1411 Audit	\$2,500.00	0.00	0.00	0.00
6	1415 Liquidated Damages	\$0.00	0.00	0.00	0.00
7	1430 Fees and Costs	\$150,000.00	0.00	0.00	0.00
8	1440 Site Acquisition	\$0.00	0.00	0.00	0.00
9	1450 Site Improvement	\$0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	\$1,500,000.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	\$0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	\$105,000.00	0.00	0.00	0.00
14	1485 Demolition	\$0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	\$0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	\$0.00	0.00	0.00	0.00
17	1498 Mod used for Development	\$0.00	0.00	0.00	0.00
18	1502 Contingency (may not exceed 8% of line 19)	\$0.00	0.00	0.00	0.00
19	Amount of Annual Grant (Sum of lines 2-18)	\$2,424,933.00	0.00	0.00	0.00
20	Amount of line 19 Related to LBP Activities	\$0.00	0.00	0.00	0.00
21	Amount of line 19 Related to Section 504 Compliance	\$0.00	0.00	0.00	0.00
22	Amount of line 19 Related to Security	\$300,000.00	0.00	0.00	0.00
23	Amount of line 19 Related to Energy Conservation Measures	\$0.00	0.00	0.00	0.00

Signature of Executive Director & Date:

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

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

OMB Approval No. 2577-0157 (exp. 7/31/98)

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
CA39P006000	Youth Mentor Program	1408		\$45,000.00				
CA39P006000	Software	1408		\$80,000.00				
CA39P006000	Drug Abatement & Security	1408		\$300,000.00				
CA39P006000	Publications	1410		\$1,000.00				
CA39P006000	Sundry	1410		\$1,000.00				
CA39P006000	Travel	1410		\$3,500.00				
CA39P006000	Employee Benefits	1410		\$40,000.00				
CA39P006000	Technical Salaries	1410		\$45,000.00				
CA39P006000	Non-Technical Salaries	1410		\$151,933.00				
CA39P006000	Audit	1411		\$2,500.00				
CA39P006000	Consultant Fees	1430		\$10,000.00				
CA39P006000	Permit Fees	1430		\$40,000.00				
CA39P006000	Arch & Eng. Fees	1430		\$50,000.00				
CA39P006000	Inspection Salary	1430		\$50,000.00				
CA39P006000	Office Equipment	1475		\$5,000.00				
CA39P006000	Computer Equipment	1475		\$100,000.00				
CA39P006010	Painting	1460	113	\$25,000.00				
CA39P006010	Flooring	1460	113	\$60,000.00				
CA39P006010	Window Replacement	1460	113	\$80,000.00				
CA39P006010	Site Improvements	1460	113	\$100,000.00				
CA39P006010	Roofing	1460	113	\$180,000.00				
CA39P006010	Electrical	1460	113	\$225,000.00				
CA39P006010	Mechanical	1460	113	\$225,000.00				
CA39P006010	Plumbing	1460	113	\$225,000.00				
CA39P006010	Asbestos Abatement	1460	113	\$380,000.00				

Signature of Executive Director & Date:

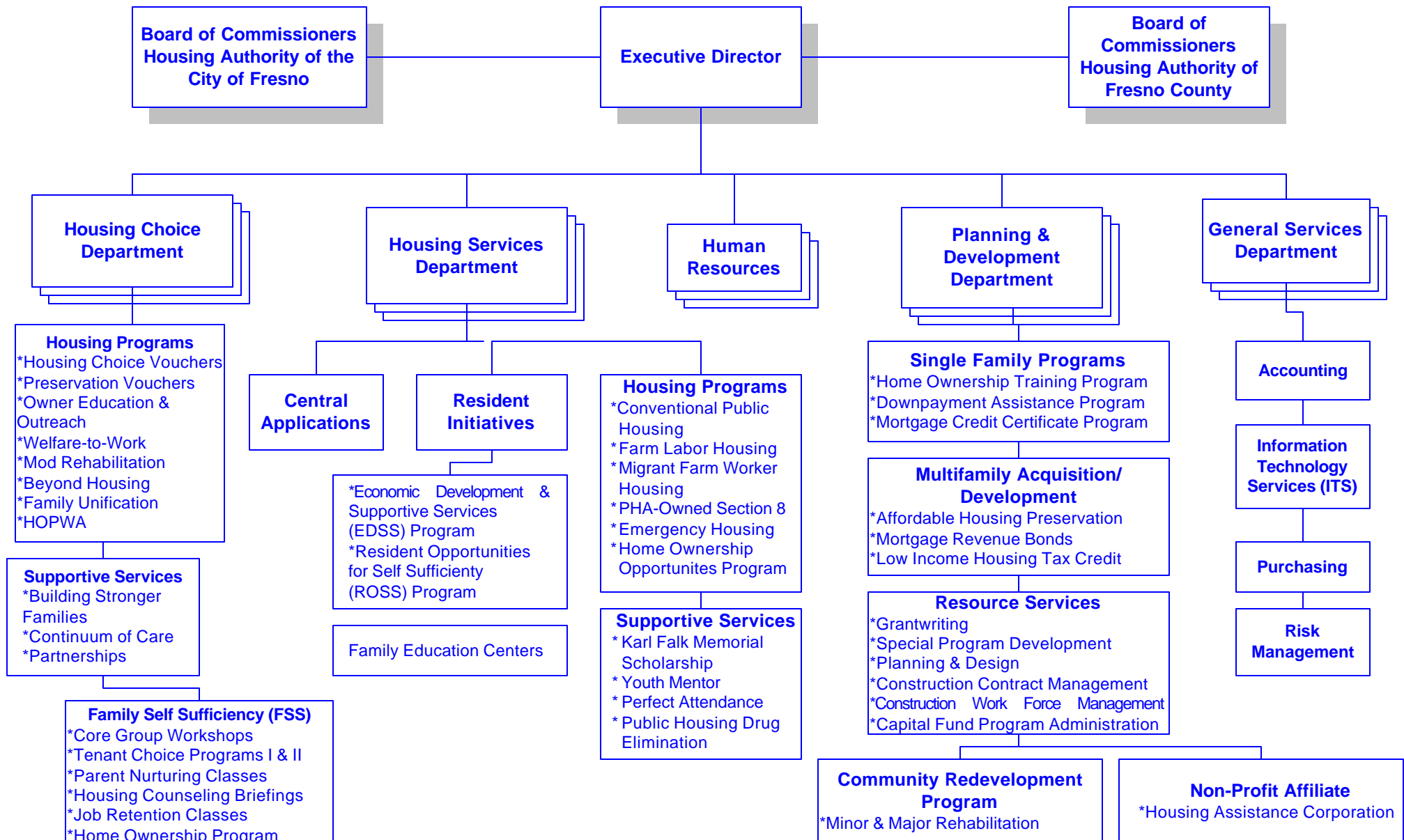
Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

Comprehensive Grant Program (CGP) **Part III: Implementation Schedule**

Development Number/Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
HA Wide CA006010	03/31/03 03/31/03			9/30/04 9/30/04			
<div>Signature of Executive Director & Date:</div> <div>Signature of Public Housing Director/Office of Native American Programs Administrator & Date:</div>							

HOUSING AUTHORITIES

CITY AND COUNTY OF FRESNO



Five-Year Action Plan
Part I: Summary
 Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0517 (exp. 7/31/98)

HA/LHA Name: Housing Authority of the City of Fresno	Locality: (City/County and State) Fresno, Fresno CA	<input type="checkbox"/> Original <input type="checkbox"/> Revision No.			
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A. Development Number / Name	Year 1 FFY: 2001	Work Statement for Year 2 FFY: 2002	Work Statement for Year 3 FFY: 2003	Work Statement for Year 4 FFY: 2004	Work Statement for Year 5 FFY: 2005
CA39P006000 Agency Wide	See Annual Statement	\$105,000.00	\$105,000.00	\$165,000.00	\$105,000.00
CA39P006002 Sequoia Courts		\$0.00	\$0.00	\$0.00	\$0.00
CA39P006003 Sierra Plaza		\$0.00	\$0.00	\$0.00	\$65,000.00
CA39P006004 Fairview Height		\$0.00	\$0.00	\$0.00	\$15,000.00
CA39P006005 Sequoia Courts Terrace		\$0.00	\$763,569.00	\$0.00	\$15,000.00
CA39P006006 Sierra Terrace		\$0.00	\$367,069.00	\$0.00	\$604,500.00
CA39P006007 Monte Vista Terrace		\$50,000.00	\$0.00	\$0.00	\$77,000.00
CA39P006008 Cedar Courts		\$0.00	\$0.00	\$467,440.00	\$0.00
CA39P006009 Funston Terrace		\$0.00	\$0.00	\$0.00	\$75,000.00
CA39P006010 Yosemite Village		\$500,000.00	\$0.00	\$0.00	\$15,000.00
CA39P006011 Funston Place		\$850,185.00	\$266,366.00	\$0.00	\$0.00
CA39P006015 Viking Village		\$0.00	\$0.00	\$0.00	\$48,000.00
CA39P006016 Inyo Terrace		\$0.00	\$0.00	\$44,500.00	\$0.00
CA39P006017 Scattered Sites		\$0.00	\$0.00	\$91,050.00	\$0.00
CA39P006023 Scattered Sites		\$0.00	\$0.00	\$534,900.00	\$0.00
CA39P006025 Scattered Sites		\$0.00	\$0.00	\$163,700.00	\$45,000.00
CA39P006026 DeSoto Gardens		\$0.00	\$0.00	\$0.00	\$363,000.00
B. Physical Improvement Subtotal (Excluding Nondwelling)		\$1,400,185.00	\$1,397,004.00	\$1,301,590.00	\$1,197,500.00
C. Management Improvement		\$467,936.00	\$467,936.00	\$477,936.00	\$484,986.00
D. PHA-Wide Nondwelling Structures & Equipment		\$105,000.00	\$105,000.00	\$165,000.00	\$230,000.00
E. Administration		\$242,493.00	\$242,493.00	\$242,493.00	\$242,493.00
F. Other		\$209,319.00	\$162,500.00	\$187,914.00	\$219,954.00
G. Operations				\$50,000.00	\$50,000.00
H. Demolition					
I. Replacement Reserves					
J. Mod Used for Development			\$50,000.00		
K. Total CGP Fund		\$2,424,933.00	\$2,424,933.00	\$2,424,933.00	\$2,424,933.00
L. Total Non-CGP Funds		\$0.00	\$0.00	\$0.00	\$0.00
M. Grand Total		\$2,424,933.00	\$2,424,933.00	\$2,424,933.00	\$2,424,933.00

Signature of Executive Director & Date:	Signature of Public Housing Director/Office of Native American Programs Administrator & Date:
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Five-Year Action Plan

Part II: Supporting Pages

Physical Needs Work Statement(s)

Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0517 (exp. 7/31/98)

Work Statement for Year 1 FFY: 2001	Work Statement for Year 2 FFY:2002			Work Statement for Year 3 FFY:2003		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	CA39P006000 Agency Wide			CA39P006000 Agency Wide		
	Computer Equipment		100,000.00	Computer Equipment		\$100,000.00
	Office Equipment		5,000.00	Office Equipment		\$5,000.00
	CA39P006007 Monte Vista Terrace			CA39P006005 Sequoia Courts Terrace		
	Roofing	44	50,000.00	Roofs	78	\$117,000.00
	CA39P006010 Yosemite Village			Upgrade Heating/Cooling	78	\$200,000.00
	Doors		60,000.00	Refrigerators	78	\$35,100.00
	Building Additions		160,000.00	Re-finish Cabinets	78	\$152,269.00
	Stoves & Refrigerators	113	60,000.00	Floor Tile	78	\$78,000.00
	Cabinets & Tile Countertops	113	160,000.00	Exterior Paint-Trim	78	\$55,000.00
	Stucco	113	60,000.00	Replace Screen Doors	78	\$31,200.00
	CA39P006011 Funston Place			Upgrade Parking		\$95,000.00
	Vertical Blinds	150	75,000.00	CA39P006006 Sierra Terrace		
	Interior Metal Doors	150	65,000.00	Site Grading		\$85,000.00
	Upgrade Parking Areas		92,109.00	Cabinet Repairs	72	\$157,069.00
	Repair Planter Areas		80,000.00	Landscaping		\$80,000.00
	Bathroom Modernization	150	313,076.00	Exterior Paint-Trim	72	\$45,000.00
	Kitchen Floors	150	225,000.00			
				CA39P006011 Funston Place		
				Roof Repairs	150	\$3,000.00
				Cabinet Replacement	150	\$263,366.00
	Subtotal of Estimated Cost		\$1,505,185.00	Subtotal of Estimated Cost		\$1,502,004.00

Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
 Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0517 (exp. 7/31/98)

Work Statement for Year 1 FFY: 2001	Work Statement for Year 4 FFY:2004			Work Statement for Year 5 FFY:2005			
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	CA39P006000 Agency Wide Education Center		65,000.00	CA39P006000 Agency Wide Office Equipment		\$5,000.00	
	Computer Equipment		95,000.00	Computer Equipment		\$100,000.00	
	Office Equipment		5,000.00	CA39P006003 Sierra Plaza Playground Equipment		\$15,000.00	
	CA39P006008 Cedar Courts Stucco	149	162,440.00	Upgrade Heating & Cooling		\$35,000.00	
	Exterior Painting	149	50,000.00	Site Concrete & Landscaping		\$15,000.00	
	Cabinet Repairs		30,000.00	CA39P006004 Fairview Height Playground Equipment		\$15,000.00	
	Roof Repairs		150,000.00	CA39P006005 Sequoia Courts Terrace Playground Equipment		\$15,000.00	
	Upgrade Heating & Cooling	149	75,000.00	CA39P006006 Sierra Terrace Playground Equipment		\$50,000.00	
	CA39P006016 Inyo Terrace Plumbing		4,500.00	CA39P006006 Sierra Terrace Playground Equipment		\$50,000.00	
	Exterior Painting	44	40,000.00	Site Concrete Repairs		\$10,000.00	
	CA39P006017 Scattered Sites Rear Entry Doors	4	800.00	Entry Locks	72	\$8,500.00	
	Garage Doors	2	800.00	Carports		\$150,000.00	
	Electrical Upgrades	4	10,000.00	Heating/Cooling	72	\$386,000.00	
	Window Replacements	4	20,000.00	CA39P006007 Monte Vista Terrace Upgrade Heating & Cooling		\$72,000.00	
	Ranges	4	1,500.00	Site Irrigation		\$5,000.00	
	Water Heaters	4	450.00	CA39P006009 Funston Terrace New Countertops	50	\$75,000.00	
	Heating/Cooling Units	4	6,000.00	CA39P006010 Yosemite Village Playground Equipment		\$15,000.00	
	Bathroom Fixtures	4	9,000.00	CA39P006015 Viking Village Shower Enclosures	40	\$48,000.00	
	Cabinets	4	10,000.00				
	Fences	4	4,000.00				
	Exterior Painting	4	6,000.00				
	Stucco Re-dash	4	9,000.00				
		Subtotal of Estimated Cost		\$754,490.00	Subtotal of Estimated Cost		\$1,019,500.00

Five-Year Action Plan

Part II: Supporting Pages

Physical Needs Work Statement(s)

Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0517 (exp. 7/31/98)

Work Statement for Year 1 FFY: 2001	Work Statement for Year 4 FFY:2004			Work Statement for Year 5 FFY:2005		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	Exterior Siding Repairs	4	1,500.00	CA39P006025 Scattered Sites		
	Floor Covering	4	6,000.00	Cabinets	58	\$20,000.00
	Interior Wall Texture/Paint	4	6,000.00	Heating/Cooling Units	58	\$25,000.00
	CA39P006023 Scattered Sites			CA39P006026 DeSoto Gardens		
	Water Heaters	10	1,000.00	Heating/Cooling Units	28	\$154,000.00
	Heating/Cooling Units	43	20,000.00	Retaining Wall Fence		\$100,000.00
	Bathroom Fixtures	43	10,000.00	Handicap Concrete Pads		\$3,000.00
	Rear Entry Doors	43	4,300.00	Landscaping		\$10,000.00
	Windows	43	75,000.00	Exterior Painting	28	\$66,000.00
	Exterior Painting	43	20,000.00	Playground Equipment		\$15,000.00
	Stucco Re-Dash	43	45,000.00	Site Concrete		\$15,000.00
	Exterior Siding Repairs	43	8,000.00			
	Floor Covering	43	30,000.00			
	Roofing	43	20,000.00			
	Refrigerators & Stoves		7,000.00			
	Cabinet Replacement	24	96,000.00			
	Interior Painting	24	40,800.00			
	Upgrade Electrical	24	24,000.00			
	Install Gas Lines for Stoves	24	16,800.00			
	Bath Exhaust Fans	24	9,000.00			
	Ceiling Fans	24	7,200.00			
	Garage Door Openers	24	4,800.00			
	Fencing		96,000.00			
	CA39P006025 Scattered Sites					
	Rear Entry Doors	18	4,000.00			
	Garage Doors	18	7,200.00			
	Subtotal of Estimated Cost		\$1,314,090.00	Subtotal of Estimated Cost		\$1,427,500.00

Five-Year Action Plan

Part II: Supporting Pages

Physical Needs Work Statement(s)

Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0517 (exp. 7/31/98)

Work Statement for Year 1 FFY: 2001	Work Statement for Year 4 FFY:2004			Work Statement for Year 5 FFY:2005		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
	Water Heaters	25	2,500.00			
	Bathroom Fixtures	58	10,000.00			
	Fences		10,000.00			
	Exterior Painting	58	18,000.00			
	Stucco Re-Dash	58	25,000.00			
	Exterior Siding Repairs	58	20,000.00			
	Floor Covering	58	15,000.00			
	Interior Wall Texture & Paint	58	15,000.00			
	Roofing	58	30,000.00			
	Refrigerators & Stoves		7,000.00			

	Subtotal of Estimated Cost	\$1,466,590.00	Subtotal of Estimated Cost	\$1,427,500.00
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Resident Advisory Council Comments

Housing Authorities of the City and County of Fresno

Resident Advisory Council

This is a summary of the Resident Advisory Council discussion concerning the FY 2001 Annual Plans for the Housing Authority of the City of Fresno and the Housing Authority of Fresno County.

In conformance with the requirements of the Quality Housing and Work Responsibility Act of 1998, Fresno Housing Authority assisted residents of Section 8 and public housing in establishing a Resident Advisory Council (RAC). The Executive Director's prior appointment of five public housing residents and five Section 8 program participants to the Resident Advisory Council was ratified by the Boards of Commissioners last year.

The RAC met on October 23, 2000. The purpose of this meeting was to review and discuss the Housing Authorities' FY 2001 Annual Plans. Members were given draft copies of Agency Plans for the Housing Authority of the City of Fresno and the Housing Authority of Fresno County. They were also given copies of the Pet Policy, the Capital Fund Program Annual Statements and 5 Year Action Plans, and the Public Housing Drug Elimination Program Plans. Following is a summary of the comments and questions raised by residents at this meeting.

Monday, October 23, 2000 @ 5:30 p.m.

Edward L. Stacy, Executive Director opened the meeting by thanking the Council members for agreeing to participate. The role and responsibilities of the Resident Advisory Council in the Quality Housing and Work Responsibility Act (QHWRA) was briefly discussed. Mr. Stacy reviewed the Housing Authority's mission and goals, as described in the Agency 5-Year Plan.

Donna Casaccia, Deputy Director for Housing Services reviewed changes to the Occupancy Policy for the public housing program, including the addition of a Community Service Requirement and development of the Pet Policy which will go into effect January 1, 2001.

Residents asked the following questions at this meeting:

- 1) *After hearing of the many adults who are exempt from doing community service, who does have to comply?*

Answer: The example was given of a unemployed 30 year old adult child who is living with his/her parent in a public housing unit. As long as the child is not blind or disabled, or caring for a family member who is blind or disabled, the adult child would have to comply with the community service requirement.

A second example of a unemployed mother with young children was presented. Several community service options were suggested, including helping in the classroom or on the playground at an elementary school.

- 1) *What if a resident wants to adopt a very old pet, does the resident still have get the dog or cat spayed or neutered? Although pit bulls are prohibited, what if a resident wants to adopt a pit bull mix?*

Answer: There is no age exemption on getting a pet spayed or neutered.

If a resident wants to adopt a pit bull mix breed, the decision as to whether the resident would be allowed to keep the pet would be based on the adult weight. According to the Pet Policy, pets must weigh less than 25 pounds at adulthood.

- 1) *Please explain the difference between refundable and non refundable deposits.*

Answer: In developing the Pet Policy, the existing pet policy developed for the elderly/disabled was taken into consideration, along with pet policies obtained from several other housing authorities, as well as information from the Humane Society (HSUS). Some of the recommendations made by HSUS have been incorporated into the new policy. A copy of the recommended policy is attached.

A single policy was developed to cover all parties. The law requiring housing authorities to develop pet policies talks about “reasonable” deposits. Public Housing residents are given the option of paying a one-time non refundable fee of \$150, or a \$200 refundable pet deposit that they can get back when they move out. These amounts compare favorably to the private market which charges as much as \$300. Elderly/disabled residents who currently have a pet are not required to increase their deposit until approval of a new pet is requested. HUD has specified that implementation of the Pet Policy will be the date of the approval of the PHA Plan which includes the Policy.

- 1) *Comment: The Pet Policy you’ve developed is livable. One public housing resident serving as a member of the Resident Advisory Council commented that she has a neighbor who has adopted several stray cats. This policy will enable the Housing Authority to address problems with her pets more effectively.*

Peronia Canidate, Deputy Director for the Housing Choice Department reviewed changes to the Section 8 Administrative Plan. She explained that the document has been updated to comply with the merger of the certificate program with the voucher program.. Ms. Canidate also indicated that the Housing Authority has increased the payment standard for the Section 8 program from 100% to a maximum of 110% of FMR. The Housing Authority has been successful in applying for more than 3,000 additional vouchers which are being made available to low income families living in Fresno County. That means that 3,000 more families have been

offered rental assistance and are on the streets looking for housing to rent. As a result, the housing market has become very tight. Increasing the payment standard will allow the families more flexibility in securing a decent, safe and sanitary place to live.

Council members were also advised of the rent reasonableness study recently completed at the request of the Housing Authority by California State University, Fresno. Results of the study were briefly reviewed.

- 1) *Comments: One Council member indicated her approval by saying "That's great. This change will open a lot more avenues for people searching for housing." A second Council member said "Very good, this is a big step. You've done a good job."*

Frank Rodriguez, Program Development Specialist with the Planning and Development Department reviewed the Capital Fund Program Annual Statement and 5-Year Plan for both the City and County Housing Authorities.

- 1) *Comments: One Council member commented that work is being done on the complex where she lives and that she is helping to keep the job site secure while under construction.*

- 1) *Why is nothing being spent on CA006002, Sequoia Courts in the City of Fresno?*

Answer: Sequoia Courts was recently remodeled. The major renovation of this complex was just completed last year. All underground sewer and water lines were replaced, gas lines were relocated, asbestos and lead-based paint were abated, laundry/storage rooms were added, new roofs were installed, HVAC was added, kitchens and baths were modernized with new cabinets and flooring, and all walls were textured and painted.

- 1) *How do we estimate what things will cost five years into the future?*

Answer: We know what things cost today, and the Housing Authority refers to R.S. Means to determine the appropriate inflation factor to use.

- 1) *Can we move money around?*

Answer: Yes, as long as we have included some money on a line item, the amount allocated can be reduced or increased as needed.

Donna McBrien, Program Development Specialist with Planning and Development Department reviewed the FY 2001 Public Housing Drug Elimination Program (PHDEP) plan for the City and County Housing Authorities. The bulk of the drug elimination money received from HUD is paid to Fresno County Boys & Girls Club for specific drug prevention activities. The Housing Authority has contracted with Fresno County Boys & Girls Club to provide specific services and programs to young people living in public housing. In addition, PHDEP funds are being used to pay for supplemental law enforcement in the City of Fresno.

10) *Comment: I notice you have not provided any funds for intervention/treatment. I am glad to hear the agency is focusing on prevention programs, instead.*

11) *Can my children participate in Boys & Girls Club activities in Del Rey even though we live in Fowler?*

Answer: Yes. Boys & Girls Clubs are open to all young people living in the area.

The meeting concluded at 6:55 p.m. Participants were thanked for taking the time to review and discuss the Annual Plan.

Respectfully submitted by the Resident Advisory Council:

Sothea (Brian) Chan

Christina Hernandez

Fay A. Jay

Deborah Napoleon

Alice Peterson

Pablo Camacho

members absent:

Marisela Laursen

AnnMarie Rivas

Janie Clark

Sherrie Henderson

Public Comments

The FY 2001 Annual Plan for the Housing Authority of the City of Fresno is available for review at the Housing Authority District II and District III offices located at:

District II Office
Fresno Housing Authority
937 Klette Street
Fresno, CA 93706
(559) 457-4175

District III Office
Fresno Housing Authority
2134 N Augusta
Fresno, CA 93703
(559) 457-4150

The FY2001 Annual Plan for the Housing Authority of Fresno County is available for review at

the Housing Authority District IV and District V offices located at:

District IV Office
Fresno Housing Authority
1030 Parlier Avenue
Parlier, CA 93648
(559) 646-2778

District V Office
Fresno Housing Authority
1625 Allardt Drive
Firebaugh, CA 93622
(559) 659-3084

The public has been notified via the Internet of the availability of these Plans.

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

Public Housing Drug Elimination Program Plan Housing Authority of the City of Fresno - CA006

Annual PHDEP Plan Table of Contents:

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

Section 1: General Information/History

- A. Amount of PHDEP Grant \$__249,165_____**
- B. Eligibility type (Indicate with an “x”) N1_____ N2_____ R_X_____**
- C. FFY in which funding is requested __2001_____**
- D. Executive Summary of Annual PHDEP Plan**

The Housing Authority of the City of Fresno is requesting PHDEP funds to provide drug prevention activities to young people living in West, Central and Southeast Fresno. Boys & Girls Clubs in each of these areas provide specific drug prevention activities via programs such as SMART Moves, Keystone Club, and Camp Esteem. PHDEP funds are also being used to provide supplemental law enforcement in West Fresno. The Housing Authority employs multiple management practices and provides Resident Initiative programs and services to eliminate and prevent drug abuse and criminal activity within and around public housing complexes in the City of Fresno. As a result, residents live in a safer environment.

E. Target Areas

HUD 50075—PHDEP Plan
OMB Approval No: 25577-0226
Expires: 03/31/2002

indicate the length of program by # of months. For “Other”, identify the # of months).

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
West Fresno CA006002, CA006003, CA006004, CA006005, CA006006, CA006010, CA006026, CA028038	535	1277*
Southeast Fresno CA006008, CA006009b	149	545
Central Fresno CA006009 CA006011	200	516

*CA006002 is being remodeled and is not occupied.

**California Department of Finance Population Estimated Fresno population for January 1, 2000 is 420,600. **

F. Duration of Program

6 Months_____ X 12 Months_____ 18 Months_____ 24 Months_____ Other _____

briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

G. PHDEP Program History

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1996	\$319,427	CA039DEP0060196	\$0	none	n/a
FY 1997	\$552,240	CA039DEP0060197*	\$0	none	n/a
FY1998	\$637,200	CA039DEP0060198*	\$0	none	n/a
FY 1999	\$239,075	CA039DEP0060199	\$179,501	none	May 31, 2001
FY2000	\$249,165	CA038DEP0060200	\$249,165	none	May 31, 2002

* The Housing Authority of the City of Fresno and the Housing Authority of Fresno County were awarded a joint contract for Drug Elimination funding under the City PHA number. *PHDEP Funding Received* is for both the City and County agencies.

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

The Housing Authority of the City of Fresno has developed a multifaceted strategy for eliminating drugs and crime from its public housing complexes. PHDEP funds have been used to pay for supplemental law enforcement as well as support Boys & Girls Clubs which have been established in West, Central and Southeast Fresno. Families applying for admission are thoroughly screened which continues to improve the livability of public housing complexes throughout the city. Language strengthening the *termination of lease* provisions for drug-related criminal activity has resulted in the swift eviction of families involved in drug use, possession and/or gang-related activities. A wide variety of resident initiative programs and services are being provided via our *Family Investment Center, Economic Development and Supportive Services* and *Family Self-Sufficiency* programs. Residents have become increasingly more forthcoming in reporting criminal activity, and housing management has developed a closer working relationship with law enforcement. All of these activities have resulted in an increase in evictions for drug and criminal activity the last several years. The Housing Authority also measures the effectiveness of its drug elimination activities by monitoring the amount of criminal activity at each public housing site using data provided by the Fresno Police Department.

B. PHDEP Budget Summary Housing Authority of the City of Fresno

HUD 50075—PHDEP Plan
OMB Approval No: 25577-0226
Expires: 03/31/2002

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

CA006

FY 2000 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	\$28,355
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	\$220,810
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
TOTAL PHDEP FUNDING	\$249,165

REVISED SUMMARY Housing Authority of the City of Fresno

CA006

A. PHDEP Plan Goals and Activities

9110 - Reimbursement of Law Enforcement		Total PHDEP Funding: \$
Goal(s)	To eliminate drug related criminal activity in the target areas and prevent the reemergence of the problem in the post-program period.	
Objectives	Provide a policing team responsible solely to the target area, enhance drug enforcement capability, encourage citizen involvement in anti-drug law enforcement activities, and advocate participation in a broad array of programs and services that encourage self-sufficiency.	

HUD 50075—PHDEP Plan
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Expires: 03/31/2002

Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDP Funding	Other Funding (Amount/ Source)	Performance Indicators
1. Provide supplemental law enforcement in West Fresno			June 1, 2001	May 31, 2002	\$28,355	\$230,485	Crime rates in West Fresno will continue to drop.
2. Schedule Education Center programs and services and market activities to area residents.			June 1, 2001	May 31, 2002	\$0	\$1,000,000/FIC \$500,000/EDSS	Adult residents will become less dependent on welfare assistance, the number of residents with earned income will increase
3. National Night Out			June 1, 2001	May 31, 2002	\$0	information not available	The number of public housing residents attending this event will be a measure of its success.

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

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

9140 - Voluntary Tenant Patrol					Total PHDEP Funding: \$		
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HUD 50075—PHDEP Plan
OMB Approval No: 25577-0226
Expires: 03/31/2002

Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention				Total PHDEP Funding: \$249,165			
Goal(s)	The Boys & Girls Clubs of Fresno County will provide a variety of drug prevention activities that will educate young people about drug and alcohol abuse.						
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Substance Abuse Education	2033	West, Central & Southeast Fresno	June 1, 2001	May 31, 2002	\$220,810	\$108,360	A survey developed by and for Boys & Girls Club members will demonstrate the effectiveness of this activity.

2. Other Education	2033	West, Central & Southeast Fresno	June 1, 2001	May 31, 2002	ù	ù	Academic performance will improve, drop out rates will be reduced, students will have fewer unexcused absences and a greater percentage of kids will graduate from high school.
3. Recreational/Cultural Activities	2033	West, Central & Southeast Fresno	June 1, 2001	May 31, 2002	ù	ù	Each Club organizes teams for both intra- and inter-Club sports leagues. The number of youth involved in sports and the overall Club membership count are good measures of activity success.
4. Employment Readiness/Job Placement		Fresno	June 1, 2001	May 31, 2002	ù	ù	Boys & Girls Clubs coordinate their Job Search program with our Youth Mentor program. The number of youth participating in the Youth Mentor program, their success on the job, and their longevity are all good performance indicators.
5. Employment of Residents with PHDEP Funding	2033	West, Central & Southeast Fresno	June 1, 2001	May 31, 2002	ù	ù	The number of public housing residents who are employed by the Boys & Girls Club either full or part-time will be a measure of success.

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

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

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

Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Section 3: Expenditure/Obligation Milestones

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	50% expenditure of Grant on Activities 1-3	\$14,178	100% obligation of Grant on Activities 1-3	\$28,355
9120				
9130				
9140				
9150				
9160	50% expenditure of Grant on Activities 1-5	\$110,405	100% obligation of Grant on Activities 1-5	\$220,810
9170				
9180				
9190				
TOTAL		\$124,583		\$249,165

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included with our FY2001 Annual Plan in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

HUD 50075—PHDEP Plan
OMB Approval No: 25577-0226
Expires: 03/31/2002

HOUSING AUTHORITIES OF THE CITY AND COUNTY OF FRESNO PET POLICY

The following rules are established to govern the keeping of a pet in or on properties owned and operated by the Housing Authorities of the City and County of Fresno. In accordance with Federal regulations, these rules do not apply to animals that are used to assist the handicapped, nor small caged pets, such as, hamsters, turtles, birds, fish, etc. Permitted pets are domesticated dogs and cats only.

The pet must be pre-approved and registered with the Housing Authority. Residents must receive written permission to keep the pet on or about the premises. **Visiting pets are not allowed.** A picture of the pet will be kept in resident's file for proper identification. This privilege may be revoked at any time subject to the Housing Authority grievance procedure if the pet becomes destructive or a nuisance to others, or if the resident/owner fails to comply with any one of the following:

1. Limit one (1) or two (2) pets per household (subject to the reasonable requirements set forth in the Pet Policy Addendum to the rental agreement).
2. The only permitted pet is a domesticated dog or cat, no livestock are permitted. The following breeds of dogs are prohibited: pit bulls, miniature Dobermans, bulldogs and Rottweilers. The pet shall be limited to a small breed, weighing less than 25 pounds at adulthood. The only exception to this rule is a service animal, as defined in Senate Bill No. 2046, that is utilized by a physically handicapped resident.
3. Dogs are to be licensed yearly with the proper authorities. A pet license should be visible at all times. Dogs and cats are to be vaccinated yearly for distemper and dogs must have a rabies booster. Proof of current licensing and vaccination shall be provided by resident on a yearly basis during resident's Re-examination for Eligibility of Continued Occupancy.
4. All cats and dogs are to be spayed or neutered before they reach six (6) months of age. If a female pet is not spayed and has offspring, resident will be in violation of this rule.
5. No pet may be kept in violation of humane or health laws.
6. A dog must be on a leash attended by the resident if outside the resident's unit. A cat must be kept indoors, unless being transported in a secured carrier. Cats and dogs are required to wear collars with identification of the owner at all times.
7. A cat is to use a litter box kept inside the resident's unit. Resident is not allowed to let waste accumulate. Waste is to be placed in a plastic bag, closed and

- disposed of properly.
8. Residents are responsible for promptly cleaning up their pet's droppings, and properly disposing of said droppings. Residents are also responsible for maintaining small caged animals, as referenced in the first paragraph, in a clean and sanitary environment.
 9. Resident shall take adequate precautions to eliminate any pet odors within or around unit and maintain unit in a sanitary condition at all time.
 10. Pets are to be kept flea, tick and lice free at all times. Tenants will be responsible for flea and tick eradication in the event of infestation.
 11. Resident shall not permit any disturbance by their pet which would interfere with the quiet enjoyment of other residents; whether by loud barking, howling, biting, scratching, chirping, or other such activities.
 12. If a pet is left unattended for twenty-four (24) hours or more, the Housing Authority may enter the dwelling to remove the pet and transfer it to the proper authorities subject to the provisions of Section 1954 of the California Civil Code or Penal Code Section 597. The Housing Authority accepts no responsibility for the pet under such circumstances.
 13. Residents shall not alter their unit, patio, or unit area to create an enclosure for an animal. No pet shelters shall be permitted outside the dwelling.
 14. Resident is responsible for all damages caused by their pet.
 15. Residents are prohibited from feeding stray animals. The feeding of stray animals shall constitute having a pet without permission of the Housing Authority.
 16. Pet sign must be displayed at dwelling as to notify Housing Authority staff before entry.
 17. Resident shall have the option to pay a one time non-refundable fee of \$150 or a \$200 refundable pet deposit. The fee/deposit shall be paid in advance or on the acceptance of said pet by the resident.

NOTE: Residents approved with pets under the previous Pet Policy, are not required to increase their deposit until approval of a new pet is requested. Residents who own a pet and are physically handicapped as defined in Sections 54.1 and 54.2 of the California Civil Code and Section 17253.5 of the California Revenue and Taxation Code, are not required to pay a pet deposit. All other provisions of the Pet Policy are applicable for keeping a pet on the premises.

18. Residents who violate these rules are subject to: (a) being required to remove the pet from the dwelling within thirty (30) days of notice by the Housing Authority; and/or (b) eviction.

I have read and understand the above regulations regarding pets and agree to conform to same.

Resident Signature

Date

Witness Signature

Date

8/23/00