

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

Housing Authority of the County of Stanislaus, DBA Stanislaus Regional Housing Authority

Streamlined Annual PHA Plan
Fiscal Years 2019-2020

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																								
A.1	<p> PHA Name: <u>Housing Authority of the County of Stanislaus DBA Stanislaus Regional Housing Authority</u> PHA Code: <u>CA026</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2019</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>647</u> Number of Housing Choice Vouchers (HCVs) <u>4873</u> Total Combined <u>5520</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> <u>Available at:</u> <u>Main Administrative Office:</u> 1701 Robertson Road Modesto CA 95351 <u>HACS Westside Office:</u> 456 Eureka Street Patterson CA 95363 <u>PHA Website:</u> www.stancoha.org </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 20%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 30%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 15%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:											
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B.	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review. <u>Please see Admissions and Continued Occupancy Plan (ACOP) Chapter 4, page 4-20</u></p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below: <u>N/A</u></p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>Project based voucher – The HACS intends on project-basing 50-75 additional Housing Choice Vouchers in FY 2019. The projects will be located in Oakdale and Modesto and will provide low-income housing for Veterans and families along with supportive services for the households.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>See attached as Exhibit B.3</p>

B.4.	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
	Other Document and/or Certification Requirements.
C.1	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p>Form 50077-ST-HCV-HP, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. See attached as Exhibit C.1</p>
C.2	<p>Civil Rights Certification.</p> <p>Form 50077-ST-HCV-HP, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. See attached as Exhibit C.1</p>
C.3	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>Resident Advisory Board comments will be provided after documentation has been shared and public hearings conducted. [RAB meeting scheduled for 05/28/19]</p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.4	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. See attached as Exhibit C.4</p>
D	Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
D.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. See attached as Exhibit D.1</p>

Instructions for Preparation of Form HUD-50075-HP

Annual Plan for High Performing PHAs

A. PHA Information. All PHAs must complete this section.

- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Annual Plan.

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(1\)](#)) and 24 CFR §903.12(b). Provide a 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. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#)) and 24 CFR §903.12(b).

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. ([24 CFR §903.7\(b\)](#)) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. ([24 CFR §903.7\(b\)](#)) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. ([24 CFR §903.7\(b\)](#))

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

☐ **Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. ([24 CFR §903.7\(k\)](#)) and 24 CFR §903.12(b).

☐ **Safety and Crime Prevention (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. ([24 CFR §903.7\(m\)\(5\)](#))

☐ **Pet Policy.** Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. ([24 CFR §903.7\(n\)](#))

☐ **Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

☐ **Hope VI.** 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☐ **Mixed Finance Modernization or Development.** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☐ **Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

☐ **Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

B.4 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. (24 CFR §903.7(p))

C. Other Document and/or Certification Requirements

C.1 Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 SM-HP.

C.2 Civil Rights Certification. Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))

C.3 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

C.4 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15)

D. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g))

D.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: “See HUD Form 50075.2 approved by HUD on XX/XX/XXXX.”

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 16.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

EXHIBIT B.2

Housing Authority of the County of Stanislaus – Jurisdiction covers the Counties of Stanislaus, Alpine, Amador, Calaveras, Inyo, Mariposa, Mono, and Tuolumne

PHA Plan – 5-Year Plan Goals and Objectives for FY 2019-2024

PHA GOAL:

Depending on the availability of federal and state funding, increase the inventory of affordable rental housing within the jurisdiction of the Stanislaus Regional Housing Authority for extremely low to moderate income households.

Objectives:

- Housing Choice Voucher Program – Apply for additional rental vouchers: If federal funding becomes available, expand the inventory of rental housing vouchers by 10% over the next 5 years.
- Public Housing Program – Reduce public housing vacancies: Achieve and maintain an average 99% lease-up rate in the Public Housing Program over the following five-year period.
- Public Housing Program – Analyze existing Public Housing inventory and reposition Public Housing with potential disposition for a minimum of 400 Public Housing Units.
- Public Housing Program – Continue to be a key partner in local and regional efforts to end homelessness.
- Development – Leverage private or other public funds to create additional housing opportunities.
- Development – Subject to the availability of funding, develop or acquire 500 affordable housing units over the next five years.

Other:

1. Housing Choice Voucher Program – Achieve and sustain a Housing Choice Voucher Program utilization rate of 99%.
2. Housing Choice Voucher Program – Continue to expand upon existing marketing and outreach efforts to attract new landlord participants to the Housing Choice Voucher Program.
3. Public Housing Program - Reduce Public Housing vacancies; achieve and maintain an average 99% lease-up rate in the Public Housing Program over the following five-year period.

4. Public Housing – Expand a Lease to Purchase Homeownership Program.

PHA GOAL:

Conserve and upgrade the Affordable Housing Inventory in Stanislaus County.

Objectives:

- Public Housing Program – Improve public housing management: (PHAS Score) Maintain High Performer status in the Public Housing Program. Increase PHAS inspection scores to an average of 90.
- Housing Choice Voucher Program – Improve voucher management: (SEMAP Score) Maintain High Performer status.
- Increase customer satisfaction:
 1. Public Housing / Housing Choice Voucher Program– Improve communications with Residents and program participants through the use of newsletters and Resident meetings and soliciting resident feedback.
 2. Public Housing Program – Increase staff accountability for professional and timely service delivery.
 3. All Departments – Continue to provide staff training opportunities which support improvements in the quality of the Authority’s housing programs.
- Housing Choice Voucher Program – Concentrate on efforts to improve specific management functions.
 1. Housing Choice Voucher Program – Conduct bi-annual Housing Choice Voucher program inspections.
 2. Housing Choice Voucher Program – Conduct quality control audits of annual eligibility determinations for not less than 2% of Housing Choice Voucher and Public Housing program files.
 3. Housing Choice Voucher Program – Conduct initial unit inspections for the Housing Choice Voucher program within a 7 to 10-day time period.
 4. Housing Choice Voucher Program – Reestablish a landlord e-mail address to improve response time to inquiries.
 5. Housing Choice Voucher Program – Reduce Administrative costs through processing of

annual reexams through the mail or online

6. Housing Choice Voucher Program – Reduce Administrative costs for processing wait list openings through online portals
 7. Public Housing – Capital Improvements: Renovate or modernize public housing units. Complete Public Housing Modernization Activities in a timely manner.
- Public Housing Program – Encourage client stability through community building and engagement.
 1. Public Housing – Operate vibrant community centers to serve as catalysts of change within each community.
 2. Public Housing – Implement Asset-Based Community Development (ABCD) initiatives to engage and unite residents, associations and institutions from within each community for more sustainable communities and economic development.

Other:

1. Administration – Partner with county and/or city in efforts to improve housing stock and create stable, viable neighborhoods.
2. Administration – Plan and coordinate Authority's housing stock modernization efforts with county and/or city infrastructure improvement efforts.
3. Public Housing – The Authority shall reduce the level of crime in its high vacancy complexes.
4. Development/Capital Fund Grant – The Authority shall improve the curb appeal of its complexes through completion of modernization activities.

PHA Goal:

Increase assisted housing choices.

Objectives:

- Housing Choice Voucher Program – Provide voucher mobility counseling at initial family briefings and during annual reexaminations.
- Housing Choice Voucher Program – Continue to maintain the 2-tiered Benefit Payment Standard (BPS) to ensure families have the ability to locate affordable housing in less poverty concentrated neighborhoods.

- Housing Choice Voucher Program - Continue to seek funding for the Individual Development & Empowerment Accounts (IDEA) and Workforce Initiative Subsidy for Homeownership (WISH) programs for graduating Family Self-Sufficiency (FSS) Program Participants.
- Public Housing – Implement public housing security improvements.
- Public Housing – Maintain the additional public housing site-based waiting lists established to improve marketability.
- Public Housing – Expand public housing or other home ownership program by October 1, 2021.

Other:

1. Housing Choice Voucher Program – Maintain the number of Housing Choice Voucher Program FSS program participants at 80- 100% of mandatory FSS slots.
2. Public Housing – Maintain 25 families in a Self-Sufficiency program in the Public Housing Program.
3. Public Housing – Expand and enter into new partnerships which will provide Self-Sufficiency Services in the Authority's Community Centers.
4. Public Housing – Continue individual development account program for Public Housing residents.
5. Housing Choice Voucher Program – Apply for IDEA and WISH program funds as application opportunities become available, which will allow up to \$10,000 in down payment assistance for graduating FSS families.
6. Development – Increase the housing stock for the FSS homeownership program for FSS participants.

EXHIBIT B.3

Goal Updates 2019

The Authority's Plan established strategic five-year goals and related objectives which the Authority plans to achieve during the five-year time frame. In the following material, we have listed those goals and objectives and commented on the Authority's efforts and progress to achieve them. This report is intended to provide an update on the Authority's five-year activity plan for the preceding four-year period.

PHA Goal: Depending on the availability of federal and state funding, increase the inventory of affordable rental housing in Stanislaus County and expand home ownership opportunities for first time home buyers.

Comments: The Housing Authority is currently working on partnerships to provide affordable housing for disabled veterans and is continuing to provide first-time home ownership opportunities through partnerships with the County of Stanislaus and several cities in the county through Neighborhood Stabilization Program funding

Objectives:

- HCV Program – Apply for additional rental vouchers: If federal funding becomes available, expand the inventory of rental housing vouchers by 5% over the next 5 years.

Comments: The Housing Authority applied for and received an additional 35 HUD Veteran's Affairs Supportive Housing Vouchers. Through the collaborative efforts of the HACS and the local VAMC's, the VASH program has expanded to the counties of Amador, and Mariposa in 2017. The Housing Authority has increased the voucher program size from 4680 to 4838 since 2014, which represents a 3.3% increase.

- Public Housing Program – Reduce public housing vacancies: Achieve and maintain an average 99% lease-up rate in the Public Housing Program over the following five-year period.

Comments: To date the average lease-up rate in the Public Housing program is at 99%. The Authority continues to work towards reducing the vacancy days between residents to ensure the best possible utilization of this affordable housing resource.

- Development – Leverage private or other public funds to create additional housing opportunities.

Comments: Staff is continuing work on several projects that will utilize funding resources available through the various cities and agency funds to develop new affordable housing opportunities. These projects include a variety of affordable rental housing for homeless veterans and special needs populations four cities in Stanislaus County. In addition, the NSP programs have provided opportunities for the leveraging of funds for the creation of additional home ownership possibilities throughout the county. In 2019, the HACS developed and acquired an additional 16 affordable housing units for homeless persons who are Veterans and persons with disabilities.

- Development – Subject to the availability of funding, develop or acquire 200-affordable rental housing units over the next five years.

Comments: 37 units were added to the inventory since the beginning of this plan. Staff is continually working on partnerships and searching for funding opportunities to achieve this goal. Current efforts are being applied towards the development of several affordable housing developments the counties of Stanislaus, Calaveras, Tuolumne, and Mariposa.

Other:

1. Public Housing – Implement a Lease to Purchase Homeownership Program.
Comments: The Edwards Estates project in Modesto is the Agency's first Lease to Purchase Homeownership Program. The first phase of construction is scheduled to be underway in the Summer of 2019.
2. HCV Program – Achieve and sustain a program utilization rate of 99%. In order to achieve this goal, the Authority will pursue marketing, project-basing vouchers, landlord outreach, and monitoring subsidy levels and utilization rates.
Comments: The Housing Choice Voucher (HCV) program is currently exceeding this goal with a 100% utilization of annual budget authority.
3. HCV/Conventional Housing Program - The PHA is working with local banking institutions to identify potential applicants for the FHLBSF's IDEA Program. Farmers & Merchants Bank, who administers the IDEA Program for first time homebuyers, providing a 3 to 1 match to an FSS Program Participants Escrow Account (up to \$15,000 match) for down payment assistance for first time homebuyers.
4. HCV/Conventional Housing Program - The FSS Program provides a comprehensive first-time homebuyers workshop presented by PMZ Realtors.

PHA Goal: Conserve and upgrade the Affordable Housing Inventory in Stanislaus County.

Comments: The Authority has made improvements to its inventory of affordable housing which has substantially furthered this important agency goal.

- Public Housing Program – Improve public housing management: (PHAS score) Maintain High Performer status in the Public Housing Program. Increase PHAS inspection scores to an average of 90.

Comments: The Authority's Public Housing Program is currently designated High Performer and the average PHAS score for our five AMPs is 96.

- HCV Program – Improve voucher management: (SEMAP score) Achieve and maintain High Performer status.

Comments: The Authority's HCV Program is currently designated High Performer.

This program has been designated as a High Performing Program since 2008.

➤ Increase customer satisfaction:

1. Public Housing / HCV Programs – Improve communications with Residents and program participants through the use of newsletters and resident meetings.

Comments:

- An annual report was created which includes information on the Authority and the programs offered. It also included information on services available to program participants and residents through partnership agencies in the community. This report was made available on the Authority's website.
- Housing Programs staff are currently researching the types of services and activities desired by residents to develop programming and partnerships which meet the needs of the communities served. This research will help comprise the content of upcoming newsletters and resident meetings.
- The FSS Program publishes a quarterly FSS Newsletter for current program participants.
- The ROSS Coordinator is working with local residents to identify services and programs at each of the PHA's 13 community center sites
- The PHA is undergoing a complete restructuring of the Agencies website for improved access to information and documents, which will include the ability to complete applications for housing online.

2. Public Housing – Comment cards soliciting feedback on customer service satisfaction will be distributed to both new and existing residents as part of the move-in process and following up on maintenance service calls.

3. All Departments – Continue to provide staff training opportunities which support improvements in the quality of the Authority's housing programs.

Comments: Training is budgeted on an annual basis which addresses staff development and ensures quality operations of the Authority's programs and service to clients.

➤ HCV Program – Concentrate on efforts to improve specific management functions.

1. HCV Program – Conduct annual Housing Choice Voucher program inspections within 365 days of the last inspection.

Comments: The Agency has amended the existing Administrative Plan to allow for bi-annual HQS Inspections-

2. HCV Program – Conduct quality control audits of annual eligibility determinations for not less than 2% of Housing Choice Voucher and Public Housing program files.

Comments: 100% of files are reviewed for each new entry level person and 10% of each regular staff person's caseload is reviewed annually for quality

control.

3. HCV Program – Conduct initial unit inspections for the Housing Choice Voucher program within a 7 to 10-day time period.
Comments: Inspections for new units are being conducted within 3 business days of receipt of Request for Tenancy Approval. Initial landlord checks are sent out within 3 weeks from the date the unit passes inspection.
4. HCV Program – Reestablish a landlord “hotline” to improve response time to inquiries.
Comments: One staff person has been designated to address landlord concerns/issues on an “as needed” basis and a dedicated e-mail address has been created to receive inquiries and requests from landlords.
5. Public Housing – Capital Improvements: Renovate or modernize public housing units. Complete Public Housing Modernization Activities in a timely manner.
Comments: Modernization activities are on-going at the Public Housing developments. Planned projects are detailed in the CFP statements attached. All of these activities were or are being completed within HUD established time frames for the Capital Fund program.

Other

1. Administration – Partner with county and/or city in efforts to improve housing stock and create stable, viable neighborhoods.
Comments: The Housing Authority continues its partnership efforts with State, City and County governments. The Housing Authority currently has partnerships with most, if not all, cities and county housing agencies and has developed extensive partnerships with State housing agencies. These partnerships have proven invaluable to the Authority’s modernization and development efforts.
2. Administration – Plan and coordinate Authority’s housing stock modernization efforts with county and/or city infrastructure improvement efforts.
Comments: The Housing Authority has excellent partnerships with most, if not all, cities and county agencies and has developed working relationships with all these agencies. These partnerships continue to provide the basis of our coordination efforts. The Authority continues to work with the cities and county to coordinate infrastructure improvements into its site improvement projects.
3. Public Housing – The Authority shall reduce the level of crime in its high

vacancy complexes.

Comments: The Authority works with local law enforcement Crime Free programs in the communities to work towards this goal. Many of the Authority's developments have received Crime Free status awards through these programs. The Authority will work with local law enforcement agencies to help expand the Neighborhood Watch in and around our properties.

4. Development/Capital Fund Grant – The Authority shall improve the curb appeal of its complexes through completion of modernization activities.

Comments: In 2014 the Authority completed the modernization of a six-unit apartment complex in its Ceres development. Major focus was placed on curb appeal and along with updates to the exterior of the building, the landscaping, fencing and lighting were all replaced to elevate the appearance of the property. Other plans in the upcoming years include replacement of siding, doors and windows at several of the Modesto scattered sites developments.

PHA Goal: Increase assisted housing choices.

- HCV Program – Provide voucher mobility counseling at initial family briefings and during annual reexaminations.

Comments: HCV program participants who are in the process of moving are provided with mobility counseling and countywide maps which identify non-poverty concentrated neighborhoods.

- HCV Program – Continue to maintain the 2-tiered Benefit Payment Standard (BPS) to ensure families have the ability to locate affordable housing in less poverty concentrated neighborhoods.

Comments: The Housing Authority continues to maintain a 2-tiered BPS to allow mobility within the County and opportunities for program participants to relocate to non-poverty dense neighborhoods.

- HCV Program – The HCV Administrative plan was revised to allow increased housing choices - The PHA will approve HAP Contracts in Shared Housing, Congregate Housing, and SRO Units.

- HCV Program - Continue to seek funding for the Individual Development & Empowerment Accounts (IDEA) and Workforce Initiative Subsidy for Homeownership (WISH) programs for graduating Family Self-Sufficiency (FSS) Program Participants.

Comments: The PHA partners with Farmers & Merchants Bank to provide funds for first-time homebuyers through the IDEA Program.

- Public Housing – Implement public housing or other home ownership

program by October 1, 2015.

Comments: The Edwards Estates project in Modesto is the Agency's first Lease to Purchase Homeownership Program. The first phase of construction will be underway in the Summer of 2019.

- Public Housing – Maintain the additional public housing site-based waiting lists established to improve marketability.

Comments: Implementation of the site-based waiting lists began in 2014 and data is currently being tracked to determine the effects on leasing activities.

- Public Housing – Implement public housing security improvements.

Comments: Modernization improvements are incorporating needed security improvements. Staff is tracking reported crime in the Authority's developments and are working closely with both the Sheriff and City police departments regarding crime issues. The Authority has also submitted an application for the Emergency Safety and Security Grants Annual Funding to address safety and security needs that threaten the health and safety of the public housing residents.

- Other:

1. HCV Program – Maintain the number of HCV FSS program participants at 80-100% of mandatory FSS slots.

Comments: As of April 2019, the Family Self-Sufficiency (FSS) program is providing services to 132 program participants, or approximately 137% of the 8 mandatory FSS slots pledged for the program.

2. Public Housing – Maintain 25 families in a Self-Sufficiency program in the Public Housing Program.

Comments: The PHA is actively recruiting for Community Service and CSSR briefings and anticipates filling the positions by the end of the Calendar Year. Presently there are 13 of the 25 slots filled

3. Public Housing – Expand and enter into partnerships which will provide Self-Sufficiency Services in the Authority's Community Centers.

Comments: The FSS Coordinators are currently working with the ROSS Coordinator in the development of service programs within all of the agency's community centers.

4. Public Housing – Initiate an individual development account program for Public Housing residents.

Comments: The program currently has five households accumulating monthly FSS escrows with balances ranging from \$300-\$4,600.

5. HCV Program – Apply for IDEA and WISH program funds as application opportunities become available, which will allow up to \$10,000 in down payment assistance for graduating FSS families.
Comments: The process no longer requires the PHA to apply directly for IDEA/WISH funds. Staff works directly with the applicant bank, Farmers & Merchants, to refer clients for homeownership funds.
6. Development – Increase the housing stock for the FSS homeownership program for FSS participants.

In conclusion, the Housing Authority has made progress in achieving its stated goals and objectives and is on track to fulfill these within the period outlined in the Authority's 5-year plan.

EXHIBIT C.1

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 2019, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/TMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority County of Stanislaus

CA026

PHA Name

PHA Number/HA Code

____ Annual PHA Plan for Fiscal Year 20 ____

X 5-Year PHA Plan for Fiscal Years 2019 - 2013

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

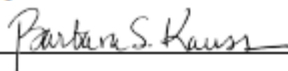
Name of Authorized Official

Barbara S. Kaus

Title

Executive Director

Signature



Date

May 23, 2018

EXHIBIT C.4

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 2/29/2016

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

I, Angela Freitas, the Director of Planning and Community Development
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Housing Authority of the County of Stanislaus DBA Stanislaus Regional Housing Authority
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

Stanislaus Urban County

Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

The PHA is consistent with the Stanislaus FY2015-2020 Consolidated Plan and AI's goals for furthering fair
housing and providing more affordable housing opportunities. The PHA's 5-Year Plan addresses developing
additional housing for extremely-low, very-low and low-income households to residents of the County.

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

Name of Authorized Official

Angela Freitas

Signature



Title

Director of Planning and Community Development

Date

5.27.2019

EXHIBIT D.1



U.S. Department of Housing and Urban Development
San Francisco Regional Office - Region IX
One Sansome Street, Suite 1200
San Francisco, California 94104-4430
www.hud.gov
espanol.hud.gov

AUG 21 2017

Ms. Barbara Kauss
Executive Director
Stanislaus County Housing Authority
1701 Robertson Road
Modesto, CA 95358

Subject: Amendment to the Consolidated Annual Contract
Grant Number: CA01P02650117
Amendment No: 60

Dear Ms. Kauss:

We are enclosing an executed Capital Fund Program (CFP) ACC Amendment for your 2017 Capital Fund Grant award.

The Housing Authority is reminded that by executing the ACC Amendment, it has agreed to comply with the Capital Fund Program requirements including 24 C.F.R. parts 905, 968, and 941. The subject grant is also subject to the obligation and expenditure deadlines prescribed in Section 9(j) of the Quality Housing and Work Responsibility Act (QHWRA) and 24 C.F.R. Part 905.120. Notice PIH 2011-24 identifies general requirements for all PHAs and specific requirements for qualified and non-qualified PHAs. Please read the Capital Fund Program Notice carefully along with the additional processing guidance that is posted on the following website: <http://www.hud.gov/offices/pih/programs/ph/capfund/index.cfm>.

If you have any questions concerning this matter, please contact Todd Greene, Engineer, by email at todd.r.greene@hud.gov or by phone at 415-489-6438.

Sincerely,

A handwritten signature in black ink, appearing to read "Gerard R. Windt".

Gerard R. Windt
Director
Office of Public Housing

Attachment