



Stanislaus Regional Housing Authority

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MONO | STANISLAUS | TUOLUMNE COUNTIES

DATE: July 20, 2023
TO: Board of Commissioners
FROM: Jim Kruse, Executive Director
Subject: **ACTION ITEM #2** – Resolution Approving the PHA Annual Plan, Housing Choice Voucher (HCV) Administrative Plan and the Public Housing Admissions and Continued Occupancy Plan (ACOP) amendments and Certifications of Compliance with the PHA Plans and Related Regulations - Board Resolution to accompany fiscal year 2023-2024 PHA Plan Amendment.

Prepared By: Jim Kruse
Resolution No. 22-23-34

RECOMMENDATION

Following review and discussion, staff recommends approval of the proposed 2023-2024 Public Housing Agency (PHA) Annual Plan, Housing Choice Voucher (HCV) Administrative Plan and the Public Housing Admissions and Continued Occupancy Plan (ACOP) amendments and the submission of the required documents to the U.S. Department of Housing & Urban Development as required.

BACKGROUND

Stanislaus Regional Housing Authority (Housing Authority) is required to submit to Housing and Urban Development (HUD) a PHA Annual Plan update. In addition, the Housing Authority is required to submit for review and approval any substantial changes to the Housing Authority Housing Choice Voucher Administrative Plan (Admin Plan) or the Public Housing Admissions and Continued Occupancy Policies (ACOP).

Prior to submission to HUD, the Housing Authority must hold Resident Advisory Board (RAB) meetings with program residents, post the document for public review for a minimum of 45 days, hold public hearings to elicit public comments on proposed amendments and receive Housing Authority Board of Commission approval for the Plan amendments. The Housing Authority hosted a RAB meeting with residents and held a Public Hearing to review the PHA Annual Plan, the HCV Administrative Plan, and Public Housing Admissions and Continued Occupancy Policies amendments and one suggestion was made to use incentives to promote homeowners to participate in Section 8. Below is a list of the meetings held:

- Resident Advisory Board Meeting - June 6, 2023
- Resident Advisory Board Meeting - June 13, 2023
- Public Hearing Meeting – July 13, 2023, comments (if any) will be presented at the July 20, 2023 Board of Commissioners Meeting for consideration.

It is recommended the Board of Commissioners approve Resolution 22-23-34 for the 2023-2024 Public Housing Agency Annual Plan, Housing Choice Voucher Administrative Plan, The Public



Housing Admissions and Continued Occupancy Plan (ACOP) amendments for submission to HUD.

FISCAL IMPACT

None

ATTACHMENTS

1. Public Housing Agency Annual Plan, Housing Choice Voucher Administrative Plan, The Public Housing Admissions and Continued Occupancy Plan (ACOP) including amendments for submission to HUD.
2. Resolution 22-23-34

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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, including changes to these policies, 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. The 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 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, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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>Stanislaus Regional Housing Authority</u> PHA Code: <u>CA026</u> PHA Type: <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/1/2023</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>4,929</u> Total Combined <u>5,576</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>PHA Name: <u>Housing Authority of the City of Riverbank</u> PHA Code: <u>CA017</u> PHA Type: <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/1/2023</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>90</u> Number of Housing Choice Vouchers (HCVs) _____ Total Combined <u>90</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>PHA Name: <u>Housing Authority of Kings County</u> PHA Code: <u>CA053</u> PHA Type: <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/1/2023</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>268</u> Number of Housing Choice Vouchers (HCVs) <u>752</u> Total Combined <u>1,020</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>PHA Name: <u>Housing Authority of the City of Madera</u> PHA Code: <u>CA069</u> PHA Type: <input type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/1/2023</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>244</u> Number of Housing Choice Vouchers (HCVs) <u>804</u> Total Combined <u>1,057</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p>

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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.

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

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: Stanislaus Regional Housing Authority	CA026	Housing Choice Voucher/Conventional Housing	N/A	647	4,929
Housing Authority of the City of Riverbank	CA017	Conventional Housing	N/A	90	0
Housing Authority of Kings County	CA053	Housing Choice Voucher/Conventional Housing	N/A	268	752
Housing Authority of the City of Madera	CA069	Housing Choice Voucher/Conventional Housing	N/A	244	804

B. Plan Elements

B.1 **Revision of Existing PHA Plan Elements. STANISLAUS REGIONAL HOUSING AUTHORITY**

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?
 Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Homeownership Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Substantial Deviation.
- Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each element below:

(c) The PHA must submit its Deconcentration Policy for Field Office Review.

STANISLAUS REGIONAL HOUSING AUTHORITY Policy
 For developments outside the EIR the PHA will take the following actions to provide for deconcentration of poverty and income mixing:

DECONCENTRATION POLICY
 STANISLAUS REGIONAL HOUSING AUTHORITY will achieve deconcentration of poverty and income-mixing in CA026-3, Modesto (the only “affected complex”) by either bringing higher or lower income families into the complex whenever the average rent for CA026-3 deviates 15% or more from the current average rent determined for all other STANISLAUS REGIONAL HOUSING AUTHORITY complexes. The designation of “Lower Income” will apply when

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the average rent for this complex falls below 85% of the average rent for all other Housing Authority complexes. The designation of “Higher Income” will occur when the average rent exceeds 115% of the average rent for all other STANISLAUS REGIONAL HOUSING AUTHORITY complexes.

STANISLAUS REGIONAL HOUSING AUTHORITY, in implementing its deconcentration efforts, will not impose or require any specific income or racial quota for any of its complexes. To implement the Deconcentration Policy STANISLAUS REGIONAL HOUSING AUTHORITY may, at some point in time, skip families on the waiting list to reach other families with an applicable lower or higher income. The skipping of families will be accomplished in a uniform and non-discriminating manner.

DECONCENTRATION INCENTIVES

The Housing Authority will offer the following incentives to families, either higher or lower income to encourage them to accept housing in the development when it has been designated either “Higher or Lower Income” and only when the family’s income would help meet deconcentration or income targeting requirements for the development.

Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner. Incentives include, but are not limited to:

- The offer of a larger sized unit than the family would normally qualify for (maximum of one additional bedroom).
- The reduction of the “one year residency requirement” in the PHA’s transfer policy to a six-month period.
- Preference under any Transfer Policy categories that the family may later qualify for.
- The option to credit two hours weekly to meeting community service requirements for lawn maintenance performed by the family that is required in their own yard areas.
- Preference in any PHA-sponsored Family Self-Sufficiency Program that the family may qualify for, including IDA and home-ownerships opportunities.

The Incentives referred to above will be made available by STANISLAUS REGIONAL HOUSING AUTHORITY only in a manner that allows for each eligible family to have the sole discretion in determining whether to accept the incentive. STANISLAUS REGIONAL HOUSING AUTHORITY shall not take any adverse action toward any eligible family for choosing not to accept an incentive and occupancy of an offered complex. The skipping of a family on a waiting list to reach another family to implement the policy under this section shall not be considered an adverse action and shall not be contestable.

Revision of Existing PHA Plan Elements. HOUSING AUTHORITY OF THE CITY OF RIVERBANK (CA017)

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Homeownership Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Substantial Deviation.
- Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each element below:

(c) The PHA must submit its Deconcentration Policy for Field Office Review.

The Housing Authority of the City of Riverbank is designated as a small agency and is not required to have a Deconcentration Policy.

B.1c - Revision of Existing PHA Plan Elements. HOUSING AUTHORITY OF KINGS COUNTY (CA053)

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.

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Rent Determination.
 Homeownership Programs.
 Safety and Crime Prevention.
 Pet Policy.
 Substantial Deviation.
 Significant Amendment/Modification
 (b) If the PHA answered yes for any element, describe the revisions for each element below:

 (c) The PHA must submit its Deconcentration Policy for Field Office Review.
INCOME MIXING/DECONCENTRATION OF POVERTY IN FAMILY DEVELOPMENTS Federal law requires the Housing Authority to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income family developments and lower income families into higher income family developments. Toward this end, the Housing Authority will “skip” families on the waiting list to reach other families with a lower or higher income. The Housing Authority will accomplish this in a uniform and non-discriminating manner. The Housing Authority will affirmatively market its housing to all eligible income groups. Lower income applicants will not be steered toward lower income developments and higher income applicants will not be steered toward high-income developments. Where necessary in order to comply with deconcentration regulations, the Housing Authority may offer incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development. Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner. Prior to the beginning of each fiscal year, the Housing Authority will analyze the income levels of families residing in its family developments in order to determine whether special marketing strategies or deconcentration incentives need to be implemented.

Revision of Existing PHA Plan Elements. HOUSING AUTHORITY OF THE CITY OF MADERA (CA069)

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?
 Y N
 Statement of Housing Needs and Strategy for Addressing Housing Needs.
 Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
 Financial Resources.
 Rent Determination.
 Homeownership Programs.
 Safety and Crime Prevention.
 Pet Policy.
 Substantial Deviation.
 Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each element below:

 (c) The PHA must submit its Deconcentration Policy for Field Office Review.
Deconcentration of Poverty and Income-Mixing [24 CFR 903.1 and 903.2]
 The Housing Authority of the City of Madera’s (MHA) deconcentration and income-mixing goal, in conjunction with the requirement to target at least 40 percent of new admissions to public housing in each fiscal year to “extremely low-income families,” will be to admit higher income families to lower income developments, and lower income families to higher income developments.

- income above the EIR will be offered the unit. If that family refuses the unit, the next eligible family on the waiting list with income above the EIR will be offered the unit. The process will continue in this order. For the available unit at the development below the EIR, if there is no family on the waiting list with income above the EIR, or no family with income above the EIR accepts the offer, then the unit will be offered to the next family regardless of income.
- If a unit becomes available at a development above the EIR, the first eligible family on the waiting list with income below the EIR will be offered the unit. If that family refuses the unit, the next eligible family on the waiting list with income below the EIR will be offered the unit. The process will continue in this order. For the available unit at the development above the EIR, if there is no family on the waiting list with income below the EIR, or no family with income below the EIR accepts the offer, then the unit will be offered to the next family regardless of income.

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Skipping of families for deconcentration purposes will be applied uniformly to all families.

DECONCENTRATION INCENTIVES The ease of the applications process, coupled with rents capped at affordable levels, will attract more low - income applicants. Those higher - income applicants will mix with the large number of very - low - income applicants already attracted to the agency waiting lists. Units will then be filled from the mixed - income waiting list when they become available, which will create an income mix within projects.

Affordable DEVELOPMENT DESIGNATION METHODOLOGY [24 CFR 903.2(c)(1)] MHA will determine on an annual basis the average income of all families residing in its covered developments. MHA will then determine the average income of all families residing in each covered development. MHA will then determine whether each covered developments falls above, within, or below the Established Income Range (EIR). The EIR is 85 percent to 115 percent (inclusive of 85 percent and 115 percent) of the MHA-wide average income for covered developments. MHA will then determine whether or not developments outside the EIR are consistent with local goals and strategies in MHA Agency Plan. MHA may explain or justify the income profile for these developments as being consistent with and furthering two sets of goals:

1. Goals of deconcentration of poverty and income mixing (bringing higher income residents into lower income developments and vice versa); and
2. Local goals and strategies contained in the MHA Annual Plan.

DECONCENTRATION POLICY

If, at annual review, there are found to be development(s) with average income above or below the EIR, and where the income profile for a general occupancy development above or below the EIR is not explained or justified in MHA Plan, the MHA shall adhere to the following policy for deconcentration of poverty and income mixing in applicable developments. Skipping a family on the waiting list to reach another family in an effort to further the goals of MHA’s deconcentration policy:

If a unit becomes available at a development below the EIR, the first eligible family on the waiting list with flat rents should encourage savings and discourage working families from moving prematurely (before they are able to achieve financial independence). This should serve as an example of achievement to those who want to better themselves, and help preserve the desirable income mix.

A family has the sole discretion whether to accept an offer of a unit made under deconcentration policy. MHA shall not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under this deconcentration policy. However, MHA shall uniformly limit the number of offers received by applicants, described in Tenant Selection Plan.

B.1.c –Housing Authority of the City of Madera (CA069) continued

If the average incomes of all general occupancy developments are within the Established Income Range, MHA will be considered to be in compliance with the deconcentration agreement. Nothing in the deconcentration policy relieves MHA of the obligation to meet the income targeting requirements.

A family has the sole discretion whether to accept an offer of a unit made under MHA’s deconcentration policy. MHA must not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under MHA’s deconcentration policy.

PHA Policy - [24 CFR 903.2 (c)(4)]

At the beginning of each housing authority fiscal year, the housing authority will establish a goal for housing 40% of its new admission with families whose income are at or below the area median income. The annual goal will be calculated by taking 40% of the total number of move-ins from the housing authority fiscal year.

PROMOTION OF INTEGRATION

Beyond the basic requirement of nondiscrimination, MHA shall affirmatively further fair housing to reduce racial and national origin concentrations. MHA shall not require any specific income or racial quotas for any development or developments. MHA shall not assign persons to a particular section of a community or to a development or building based on race, color, religion, sex, creed, national or ethnic origin, age, familial or marital status, handicap, disability, gender identity or sexual orientation for purposes of segregating populations.

**Streamlined Annual
PHA Plan
(High Performer PHAs)**

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B.2	<p>New Activities. <u>STANISLAUS REGIONAL HOUSING AUTHORITY (CA026)</u></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods. <input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development. <input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition. <input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance. <input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. <input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers. <input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization. <input checked="" type="checkbox"/> <input 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>Mixed Finance Modernization or Development Conversion of Public Housing to Project-Based Assistance Under RAD Demolition and/or Disposition: Stanislaus Regional Housing Authority has adopted a strategic plan which includes obtaining development and consulting services to evaluate future options including conversion of Public Housing units under HUD's Rental Assistance Demonstration program, Operating Fund Financing Program with possible demolition and/or disposition of Public Housing units, and mixed-use development in conjunction with its non-profit affiliate, Great Valley Housing Development Corporation. Additionally, the Authority will be pursuing the viability of Energy Performance Contracts. The repositioning of public housing units plan includes relocation of Administration offices through acquisition, rehabilitation and/or development to 1612 Sisk Road, Modesto, CA utilizing Operating Funds, Operating Reserve Funds, OFFP, CFFP or any other funding mechanisms and/or sources as deemed necessary and allowable by HUD. Stanislaus Regional Housing Authority may consolidate with The City of Riverbank Housing Authority (RHA) as Stanislaus Regional Housing Authority has been managing The City of Riverbank Housing Authority for several years. Consolidation will allow Stan Regional Housing Authority to operate with one set of board members for ease of management and continuity. The Housing Authority, in its review of Public Housing conversion options, is also considering the viability of applying for and implementing a Moving to Work program.</p>
B.2	<p>New Activities. <u>HOUSING AUTHORITY OF THE CITY OF RIVERBANK (017)</u></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods. <input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development. <input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance. <input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. <input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers. <input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization. <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>Public Housing – Reposition Public Housing units. Conversion of Public Housing to Project-Based Assistance Under RAD/Moving to Work/Demolition and/or Disposition.</p>

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	<p>The Housing Authority of the City of Riverbank has adopted a strategic plan which includes obtaining development and consulting services to evaluate future options including conversion of Public Housing units under HUD’s Rental Assistance Demonstration program, Moving to Work, Operating Fund Financing Program (OFFP), Capital Fund Program, or Capital Fund Finance Program (CFFP), with possible demolition and/or disposition of Public Housing units, and mixed use development in conjunction with its non-profit affiliate, Great Valley Housing Development Corporation. Additionally, The Housing Authority of the City of Riverbank will be pursuing the viability of Energy Performance Contracts.</p>
B.2	<p>New Activities. <u>HOUSING AUTHORITY OF KINGS COUNTY (CA053)</u></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year? Y N</p> <ul style="list-style-type: none"> <input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods. <input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development. <input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition. <input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. <input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers. <input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization. <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>(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>The Housing Authority of Kings County PHA has allocated 15 project-based vouchers for NorthStar Courts, an affordable housing development located at 2601 11th Street, Hanford CA 93230.</p> <p>B.2 New Activities. <u>HOUSING AUTHORITY OF THE CITY OF MADERA (CA069)</u></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year? Y N</p> <ul style="list-style-type: none"> <input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods. <input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development. <input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. <input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers. <input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization. <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>(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>The Housing Authority of the City of Madera PHA does not intend to undertake any new activities.</p>

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B.3	<p>Progress Report. <u>STANISLAUS REGIONAL HOUSING AUTHORITY (CA026)</u></p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year Plan. <i>PHA Plan – Goals and Objectives Update 2020-2024</i></p> <p><u>PHA GOAL:</u> Depending on the availability of federal and state funding, increase the inventory of affordable rental housing in Stanislaus, Alpine, Amador, Calaveras, Inyo, Mariposa, Mono, and Tuolumne Counties and expand home ownership opportunities for first time home buyers.</p> <p><u>Objectives:</u></p> <ul style="list-style-type: none"> ● 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. <i>Progress: In 2022, Stan Regional HA accepted an additional 30 Strategic Vouchers and 30 Mainstream Vouchers. The total allocation of vouchers has increased to 5,234 Vouchers. Currently in place are Memorandum of Understanding’s (MOU) with three Continuums of Care within the eight counties served through Stanislaus Regional Housing Authority. Since the beginning of the five-year plan effective 10/1/2020, the HA’s voucher inventory has increased approximately 6.6% with the goal of increasing by 10% in the next year should vouchers be available through HUD funding.</i> ● 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. <i>Progress: To date, the average lease up rate in the Public Housing Program is at 98%. Stan Regional HA continues to work toward reducing the vacancy days between residents to ensure the best possible utilization of the affordable housing resource.</i> ● Public Housing Program – Analyze existing Public Housing inventory and reposition Public Housing with potential disposition of all Public Housing Units. <i>Progress: Currently working on this goal with HUD technical assistance contractor.</i> ● Public Housing Program – Continue to be a key partner in local and regional efforts to end homelessness. <i>Progress: The Stan Regional HA continues to be a key partner in the local community homelessness efforts and is a key partner in National NAHRO. Miller Pointe, Palm Valley, Kansas House, Meadow Glen, and Grischott Bunkhouse are some examples of properties that house chronically homeless veterans, or provide transitional housing and permanent supportive housing for persons experiencing homelessness.</i> ● Development – Leverage private or other public funds to create additional housing opportunities. <i>Progress: Staff is continuing to work on several projects that will utilize funding resources available through the various cities, county, State, Federal and other agency funds to develop new affordable housing opportunities. These developments include a variety of affordable rental housing for homeless veterans and special needs populations for cities in Stan Regionals Service area. Stan Regional has been successful in receiving funds from the State No Place Like Home Program, State HEAP funding, Stanislaus County NSP Program, the City of Modesto HOME and CDBG funding, Permanent Local Housing Allocation (PLHA), Housing and Homeless Incentive Program (HHIP), Stanislaus County General Funds and from private lending institutions.</i> ● Development – Subject to the availability of funding, develop or acquire 200 affordable rental housing units over the next five years. <i>Progress: Staff is currently working on this goal. The funding sources cited above have allowed Stan Regional to develop, acquire and rehab and additional 179 affordable housing rental units and 2 Home Ownership units, which were purchased by first time homeowners.</i> <p><u>Other:</u></p> <ol style="list-style-type: none"> 1. Public Housing – Expand a Lease to Purchase Homeownership Program. <i>Progress: The Edward Estates project in Modesto is the Agency’s first Lease to purchase Homeownership program. The first two units constructed under this program were sold to first time homebuyers in 2021. Construction on the remaining 33 Homeownership units is scheduled to begin in summer of 2023.</i>
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2. **Public Housing – Reduce Public Housing vacancies; achieve and maintain an average 99% lease-up rate in the Public Housing Program over the following five-year period.**
Progress: Lease up rate is currently at 98%.
3. **Housing Choice Voucher Program – Achieve and sustain a Housing Choice Voucher program utilization rate of 99%.**
Progress: For Fiscal Year 2021-2022, Utilization rate was 99% for “Unit Months Leased” and over 100% for Annual Budget Authority. There was a large increase in HAP received for this Calendar Year and staff have been working on lease up goals. Due to the challenging rental market and rising rents, it is anticipated the utilization rate for 2022-2023 will be between 96-98% ABA and 96% UML.
4. **Housing Choice Voucher Program – Continue to expand upon existing marketing and outreach efforts to attract new landlord participants to the Housing Choice Voucher Program.**

The Inspections Manager has protocol in place to market the program to new owners within the eight counties the Stan Regional HA provides HCV administrative services. Now the the State of California has lifted the COVID-19 restrictions, it is anticipated landlord workshops will be held and new ownership will increase. In addition to the PHA’s efforts, the Downtown Streets Team has been advocating and recruiting new owner participation in the Emergency Housing Voucher Program and has made several successful new owner partnerships within the community.

PHA GOAL:

Conserve and upgrade the Affordable Housing inventory in Stanislaus, Alpine, Amador, Calaveras, Inyo, Mariposa, Mono, and Tuolumne Counties.

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.**
Progress: Currently maintaining High Performer Status and Stan Regional Public Housing Program is currently designated a high performer.
- **Housing Choice Voucher Program – Improve voucher management: (SEMAP Score) Maintain High Performer status.**
Progress: Currently maintaining High Performer Status
- **Increase customer satisfaction**
 - a. **Public Housing / Housing Choice Voucher Program Programs – Improve communications with Residents and program participants through the use of newsletters and Resident meetings and soliciting resident feedback.**
Progress- Stan Regional: Comment cards soliciting feedback on customer service satisfaction are distributed to both new and existing residents as part of the move-in process, interim, and recertification process, and conducting quality control checks on maintenance service calls.
 - b. **Public Housing Program – Increase staff accountability for professional and timely service delivery.**
Progress: Staff continues to conduct quality control checks on maintenance service calls and vacant unit turns.
 - c. **All Departments – Continue to provide staff training opportunities which support improvements in the quality of the Authority’s housing programs.**
Progress: Stan Regional contracts with HTVN for services to ensure staff has training as needed and continually provides job specific training as the opportunities become available.
- **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.**
Progress: Bi-Annual inspections implemented in 2019
 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.**
Progress: 100% of new employee files are audited and routine audits of existing employees conducted to meet this goal

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	<p>3. B.3 – Stanislaus Regional Housing Authority (CA026)</p> <p>4. Housing Choice Voucher Program – Conduct initial unit inspections for the Housing Choice Voucher program within a 7-to-10-day time period. <i>Progress: Initial unit inspections conducted within this timeframe. The goal has been within 3-5 business days from receipt of the RFTA. During the COVID-19 pandemic, the Stan Regional Housing Authority implemented the HUD waiver and initial HQS inspection requirements were satisfied with an owner certification. The Stan Regional HA has resumed inspections and is in the process of conducting full inspections for any properties for which a certification was received and for any new inspection requests.</i></p> <p>5. Housing Choice Voucher Program – Reestablish a landlord e-mail address to improve response time to inquiries. <i>Progress: This process has been finalized during the past year where most correspondence has been through email communications. The project is approximately 80% complete. The Stan Regional HA is implementing a new software “Rent CAFÉ” which will allow owners to create a portal in order to view payments, submit inquiries, etc.</i></p> <p>6. Housing Choice Voucher Program – Reduce Administrative costs through processing of annual reexams through the mail or online <i>Progress: Currently utilizing mail process for all program participants with incomes from CAL-Fresh and SSI and all clients are being interviewed via telephone due to the coronavirus pandemic. All reexamination documents are sent and received electronically and once the annual reexamination process is complete, the documents are uploaded to the client file in the agency’s YARDI software system.</i></p> <p>7. Housing Choice Voucher Program – Reduce Administrative costs through processing wait list openings through online portals <i>Progress: HCV Wait list openings are conducted through online portals. Anticipate Other HA owned units will be completed in next year through the YARDI system upgrades. Rent CAFÉ’ will allow for this feature and implementation has begun.</i></p> <ul style="list-style-type: none"> ● Public Housing Program – Concentrate on efforts to improve specific management functions. <ol style="list-style-type: none"> 1. Public Housing – Capital Improvements: Renovate or modernize public housing units. Complete Public Housing Modernization Activities in a timely manner. <i>Progress: Modernization activities are on-going at Stan Regional 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.</i> 2. Public Housing – Ensure that all units are inspected annually within 365 days of last inspection. <i>Progress: This is currently in process; all units are annually inspected within 365 days. Public Housing units completed REAC inspections with a status of High Performer.</i> 3. Public Housing – Encourage client stability through community building and engagement. <i>Progress: The Staff will be conducting surveys to improve community service requirement participation by residents through the Resident Service Opportunity Coordinator to attract continued participation in resident services.</i> 4. Public Housing - Operate community centers to serve as catalysts of change within each community. <i>Progress: The Community Centers are reopening now that COVID-19 is officially over and the staff is working with service providers to resume services throughout the community centers.</i> 5. 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. <i>Progress: In conjunction to the health and wellness program and collaboration with Mobile Farmer’s market provides fresh fruits and vegetables to low-income neighborhoods where fresh produce isn’t readily available. It is currently held at Iglesia Bautista Emanuel Church across the street from Stanislaus Regional Housing Authority every fourth Thursday of every month from 9am – 10am.</i>
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<p>Other:</p> <p>1. Development/Capital Fund Grant – The Authority shall improve the curb appeal of its complexes through completion of modernization activities. <i>Progress: Stanislaus Regional Housing Authority completed the following modernization activity in 2022/2023- tree trimming, landscape/park improvements, fence replacement, exterior painting, water meter replacement shut-off valves and sewer clean-out repair/replacement, gutter repair/replacement, roof repairs/replacement, mailbox kiosk installation, HVAC repairs, walk way repair and sidewalk, playground equipment replacement, renovation of community centers, and roof replacements.</i></p> <p>PHA Goal: Increase assisted housing choices.</p> <p>Objectives:</p> <ul style="list-style-type: none"> ● Housing Choice Voucher Program – Provide voucher mobility counseling at initial family briefings and during annual reexaminations. <i>Progress: Completed</i> ● Housing Choice Voucher Program – Continue to maintain the 2-tiered Benefit Payment Standard (BPS) to ensure families to have the ability to locate affordable housing in less poverty concentrated neighborhoods. <i>Progress: Completed</i> ● 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. <i>Progress: Stan Regional continues to administer the Family Self-Sufficiency Program and is seeking IDEA programs through local banking institutions in order to develop accounts for first-time homebuyers through the IDEA Program</i> ● Public Housing – Expand public housing or other home ownership program by October 1, 2021. <i>In Progress: currently expanding homeownership programs.</i> ● Public Housing – Maintain the additional public housing site-based waiting lists established to improve marketability. <i>Progress: Implementation of the site-based waiting lists began in 2014 and data is currently being tracked to determine the effects on leasing activities.</i> ● Public Housing – Implement public housing security improvements. <i>Progress: Modernization improvements are incorporating needed security improvements. Staff is tracking reported crime in Stan Regional developments and are working closely with both the Sheriff and City police departments regarding crime issues. Asset Management is involved with local crime free housing associations and is currently looking at added security features such as cameras and additional and improved security lighting.</i> ● Conversion of Public Housing to Project-Based Assistance Under RAD/Moving to Work/ Demolition and/or Disposition <i>Stanislaus Regional Housing Authority has adopted a strategic plan which includes obtaining development and consulting services to evaluate future options including conversion of Public Housing units under HUD’s Rental Assistance Demonstration program, Moving to Work, Operating Fund Financing Program, Capital Fund Program, or CFFP, with possible demolition and/or disposition of Public Housing units, and mixed use development in conjunction with its non-profit affiliate, Great Valley Housing Development Corporation. Additionally, Stan Regional will be pursuing the viability of Energy Performance Contracts.</i> <p>Other:</p> <p>1. Housing Choice Voucher Program – Maintain the number of Housing Choice Voucher Program FSS program participants at 80- 100% of mandatory FSS slots. <i>Progress: As of September 2020, the Family Self-Sufficiency (FSS) program no longer had a mandatory program size. There are currently 124 program participants, and 41% has an established escrow account.</i></p> <p>2. Public Housing – Maintain 25 families in a Self-Sufficiency program in the Public Housing Program.</p>
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Progress: Stan Regional is actively recruiting for Community Service and CSSR briefings and anticipates filling the positions by the end of the Calendar Year.

3. **Public Housing – Expand and enter into new partnerships which will provide Self- Sufficiency Services in the Authority’s Community Centers.**
Progress: The FSS Coordinators are currently working with the ROSS Coordinator in the development of service programs within all of Stan Regional community centers.
4. **Public Housing – Continue individual development account program for Public Housing residents.** *Progress: The program currently has six households accumulating monthly FSS escrows with balances ranging from \$551-\$5,965.*
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.**
Progress: 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.**
Progress: Stan Regional has completed the first two Home Ownership units in the Edwards Estates Development which will consist of 35 single-family homes. These two units have been purchased by first time homebuyers.
7. **PHA – Become the Lead Agency in a Public Housing Consortia. Continue to offer consortia membership to interested agencies. Stanislaus Regional Housing Authority has submitted a Consortia Agreement for HUD approval that includes the Stanislaus Regional Housing Authority, The Housing Authority of the City of Riverbank, The Housing Authority of the City of Madera, The Housing Authority of the County of Merced and the Housing Authority of Kings County.**
Progress: The Stanislaus Regional Housing Authority, Riverbank, Madera, and Kings County Housing Authorities signed a Consortia Agreement in the Spring of 2021.

B.3 – Housing Authority of the City of Riverbank (CA017)

There are no changes in meeting the goals and objectives in the previous 5-Year Plan for the Housing Authority of the City of Riverbank.

B.3 – Housing Authority of Kings County (CA053)

The Housing Authority of Kings County continues to make progress in meeting its mission and goals. The Housing Authority continues to improve efforts to positively promote viable, social and economic programs resources in the community and anticipate future growth. Making the Housing Authority an integral part of the communities served by educating the public as well as addressing issues in an expedient manner. It has allowed the Housing Authority to build credibility and create more positive public perception about the programs.

HACK continues to expand the supply of assisted housing by applying for additional rental vouchers, reducing public housing vacancies, leveraging private or other public funds to create additional housing opportunities, and acquire or build units or developments. PHA has allocated 15 project based vouchers for NorthStar Courts, an affordable housing development that is certainly under construction. In addition, the PHA Public Housing Program is working on its goal to reduce vacancies and to maintain and achieve an average 99% lease up rate over the following five-year period.

HACK's goal is also to Improve the quality of assisted housing by improving public housing management (PHAS score), voucher management (SEMAP score), and renovate or modernize public housing units. The Housing Choice Voucher program SEMAP score was a high performer rating for 2022. In public housing central heat and air modernization is being completed in all 268 units. Furthermore, the housing authority's goal is to also promote resident council participation by assisting the resident council in establishing incentives for participation and in promoting activities to increase participation. The resident council has established and voted in new council members and will be organizing events for residents.

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B.3– Housing Authority of the City of Madera (CA069)

The Housing Authority City of Madera (HACM) and Madera Opportunities for Resident Enrichment Services (MORES) with the city of Madera are pleased to announce a grant award in the amount of \$11.3 million from the California Strategic Growth Council for a proposed downtown housing project. The California Strategic Growth Council on June 21, 2019, awarded more than \$402 million from the innovative Affordable Housing and Sustainable Communities (AHSC) program to 25 new community development projects around the state. This was the first time a project from Madera applied for this highly competitive funding opportunity. This is truly a major accomplishment for Madera, it will change the face of our downtown and serve as a impetus for additional investment in Madera. The funds will go towards the construction of a 48-unit community that will provide affordable housing options for veterans, seniors and families.

HACM intends to commit thirty (30) Section 8 Housing Choice Vouchers to be used as project-based assistance for the proposed project. These vouchers will be applied to eleven (11) studio units, ten (10) one-bedroom units, eight (8) two-bedroom units and one (1) three-bedroom unit. This commitment is conditioned on meeting all of the HUD’s standard approvals, oversight, review, and subsidy layering requirements, and on successful completion of the appropriate NEPA environmental review.

HACM continues working with our tenants to utilize the computer lab. Currently, volunteers are staffing it. The Executive Director remains a vital part of the NAHRO National Committees, for small housing authorities.

This year has seen a number of unique programs for staff, residents and potential applicants. 2020 promises to be even more eventful as our focus continues to be providing affordable housing for economically disadvantaged individuals and families throughout the Central Valley.

The PHA continues to utilize Capital Funding to renovate and modernize Public Housing units improving the quality of assisted housing.

The Public Housing Program continues to work hard to improve their PHAs scores by providing the Maintenance staff training in detecting failed items in a dwelling unit while performing routine maintenance work orders. The PHA successfully achieved a High Performer designation for its Housing Program.

The Section 8 program SEMAP score was a High-Performance rating. Madera Housing Authority goal is to ensure integrity in housing programs.

The Housing Choice Voucher (HCV program continues to provide its Homeownership subsidy option to assist first time homebuyer’s purchase their first home. The HCV Homeownership program has a total of 4 families participate in this program. Through other programs such as FSS and the City’s down payment assistance program a total of 2 families have purchased homes. For inception, new FSS participants work diligently with FSS staff to clean up their credit so that they are ready for homeownership.

Community Service and Self-Sufficiency Programs

Resident Opportunities and Self-Sufficiency

The Resident Opportunities and Self-Sufficiency (ROSS) program provides holistic services, which include one-one-one resident interaction/referral and group education workshops to adult and youth residents in public Housing developments. The primary focus of the ROSS program is to empower families by proving opportunities to develop skill for housing stability, academic advancement, employment stability, and wage progression. ROSS provides direct services and coordinates the pro of self-development workshops with community services providers to offer; public and private resources, GED classes, post-secondary education opportunities, vocational training, ESL classes, computer classes, financial education, credit building, pre-purchase homeownership education, neighborhood and community development activities. Etc.

Madera Housing Authority, is working with Stanislaus Housing Authority, and other Housing Authorities in creating a consortium.

The Violence Against Women Act (“VAWA”) protect applicants, tenants, and program participants in certain HUD program from being evicted, denied housing assistance, or terminated from housing assistance based on acts of domestic violence, dating violence, sexual assault, or stalking against them. Despite the name of this law, VAWA protection is available to victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation.

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	<p>COVID 19 Public Housing and HCV waivers adopted by HACM HACM has implemented the following waivers:</p> <ol style="list-style-type: none"> 1. PH and HCV-6 FSS Contract of Participation – Provided for extensions to FSS contract of participation. 2. PH and HCV-7 Waiting List – Waives public notice requirements for opening and closing waiting list and requires alternative process. 3. HQS-1 Initial Inspections – Changes initial inspection requirements, allowing for owner certification that there are no life-threatening deficiencies and where self-certification was used, PHA must inspect the unit no later than October 31, 2020. 4. HQS-3 Non-Life Threatening and HQS-Initial Unit Approval – Allows for extension of up to 30 days for owner repairs of non-life-threatening conditions. 5. HQS-5 Biennial Inspections – Allows for delay in biennial inspections and all delayed biennial inspections must be completed as soon as reasonably possible as but by no later than October 31, 2020. 6. HQS-6 Interim Inspections – Waives the requirement for the PHA to conduct interim inspection and requires alternative method and allows for repairs to be verified by alternative methods. 7. HQS – 8 PBV HAP Contract-HQS Inspections to add or Substitute Units – Allows for PBV units to be added or substituted in the HAP contract based on owner certification there are no life-threatening deficiencies and allows for delayed full HQS inspection to adopt revisions to the admin plan. 8. HQS-9 HQS QC Inspections – Provides for a suspension of the requirements for QC sampling inspections. 9. HQS-10 HQS Space and Security – Waives the requirement that each dwelling unit have at least 1 bedroom or living/sleeping room for each 2 persons. 10. HCV-2 PHA Oral Briefing – Waives the requirement for an oral briefing and provides for alternative methods to conduct required voucher briefing. 11. HCV-7 Increase in Payment Standard – Provides PHAs with the option to increase the payment standard for the family at any time after the effective date of the increase, rather than waiting for the next regular reexamination to do so. 12. HCV-10 FUP – Allows PHAs to increase age to 26 for foster youth initial lease up. 13. PH-1 Fiscal closeout of Capital Grant Funds – Extension of deadlines for ADCC and AMCC. 14. PH-5 CSSR –Temporarily suspends CSSR 15. 12c Deadline for reporting Operating and Capital Fund expenditures – Provides a one-year extension
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B.4 .	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>Stanislaus Regional Housing Authority (CA026) HUD approved the 5-Year Acton Plan for Stanislaus Regional Housing Authority (formerly known as Housing Authority of the County of Stanislaus) CA-026 in Epic covering 2021-2025 Original. Stanislaus Regional Housing Authority received a confirmation of the approval on May 13, 2021 at 11:00:24 AM PDT via email to Mary Ramirez at MRameriz@stancoha.org</p> <p>Housing Authority of the City of Riverbank (CA017) The Housing Authority of the City of Riverbank received notice of approval of the PHA Plan on September 30, 2020 for Fiscal Year 2020.</p> <p>Housing Authority of Kings County (CA053) The Housing Authority of Kings County received a notice of approval of the PHA Plan on February 3, 2023 for fiscal year 2022.</p> <p>Housing Authority of the City of Madera (CA069) The Housing Authority of the City of Madera received a notice of approval of the PHA Plan on July 29, 2020.</p>
B.5	<p>Most Recent Fiscal Year Audit. Stanislaus Regional Housing Authority (CA026) (a) Were there any findings in the most recent FY Audit? Y N <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (b) If yes, please describe:</p> <p>Most Recent Fiscal Year Audit. Housing Authority of the City of Riverbank (CA017) (a) Were there any findings in the most recent FY Audit? Y N <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (b) If yes, please describe:</p> <p>Most Recent Fiscal Year Audit. Housing Authority of Kings County (CA053) (a) Were there any findings in the most recent FY Audit? Y N <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (b) If yes, please describe:</p> <p>Most Recent Fiscal Year Audit. Housing Authority of the City of Madera (CA069) (a) Were there any findings in the most recent FY Audit? Y N <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (b) If yes, please describe:</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments. Stanislaus Regional Housing Authority (CA026) (a) Did the RAB(s) have comments to the PHA Plan? Y N <input checked="" type="checkbox"/> Y <input type="checkbox"/> N</p>

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(b) 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.

Stanislaus Regional Housing Authority currently participates with the Family Self-Sufficiency and ROSS Programs. The program provides incentives for participants to save money in effort to purchase a home. Additionally, the Housing Authority is in process of developing affordable housing homes to purchase. This will be promoted within participants of the FSS and ROSS Programs.

Resident Advisory Board (RAB) Comments. Housing Authority of the City of Riverbank (CA017)

(a) Did the RAB(s) have comments to the PHA Plan?
Y N

(b) 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.

C1. Other Document and/or Certification Requirements – Continued

Resident Advisory Board (RAB) Comments. Housing Authority of Kings County (CA053)

(a) Did the RAB(s) have comments to the PHA Plan?
Y N

(b) 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.

(c)

Resident Advisory Board (RAB) Comments. Housing Authority of the City of Madera (CA069)

(a) Did the RAB(s) have comments to the PHA Plan?
Y N

(b) 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.

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C.2 **Certification by State or Local Officials. Stanislaus Regional Housing Authority (CA026)**
 (PLEASE DELETE OLD AND UPLOAD NEW)
[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.

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 3/31/2024
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Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan

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

certify that the 5-Year PHA Plan for fiscal years _____ and/or Annual PHA Plan for fiscal year 2022 of the Stanislaus Regional Housing Authority is consistent with the *PHA Name* Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the _____
Local Jurisdiction Name County of Stanislaus

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The PHA is consistent with the Stanislaus Urban County's FY 2021-2025 Consolidated Plan And AI's goals for furthering fair housing and providing more affordable housing Opportunities. The PHA's Annual Action Plan addresses developing additional rental options for extremely low, very low-, and lower-income households in Stanislaus 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	Title: Director
Signature:	Date: May 19, 2022

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
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Office of Public and Indian Housing

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C.2 - Certification by State or Local Officials. Housing Authority of the City of Riverbank (CA017)

PLEASE DELETE OLD FORM AND UPLOAD A PICTURE OF THE NEW FORM BELOW:

[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.

**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 3/31/2024

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

I, Marisela Garcia, the City Manager
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years _____ and/or Annual PHA Plan for fiscal
year 2022 of the Housing Authority of the City of Riverbank is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

City of Riverbank
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
State Consolidated Plan.

The PHA Plan is consistent with the City of Riverbank's Housing Element in the General Plan. It
provides affordable housing opportunities for residents within the City of Riverbank.

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:

Marisela Garcia

Title:

City Manager

Signature:



Date:

8/25/2022

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. This information is collected to
ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

**Streamlined Annual
PHA Plan
(High Performer PHAs)**

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

OMB No. 2577-0226
Expires 03/31/2024

C.2 - Certification by State or Local Officials. Housing Authority of Kings County (CA053)

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.

**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 3/31/2024

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

I, Richard Valle, the Board Chairman
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years _____ and/or Annual PHA Plan for fiscal
year 2023 of the Housing Authority of Kings County is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the


Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
State Consolidated Plan.

The PHA is consistent with the Kings County's FY 2020-2024 Consolidated Plan and AI's goals
for furthering fair housing and providing more affordable housing opportunities. The PHA's
Annual Action Plan addresses developing additional rental options for extremely low, very low,
and lower-income household in Kings 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: Richard Valle	Title: Board Chairman
Signature: 	Date: 5-17-23

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. This information is collected to
ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

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 03/31/2024
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C.2 - Certification by State or Local Officials. Housing Authority of the City of Madera (CA069)

PLEASE DELETE OLD FORM AND UPLOAD A PICTURE OF THE NEW FORM BELOW:

[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.

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 3/31/2024
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Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan

I, James Taubert, the Interim Executive Director
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years _____ and/or Annual PHA Plan for fiscal year 2022 of the Housing Authority of the City of Madera is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

City of Madera
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The PHA Plan consisted with the community development needs and market conditions stated in the consolidated plan and the Analysis of Impediment to Fair Housing Choice because the Plan is consistent with the objectives, outcomes, and needs identified in the Plan Needs Assessments. It also seeks to address the needs identified in the Analysis of Impediment to Fair Housing Choice.

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: James Taubert	Title: Interim Executive Director
Signature: <u>James Taubert</u>	Date: <u>5-5-22</u>

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. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

**Streamlined Annual
PHA Plan
(High Performer PHAs)**

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

**OMB No. 2577-0226
Expires 03/31/2024**

C.3

Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.

Form 50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed must be submitted by the PHA as an electronic attachment to the PHA Plan.

**Stanislaus Regional Housing Authority (CA026)
Page 1**

**Certifications of Compliance with
PHA Plan 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 3/31/2024**

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___5-Year and/or X___ Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning _10/1/2022_____, 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 (24 CFR § 91.2).
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 (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
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 provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

**Streamlined Annual
PHA Plan
(High Performer PHAs)**

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

OMB No. 2577-0226
Expires 03/31/2024

Stanislaus Regional Housing Authority (CA026) Civil Rights Page 2

- 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; and
 - 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 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. 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.
 12. 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.
 13. 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.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. 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.
 16. 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.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. 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.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. 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.
 21. 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).

Stanislaus Regional Housing Authority
PHA Name

CA026
PHA Number/HA Code

Annual PHA Plan for Fiscal Year 20__22__

5-Year PHA Plan for Fiscal Years 20__ - 20__

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 Executive Director

Name Board Chairman

Jim Kruse

Signature



Date 5/16/22

Signature



Date 5/16/22

Page 2 of 3

form HUD-50077-ST-HCV-HP (3/31/2024)

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 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. This information is collected to ensure compliance with PHA Plan, Civil Rights, and other laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

**Streamlined Annual
PHA Plan
(High Performer PHAs)**

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

OMB No. 2577-0226
Expires 03/31/2024

C.3 - Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.

Form 50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed must be submitted by the PHA as an electronic attachment to the PHA Plan.

Housing Authority of the City of Riverbank (CA017) (PLEASE DELETE OLD AND UPLOAD NEW FORM)

PHA Certifications of Compliance with PHA Plans and Related Regulations

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 2020, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

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

**Streamlined Annual
PHA Plan
(High Performer PHAs)**

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

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Expires 03/31/2024

C.3 Housing Authority of the City of Riverbank (CA017) Civil Rights Page 2

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

City of Riverbank Housing Authority

CA017

PHA Name

PHA Number/HA Code

X 5-Year PHA Plan for Fiscal Years 20²⁰ - 20²⁵

Annual PHA Plan for Fiscal Years 20__ - 20__

I hereby certify that all the information stated herein, as well as any information provided in the 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

Title

Thomas Hollander

Chairperson

Signature



Date

10/1/2022

C.3 Housing Authority of Kings County (CA053)

**Certifications of Compliance with
PHA Plan 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 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the x 5-Year and/or x Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 2023 , 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 (24 CFR § 91.2).
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 (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
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 provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

**Streamlined Annual
PHA Plan
(High Performer PHAs)**

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

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Expires 03/31/2024**

C.3 Housing Authority of Kings County (CA053) Civil Rights Page 2

- 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; and
 - 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 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. 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.
 12. 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.
 13. 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.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. 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.
 16. 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.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. 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.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. 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.
 21. 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 of Kings County _____ CA053 _____
 PHA Name PHA Number/HA Code

Annual PHA Plan for Fiscal Year 20 23
 5-Year PHA Plan for Fiscal Years 2020 - 2024

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 Executive Director	Name Board Chairman
Sandra Jackson-Bobo	Richard Valle
Signature <u>Sandra Jackson Bobo</u> Date <u>5-17-23</u>	Signature <u>[Signature]</u> Date <u>5-17-23</u>

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. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

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Expires 03/31/2024

C.3 - Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.

HOUSING AUTHORITY OF THE CITY OF MADERA (CA069) – (PLEASE DELETE OLD FORM AND UPLOAD NEW FORM)

Form 50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.3 – Housing Authority of the City of Madera (CA069)

**Certifications of Compliance with
PHA Plan 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
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PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 10/1/2022, 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 (24 CFR § 91.2).
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 (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
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 provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

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Expires 03/31/2024

C.3 Housing Authority of the City of Madera (CA069) Civil Rights Page 2

- 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; and
 - 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 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. 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.
 12. 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.
 13. 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.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. 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.
 16. 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.
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 18. 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.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. 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.
 21. 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 of the City of Madera
PHA Name

CA069
PHA Number/HA Code


Annual PHA Plan for Fiscal Year 2022

5-Year PHA Plan for Fiscal Years 20__ - 20__

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 Executive Director

James Taubert

Signature 

Date 8-5-22

Name Board Chairman

Interim Executive Director

Signature

Date

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form HUD-50077-ST-HCV-HP (3/31/2024)

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. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

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C.4	<p>Stanislaus Regional Housing Authority (CA026) Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p> <p>Housing Authority of the City of Riverbank (CA017) Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p> <p>Housing Authority of Kings County (CA053) Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p> <p>Housing Authority of the City of Madera (CA069) Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	<p>Affirmatively Furthering Fair Housing.</p> <p>Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <p>D.1– Stanislaus Regional Housing Authority (CA026)</p>

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Stanislaus Regional Housing Authority is not obligated to complete the chart and has selected not to participate with the question.

D.1– Housing Authority of the City of Riverbank (CA017)

The Housing Authority of the City of Riverbank is a small agency and not obligated to complete the chart.

D.1– Housing Authority of Kings County (CA053)

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

It is the policy of the Housing Authority of the Kings County to fully comply with all Federal, State, and local non-discrimination laws with the rules and regulations governing Fair Housing and Equal Opportunity in housing and employment. The Housing Authority will continue to support all proactive and responsive programs as outline in the Housing Element and the Consolidated Plans within its jurisdiction. Solutions of a regional nature are highly desirable and will result in coordinated fair housing.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

The Housing Authority will make every effort to support widespread consumer outreach and education programs in landlord/tenant and housing discrimination areas. Staff will plan, coordinate, implement and evaluate outreach and educational activities, which are designed to impart information about all aspects of fair housing laws.

Fair Housing Goal

Describe fair housing strategies and actions to achieve the goal

When a Housing Authority staff is informed by a tenant of an issue which may be related to fair housing, the caseworker will reiterate the Housing Authority’s support for the tenant filing a complaint. The caseworker will also provide the tenant with proper procedures for filing the complaint.

II.

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	<p>D.1 - Affirmatively Furthering Fair Housing (AFFH). Continued</p> <p>D.1– Housing Authority of the City of Madera (CA069)</p> <p>The Housing Authority of the City of Madera and not obligated to complete the chart and has selected not to participate with the question.</p>
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Instructions for Preparation of Form HUD-50075-HP Annual Plan for High Performing PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

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. Plan Elements.

B.1 Revision of Existing 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 and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. 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 (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(2\)\(i\)](#)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

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

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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. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

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: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6. ([Notice PIH 2011-47](#))
- 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: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4
- Demolition and/or Disposition.** With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including 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 approval under section 18 of the 1937 Act (42 U.S.C. 1437p); 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 as described in the PHA’s last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. 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 under the Voluntary or Mandatory Conversion programs.** 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\(j\)](#))

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Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD’s website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

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.

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

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 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. [\(24 CFR §903.7 \(g\)\)](#). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: “See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX.”

B.5 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 Resident Advisory Board (RAB) comments. If the RAB had comments on 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.2 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. [\(24 CFR §903.15\)](#). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ 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 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* 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 certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations, 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.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.

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D. Affirmatively Furthering Fair Housing.

D.1 Affirmatively Furthering Fair Housing.

The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: “To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) ... Strategies and actions must affirmatively further fair housing” Use the chart provided to specify each fair housing goal from the PHA’s AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless , the PHA will address its obligation to affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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 7.02 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.



Stanislaus Regional Housing Authority

ALPINE | AMADOR | CALAVERAS | INYO | MARIPOSA
MONO | STANISLAUS | TUOLUMNE COUNTIES

RESOLUTION NO. 22-23-34

RESOLUTION APPROVING THE STANISLAUS REGIONAL HOUSING AUTHORITY ANNUAL PUBLIC HOUSING AGENCY(PHA) ANNUAL PLAN AMEDNMENTS, HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN, THE PUBLIC HOUSING ADMMISSIONS AND CONTINUED OCCUPANCY (ACOP) PLAN FOR FISCAL YEAR 2023-2024

WHEREAS, Stanislaus Regional Housing Authority has prepared required Public Housing Agency Annual Plan, Housing Choice Voucher Administrative Plan, and the Public Housing Admissions and Continued Occupancy Plan (ACOP) amendments as required by the Department of Housing and Urban Development's regulations, and

WHEREAS, the Public Housing Agency (PHA) Annual Plan, Housing Choice Voucher Administrative Plan, and the Public Housing Admissions and Continued Occupancy Plan (ACOP) amendments were made available to the public for review and comment during the required 45-day period, and

WHEREAS, a public hearing was held on July 13, 2023 conducted regarding the Public Housing Agency (PHA) Annual Plan, Housing Choice Voucher Administrative Plan, and the Public Housing Admissions and Continued Occupancy Plan (ACOP) amendments in order to solicit public input, and

WHEREAS, the Resident Advisory Board (RAB) meetings were held on 6/6/2023 and 6/13/2023 to provide input into the Public Housing Agency (PHA) Annual Plan, Housing Choice Voucher Administrative Plan, and the Public Housing Admissions and Continued Occupancy Plan (ACOP) amendments in the form of its own recommendations, and

WHEREAS, the Board of Commissioners did consider the recommendations of the Resident Advisory Board and any public comments in its own review and discussion of the Public Housing Agency (PHA) Annual Plan, Housing Choice Voucher Administrative Plan, and the Public Housing Admissions and Continued Occupancy Plan (ACOP) amendments.

NOW, THEREFORE, BE IT RESOLVED, by the Commissioners of Stanislaus Regional Housing Authority, that

1. The proposed Public Housing Agency (PHA) Annual Plan, Housing Choice Voucher Administrative Plan, and the Public Housing Admissions and Continued Occupancy Plan (ACOP) amendments for Fiscal Year 2023-2024 be hereby approved, and
2. The Executive Director is authorized to submit the Public Housing Agency (PHA) Annual Plan, Housing Choice Voucher Administrative Plan Amendments, and the Public Housing Admissions and Continued Occupancy Plan (ACOP) amendments for Fiscal Year 2023-2024 with all required documents and certifications to the Department of Housing and Urban Development as required, and
3. This resolution shall take effect immediately.



DULY AND REGULARLY ADOPTED by the Board of Commissioners of the Housing Authority of the County of Stanislaus this 20th day of July, 2023.

AYES:

NAYS:

ABSTAIN:

ABSENT:

Approved: _____
Chairperson

Attest: _____
Secretary