

PHA 5-Year and Annual Plan

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

OMB No. 2577-0226
Expires 4/30/2011

1.0	PHA Information PHA Name: <u>Housing Authority of the County of Marin</u> PHA Code: <u>CA052</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2011</u>					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>492</u> Number of HCV units: <u>2010</u>					
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program PH HCV	
	PHA 1:					
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:					
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.					
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.					
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.					
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.					
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.					
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.					
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.					
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.					

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9.1	Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.
10.0	Additional Information. Describe the following, as well as any additional information HUD has requested. (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"
11.0	Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office. (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

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PHA Certifications of Compliance with PHA Plans and Related Regulations	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011
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**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 1/2011, 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.
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.

Housing Authority of the County of Marin CA052
 PHA Name PHA Number/HA Code

X 5-Year PHA Plan for Fiscal Years 20 11 - 20 15
X Annual PHA Plan for Fiscal Years 20 11 - 20 11

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
Judy Arnold	Board President, Marin County Housing Authority
Signature	Date

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MARIN HOUSING AUTHORITY

2011 Agency Plan Narrative

This narrative sets forth the MHA overall capital improvement strategy for modernization, new construction, and replacement housing with highlights of the proposed 2011 Capital Fund Program (CFP) implementation, and plans for revitalization of public housing sites. It includes significant revisions to the Administrative Plan.

INTRODUCTION

With approximately 500 public housing units, over 2,100 Section 8 Voucher holders and 35 VASH Vouchers, MHA is the primary source of housing for very low-income households. Operating subsidies and modernization funds provided by the Federal government on an annual basis have not been adequate, resulting in obsolescence and deterioration at many properties. Increased Federal support, 4 new federal stimulus grants, innovative local financing techniques, energy conservation measures, property management, resident involvement, and economic opportunities for residents are all required to stabilize, maintain, and improve this valuable supply of affordable housing. In addition, long-range plans are being pursued to rebuild sites into mixed-income and mixed-financed communities and make better use of underutilized sites and portions of sites and to leverage additional related funding. These goals, which are consistent with the County's Consolidated Plan, are being pursued in collaboration with residents, community representatives and other County agencies.

The MHA Commission, Executive Director, Resident Advisory Board (RAB) and staff have involved residents throughout the development and prioritizing of these Capital Fund Program (CFP), Administrative Plan, PHA Plan and revitalization plans. Notices were posted in local newspapers and on the MHA website to encourage participants of the Section 8 Housing Choice Voucher and the Conventional (Public) Housing programs to attend the 2011 PHA Annual Plan Submission Review Process meetings.

This partnership began with a MHA staff meeting with residents and resident leaders to discuss the plan and its requirements, program goals and objectives, and implementation timelines. Residents participated in and advised on all activities required to complete the PHA Plan Application. Subsequently, these RAB subcommittees met on fifteen other occasions to discuss the progress of the plan and attended a public hearing to receive feedback from the community.

IDENTIFICATION OF PHYSICAL AND MANAGEMENT NEEDS (based on the 2008 Comprehensive Physical and Management Needs Assessments as updated with resident and staff input):

The MHA is continually evaluating physical and management needs for all forty-six public housing developments. The identification process started in 2007 with the hiring of two consulting firms to prepare formal physical and management needs assessments. Many of these original Management and Physical Assessment Plans were presented in the 2008

In May of 2008, the MHA commissioned Realty Check, Inc to provide a comprehensive Physical

Needs Assessment to determine short and long term needs for the MHA's 497 public housing units. Additionally, the MHA performed in 2006 to determine new measures leading to an Energy Performance Contract (by The Nelrod Company). The MHA was recently awarded an additional 2.5 Million in ARRA funds and has also applied for Capital Fund Recovery Competition Grants. MHA also selected Energy Savings Company (ESCO) agent through a competitive RFP process in second quarter 2010. This will allow MHA to precede with a Comprehensive Energy Audit (CEA) of MHA's public housing units.

STRATEGY STATEMENT

To ensure that Capital Fund Program (CFP) funding is effectively and efficiently utilized, a clear and appropriate set of program priorities, goals and objectives was developed to serve as a guide in determining the specific work items and target sites that will be included in the CFP Plans. These program priorities, goals and objectives were discussed at length at the RAB meetings and used to develop this year's plans.

MODERNIZATION AND MANAGEMENT IMPROVEMENT

PRIORITY ONE: MANDATORY PHYSICAL & MANAGEMENT IMPROVEMENTS

- a) Lead Based Paint (LBP) abatement or in-place management activities.
- b) Asbestos Containing Material (ACM) abatement activities.
- c) Mold and Moisture abatement.
- d) Modification of apartments and common areas for use by disabled to comply with ADA and/or 504 requirements.
- e) Emergency improvements for life safety problems, and property stabilization by addressing leaking roofs and waterproofing buildings' exterior.
- f) Management improvement activities required by legal settlement, HUD audit finding, or identified by HUD's PHAS.
- g) Completion of Comprehensive modernization activities funded through CFP.

PRIORITY TWO: URGENT PHYSICAL & MANAGEMENT IMPROVEMENTS

- a) Emergency improvements such as chronic malfunctioning elevators, correction of hazardous conditions, etc.
- b) Identification and proper abatement of potentially toxic materials and unhealthy conditions. Specific activities would include testing and abatement of asbestos, lead, chronic mildew, etc. Repair/replacement/installation of ventilation systems.
- c) Improvements that will enhance the security of residents. Such activities would include installation of vandal resistant security lighting, security grills, surveillance equipment, gates, etc.
- d) Control of criminal activities. Such activities may include continuation of the successful public safety program of expanded patrols of Marin County Sheriff's Departments or police officers for city jurisdictions at selective MHA sites that have known criminal activities.

PRIORITY THREE: SERIOUS PHYSICAL & MANAGEMENT IMPROVEMENTS

- a) Major repairs to heating, plumbing, sewer, electrical systems, etc.
- b) Physical improvements to non-dwelling space for the expansion or improvement of resident activities and services and MHA management operations.
- c) Improvements to MHA management operations to improve efficiency and the delivery of services to residents.

REMAINING PHYSICAL, MANAGEMENT, AND OTHER NEEDS

Remaining physical and management improvements are those that are addressed based on the severity of the problem, the efficiency of addressing the problem along with other more urgent items or on the cost savings that will result from completing the improvement.

- a) Management Issues - timely street cleaning, tree pruning, sidewalk repair, anti-vandalism strategies, appropriate trash collection system, proper cleaning of site, on-site security, site resident monitors, neighborhood programs to monitor loitering, recycling programs for each site, and graffiti abatement, among others.
- b) Maintenance Issues- clean up of playground facilities, better maintenance programs for elevators and boilers, availability of maintenance workers who live in the city during emergency calls, intercom systems for senior developments (where needed), new furnishings for public areas, well maintained doors and windows, proper graffiti abatement, addition of weather stripping on all doors, addition of handrails to dangerous areas/ areas with seniors, add landscape irrigation system, timely maintenance response, kitchen cabinet repair, wall heater replacement, general unit improvements and need for new appliances, among others.
- c) Self-Sufficiency Issues - family planning services, senior care services, age-specific programs for children, summer programs, lunch programs, resident-owned businesses, social service programs, computer resource centers at all family developments and some senior developments, on-site activities/ programs for the senior developments, Resident Council (RC) monitoring and coordination, RC elections process, resident involvement in the expenditure of programs such as Drug Elimination Program (DEP), etc., and transportation arrangements for seniors, among others.

ADDRESSING DEVELOPMENTS WITH HIGHER NEEDS

Where many serious improvements are needed and the repair, replacement or redesign of major building elements will require the temporary on-site relocation of families to allow for the work to proceed, a comprehensive rehabilitation approach will be developed. All-important physical problems will be addressed at that time, funding permitting, to maximize the efficiency and long-range success, and to reduce overall cost associated with such efforts. When family relocation is

not required and improvements can be completed without major disruptions, funding permitting, a sequenced rehabilitation approach will be followed.

COORDINATED ACTIVITIES TO ENSURE EFFICIENCY

When special mobilization is required to address an item that is needed at several developments, the inclusion of all of these developments into a single effort will be considered. Maintenance and management issues brought up at the RAB meetings and citywide public hearings shall be referred to the appropriate departments, including Maintenance and Management.

CAPITAL FUND PROGRAM PLANS FOR FY 2011

The Physical Improvement goals outlined below focus on completion of capital improvements in progress, urgently needed work, mandated improvements and possible future/ long term needs, all with energy conservation measures where cost effective:

- Urgently needed infrastructure improvements including: water main replacement; heating, plumbing, and boiler replacements; site electrical improvements; concrete restoration; roofing; waterproofing; and paving repairs.
- Interior unit upgrades including: kitchen sink and countertop replacement; range, refrigerator and cabinet replacement; asbestos, lead and mold abatement; and 504/ADA reasonable accommodations.
- Modernization of senior and family developments including: hardwire smoke detector installations; fire alarm system upgrades, accessibility modifications; sidewalk repairs; exterior painting; and common space improvements.

Based upon the Qualified Energy Audit, the MHA is pursuing cost effective opportunities for saving energy, subject to fund availability, through Physical Improvements on work items such as: equipment replacement, appliance procurement, and significant renovations to units and buildings. Work included in the MHA's Five Year CFP Plan includes: Interior and Exterior Painting, Replacing of kitchens, high rise boiler systems at the high rises, replacement of low rise water heaters, stove and refrigerator replacement, energy conservation and substantial management improvements, amongst others. The MHA also plans acquire properties in partnership with other organizations in order to provide much needed affordable rental units in Marin County.

The Management Improvements (MI) goals include security surveillance cameras, public housing authority-wide modernization of internal business management systems, and the implementation of a resident employment/economic self-sufficiency program (1408). One of our high priorities will be an expansion of our Resident Initiatives Programs (1406). MHA is also considering entering into the "Moving to Work" Program, should the opportunity arises.

In addition to modernizing existing public housing units, the MHA is also developing revitalization and replacement housing strategies to preserving deteriorated low-income units it

manages through revitalization and maintenance of affordable housing units. The MHA plans to embark into a long term revitalization plan at the Golden Gate Village, a 292-unit family development in Marin City to renovate some of the buildings, someday build new housing in the underutilized land, and/ or rebuild some of the low income buildings without permanently relocating families off-site. Any and all of these opportunities could possible bring the modernization and new construction of new affordable rental and first time homeownership opportunities at the site.

REVITALIZATION AND DISPOSITION

With a CFP allocation of approximately \$1.1 million each year, the MHA will never be able to fully address the Golden Gate Village short and long term needs through this program alone. The extent of the physical problems, the inappropriateness of existing site plans, and obsolescence of building designs at Golden Gate Village would make extensive repairs at these communities an ineffective long-term strategy.

HUD is currently planning a new public housing preservation initiative known as Preservation, Enhancement and Transformation of Rental Assistance (PETRA). In an effort to guide the preservation of public housing this PETRA initiative could become one option to convert appropriate public housing properties, on a voluntary basis, to other affordable housing subsidy models with adequate, predictable, and reliable funding including project-based Housing Choice Vouchers (HCV's or project-based Section 8 Rental Assistance administered by HUD's Office of Housing. Such an initiative could provide sufficient and timely access to a range of flexible tools capable of addressing the unmet capital needs of MHA's public housing communities. Financing options should include tax credits, debt financing, credit enhancements (e.g. FHA insurance, other federal guarantees), direct grants, and other resources.

This PHA Plan also delineates the strategies to achieve improvements above and beyond the financial capacity of CFP. The MHA established an agency goal of pursuing every opportunity available to modernize and rebuild obsolete public housing units in Marin County. The strategies propose the use of public and private funding that might become available, creating alternative ways to rebuild public housing. They are consistent with the County of Marin Consolidated Plan that identifies a serious shortage of affordable housing opportunities and need to maintain a stock of housing for very low-income households.

RESIDENT HIRING

For all job tasks and contracts that are over a certain amount and subsidized with federal dollars, on Public Housing residents will be hired as part of the on-site work, and will be trained according to their skills, performance evaluation and desire to acquire job experience in either building trades, landscaping or administrative/ clerical positions. The goal will be to assist these residents to become self-sufficient, so that they can move on to jobs outside of the MHA. The agency plans to hire a Section 3 Fellow during the FY2011. Any contractors with the MHA will be required to provide resident hiring per Marin Housing Authority Policies and Section 3 federal requirements.

PREPARATION OF CAPITAL FUND PROGRAM 2011 ANNUAL SUBMISSION

The Marin Housing Authority has consistently involved residents in the development of modernization funding applications. The following are activities involving resident notifications and meetings regarding the 2011 Capital Fund Program Annual Submission.

Resident Advisory Board (RAB) Meetings to discuss Capital Funds–

- April 21, 2010
- May 5, 2010,
- May 19, 2010
- June 2, 2010

SECTION 8 ADMINISTRATIVE PLAN

In this year's plan, MHA revised components of the Administrative Plan related to the Program and plan overview topics, Fair Housing and Equal Opportunity, Eligibility and, Application, Waiting List Management, and Tenant Selection, Briefings and Voucher Issuance, Income and Subsidy Determinations, Housing Quality Standards and Rent Reasonableness. Housing Authority staff began meeting with the RAB on April 21, 2010 and met on fifteen (15) separate occasions between June and September 2010, which resulted in the "draft" changes. Housing Authority staff plans to revise other sections of the Admin Plan in the coming months in an effort to structure our existing Admin Plan to conform an industry tested model plan.

This model plan provides the basis for writing our agency's Administrative Plan by recommending language for each area in which PHAs have discretion or flexibility to develop their own policies. For each policy, the accompanying instruction guide offers important points to consider and customizable policy choices so that you can choose the best policy to suit our local county needs. Also, the model plan cites and describes HUD regulations and other requirements in detail, which presents our agency with a solid foundation in policy-making and certainty of HUD compliance.

LOCAL GOVERNMENT REVIEW

- The MHA has been participating in the County of Marin's Consolidated Plan Housing Element since early 2004. This group was coordinated by the County of Marin Planning Department included numerous other county agencies, community-based housing development organizations, housing advocacy groups and service providers and MHA. The effort is also providing an unprecedented continuous support from county agencies, non-profits and other stakeholders.
- MHA needs, based on the 2008 Comprehensive Plan for Physical Improvements have been discussed in the context of this County-wide comprehensive housing planning process and were developed in consultation with the CHAS Subcommittee. Long-range MHA goals and information on the total MHA physical and management improvement needs were presented and reviewed by the Board of Commissioners. As new MHA plans for improvements are developed and as funding is identified, additional improvements to the priority plan will be forged.

- **AGENCY PLAN SCHEDULE**

- 04/21/2010 – MHA Staff, RAB
- 05/05/2010 - MHA Staff, RAB
- 05/19/2010 - MHA Staff, RAB
- 06/02/2010 – MHA Staff, RAB
- 06/16/2010 – RAB, MHA Staff
- 06/30/2010 – RAB, MHA Staff
- 07/07/2010 – MHA Staff, RAB
- 07/14/2010 – MHA Staff, RAB
- 08/01/2010- MHA Staff, RAB
- 08/18/2010- MHA Staff, RAB
- 08/31/2010- Public Forum (MHA Staff)
- 09/01/2010- MHA Staff, RAB
- 09/15/2010- MHA Staff, RAB

The RAB also meet independently on four (4) other occasions off site.

- **08/06/2009 through 09/20/2010 Public Review and Comment**

- Two separate notices published in the Marin IJ
- Agency Plan Notice posted on Marin Housing Authority website

- **COMMENTS RECEIVED FROM PUBLIC**

- Please see attached

- **COMMENTS RECEIVED RECEIVED FROM RESIDENT ADVISORY BOARD**

SECTION 5.2
5-YEAR PLAN GOALS AND OBJECTIVES
FISCAL YEARS 2011 – 2015

Maximize Affordable Housing Options in Marin County

Fully Utilize Section 8 and Public Housing Programs

Achieve and maintain 98% lease-up rate in Public Housing program.

Maximize the number of individuals served by utilizing 100% of the money allocated by HUD for HAP payments and/or 100% (2109) of the allocated vouchers.

Assist 125 Section 8 Voucher holder per year to locate and successfully lease affordable housing through our Housing Advocate. Most of these are Voucher holders who need to transfer to a new unit.

Turn over 100% of all vacant Public Housing units within 20 days of the vacate date.

Preserve Existing Affordable Housing Stock

Perform housing quality inspections using the UPCS standards on 100% of public housing units.

Work with residents, various agencies, and law enforcement to investigate and implement measures to improve public security through community involvement. Explore programs such as D.A.R.E and Family Incentive Centers for Public Housing residents.

Perform 40 housing quality control inspections annually using the HQS requirements.

Perform housing quality inspections annually using the HQS standards on 100% of units leased through the Section 8 Program.

Secure annual funding for the Residential Rehabilitation Loan Program through the County's CDBG program and continue outreach through local jurisdictions and appropriate social service agencies.

Undertake at least 10 low income rehabilitation projects averaging \$25,000 per home including one group home for a total of \$500,000 for the year through the CDBG funded program or undertake at least 10 low income houseboat rehabilitation projects averaging \$25,000 per houseboat.

Subject to approval of a Project Management Consulting Agreement and the Waldo Point Harbor Master Plan by the County of Marin, commence applications for building permits and the start of rehabilitation for the first phase of houseboat CDBG rehab loan. If Marin Housing enters into contract for project management services it would begin planning and executing of the

rehabilitation and relocation of the 38 Floating homes that comprise the Gates Co-Operative to permanent berths within the Waldo Point Harbor Marina in Sausalito.

Explore providing a "Shared Housing" program to increase affordable housing options in Marin. If funded, begin providing services by mid 2011. Provide 30 matches in the first year.

Preserve existing Multi-Family properties owned by MHA as affordable housing units for low-income and extremely low-income households.

Prevent Homelessness

Seek funding to continue to provide the Homeless Prevention program to prevent homelessness from non-HUD sources.

Provide eviction prevention assistance to a total of 100 elderly or disabled families through the Housing Stability Program (formerly Rebate for Marin Renters Program).

Provide Shelter Plus Care subsidies to 70 formerly homeless individuals with severe psychiatric disabilities. Continue to provide supportive services to 100 formerly homeless participants in maintaining their housing.

Provide permanent affordable housing to at least 40 new Section 8 households annually. Issue a new Request for Proposals for project based Section 8 units for existing rehab properties.

Provide permanent affordable housing to 70 new Public Housing households annually.

Provide rental assistance to 33 individuals with HIV and AIDS in FY 2010-11 and continue to provide rental assistance to 33 individuals with HIV and AIDS through HOPWA each year.

Provide rental assistance and support services to 35 formerly homeless veterans in cooperation with the Veterans Administration.

Promote Homeownership Opportunities

Maintain and add to current portfolio of homes for low and moderate -income first-time homebuyers through the Below Market Rate (BMR) Homeownership Program. Add new properties as developments are planned and built within each local jurisdiction; market and re-sell existing BMR units to eligible households when offered for re-sale; sell homes to 50 new first-time homebuyers during the five-year period.

Provide Section 8 Homeownership Vouchers and assist up to 7 participants in purchasing a home over the five year period. Continue to collaborate with Habitat for Humanity and North Bay Family Homes to create additional opportunities for first time homebuyers.

Obtain additional tax exempt bond allocations from CDLAC. Apply for new MCC's at an average of \$40,000 for \$600,000 in MCC tax credit authority and approximately \$3.0 million in

first mortgage money. 5 Year: Obtain tax-exempt bond allocation from CDLAC for the Mortgage Credit Certificate Program sufficient to issue 10 MCC's to first-time homebuyers over the 5-year period.

Apply for additional rental vouchers if HUD announces a NOFA or other new programs

Review HUD's announcements for funding that is available for PHA's, prepare and submit requests where appropriate.

Increase Access to Housing Opportunities by Increasing Tenant Incomes

Assist 50 public housing residents and 130 Section 8 participants to achieve contracted goals through FSS. 5 Year: Increase access to housing opportunities by assisting 50 public housing residents and 100 Section 8 participants each year to achieve their individual self-sufficiency goals.

In the Public Housing FSS program 25% of participants will establish escrow accounts, 25% will enroll in financial management counseling (with 80% completion targeted), 25% will enroll in job training (with 80% completion target), and 75% of participants will enroll in employment counseling and half will secure fulltime employment.

In the Section 8 FSS program 10% of the program participants a year will successfully graduate from the program with cash welfare eliminated, earned income for at least the previous 12 months, and an escrow balance. Conduct targeted outreach to all new participants and others in the program regarding homeownership opportunities (15 households a year).

Continue to increase the number of new participants by an average of 10 per year to a total of at least 50 new participants between PH and Section 8 FSS Programs.

Public Housing FSS will have 6 new households per year establish escrow accounts.

Section 8 FSS will have 10 new households per year establish escrow accounts.

Enhance Services to Clients, Business Partners and the Community at Large through Delivery of Efficient and Responsive Programs

Demystify Services through Enhanced Communication

Anticipate 12 briefings with a total of 140 clients oriented. Provide engaging and informative briefings to all new Section 8 Voucher holders.

Sponsor or participate in at least 10 open forums or meetings. Participate in open forums or meetings with Marin City public housing residents on issues of specific or general concern, including Maintenance and Operation meetings and Security meetings.

Sponsor and/or participate in least 6 Mixed Population residents meetings at each Mixed Population complex.

Conduct at least 2 informational/outreach community meetings regarding the benefits of the FSS program to GGV residents and publish FSS successes in the monthly/quarterly newsletter.

Reestablish the use of personal interview for annual reexaminations to build better rapport with Section 8 participants and increase client understanding of the reexamination process.

Implement, Monitor and Improve Client Feedback Systems

Solicit input from public housing residents through the Resident Councils, RAB or direct meetings as to what procedures or practices are confusing and/or burdensome. Prioritize areas of focus for streamlining. Hold one session in Marin City and one in a Mixed Population complex. Publish in the residents' newsletters various procedures and practices that are discussed with residents. 5 Year: Solicit input from residents as to what procedures or practices are perceived to be confusing and/or burdensome in order to assist in prioritizing areas that would most benefit from improved systems.

Concentrate on efforts to improve specific management functions

Explore methods of automating routine tasks through our client software and payroll systems

Explore methods of becoming a paperless agency- and reducing file management costs and burden.

Review eligibility functions including initial application processing and annual re-certification functions.

Review maintenance systems in order to improve service to the residents and reduce the turnaround time of vacant units to 20 days or less.

Increase the efficiency of the management functions for both Public Housing and Section 8 Voucher Program. Through the regular use of tools for statistical measurements and monitoring work functions to ensure high quality and quantity of work. Increase staff communication to resolve problems quickly and efficiently.

Streamline External Procedures

Continue to increase the availability of forms and information to MHA's landlords through the use of the website. Improve and simplify procedures and systems for interfacing with Section 8 landlords and utilize MHA's website to provide information to landlords, including downloadable forms. The MHA hotline provides landlords with a tool to advertise for tenants.

Update the website to include the Agency Plan, Administrative Plan and the ACOP.

Improve the quality of telephone response by answering incoming calls at the receptionist's desk quickly, returning all calls within 24 hours, providing clear and concise information.

Place the interim reporting form on the web site in such a way that it will become interactive and the residents/participants can access the form from the web site.

Implement an interactive web based system.

Continue to Build Collaborations with Other Agencies, Local Jurisdictions and the Private Sector

Identify key resources and barriers to affordable housing opportunities and develop a strategy for engaging the participation of new landlords and retaining partnerships with existing landlords. Develop a formalized collaborative of stakeholders, including Section 8 landlords, other property managers, commercial realtors, housing non-profit providers, local governments, program participants and MHA.

Continue collaboration with Sheriff's Department and other service agencies to monitor and reduce drug activity by having at least quarterly safety meetings in Marin City during the year. Sustain ongoing collaboration with the Marin County Sheriff, the Marin City residents, the County Office of Drugs and Alcohol, BACR, Women Helping All People (WHAP), Performing Stars, and the Marin City public housing residents to sustain the fight against drugs in Marin City.

Continue collaborations with Marin Abused Women Services, CalWorks, H&HS, Golden Gate Regional Centers and the Veterans Administration to provide affordable housing for specific populations with critical housing needs.

Work with other providers and leaders to develop the plan to end chronic homelessness in 10 years. Continue participation and leadership in the Marin Continuum of Housing and Services, Homeless Policy Steering Committee, and countywide efforts to end homelessness.

Access additional resources for new affordable housing developments and for the rehabilitation/ modernization of existing MHA housing stock.

Continue the process to exploring new resources for the acquisition and/or development of affordable housing and the rehabilitation and/or modernization of existing MHA housing stock to serve extremely low to moderate income households. Create partnerships with for-profit developers and jurisdictions to create more affordable housing options for working people. Access new and innovative sources for development of affordable housing and ways to rehab and modernize existing housing stock.

Explore ways to improve energy efficiency for public housing

Utilize the new Green Energy Efficiency Grant from HUD Stimulus award to educate residents in conservation efforts. Access, plan and implement energy efficiency improvements throughout

Marin Housing's apartment communities and central office, Review resident based utility payments and increase tenant participation in determining resident contributions toward utilities. Explore additional funding sources for moderate renovations to increase energy efficiency and conservation as well as environmental quality improvements. Examples include achieving significant reduction in utility consumption through the implementation of water conservation measures, lighting retrofits, selective heating boiler and domestic hot boiler replacements, refrigerators, stoves and setback thermostats as part of a holistic effort to reduce energy and water consumption throughout MHA's communities. The goal will be to decrease the utility costs for the properties and Residents and Marin Housing to insure sustainability of the public housing program under asset management.

Undertake efforts to increase accessibility throughout Marin Housing

Continue to identify barriers to accessibility and make improvements to increase Uniform Federal Accessibility Standards (UFAS) at residential units as well as identify efforts to increase accessibility standards at all Marin Housing sites including the Marin Housing Central Office.

Conduct community meetings and trainings to present increased economic opportunities for low income residents.

Conduct community meetings to present job trainings in collaboration with other economic development organizations to expand access to and increase employment opportunities for low income residents and qualified minority or small business concerns in general construction trades including carpenters, labors, electricians, plumbers, and mechanical trades.

Thirty-percent of all new hires annually will be Section 3 residents. MHA will announce job openings to our participants through mailings, newsletters and case managers to increase resident employment opportunities.


Hire at least one MHA Section 3 Fellow per year to participate in the Section 3 employment and training program

Part I: Summary		Grant Type and Number: CFP 501-11		FFY Grant: 2011	
PHA Name:		Capital Fund Program Grant N: CA39P05250111			
Housing Authority of the County of Marin (CA052)		Date of CFFP: 8/20/2010		FFY of Grant Approval:	

Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance & Evaluation Report for Program Year Ending: <input type="checkbox"/> Final Performance & Evaluation Report					
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Line	Summary by Development Account	Total Estimated Cost Original	Revised 2	Obligated	Total Actual Cost, Expended
1	Total Non-CGP Funds				
2	1406 OPERATIONS (may not exceed 20% of line 21)	\$ 227,256			
3	1408 MANAGEMENT IMPROVEMENTS	\$ 227,256		0.00	0.00
4	1410 ADMINISTRATION (may not exceed 10% of line 21)	\$ 113,628		0.00	0.00
5	1411 AUDIT	\$ -		0.00	0.00
6	1415 LIQUIDATED DAMAGES	\$ -		0.00	0.00
7	1430 FEES AND COSTS	\$ 136,354		0.00	0.00
8	1440 SITE ACQUISITION	\$ -		0.00	0.00
9	1450 SITE IMPROVEMENTS	\$ 162,168		0.00	0.00
10	1460 DWELLING STRUCTURES	\$ 229,619		0.00	0.00
11	1465.1 DWELLING EQUIPMENT - Non Expendable	\$ 38,000		0.00	0.00
12	1470 NONDWELLING STRUCTURES	\$ -		0.00	0.00
13	1475 NONDWELLING EQUIPMENT	\$ -		0.00	0.00
14	1485 DEMOLITION	\$ -		0.00	0.00
15	1492 MOVING TO WORK DEMONSTRATION	\$ -		0.00	0.00
16	1495.1 RELOCATION COSTS	\$ -		0.00	0.00
17	1499 DEVELOPMENT ACTIVITIES	\$ -		0.00	0.00
18a	1501 COLLATERALIZATION OR DEBT SERVICE			0.00	0.00
18ba	9000 Collateralization of Debt Service paid Via System of Direct Payment			0.00	0.00
19	1502 CONTINGENCY (n.t.e. 8% of line 20)	\$ -			
20	Amount of Annual Grant (lines 2-19)	\$ 1,134,282			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to 504 compliance				
23	Amount of line 20 Related to Security - soft cost				
24	Amount of line 20 Related to Security - hard cost				
25	Amount of line 20 Related to Energy Cons.				

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Part I Summary	
PHA Name: Housing Authority of the County of Marin (CA052)	Grant Type and Number: CFP 501-11 Capital Fund Program Grant N/CA39P05250111 Date of CFFP: 8/20/2010 FFY Grant: 2011 FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance & Evaluation Report for Program Year Ending: <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance & Evaluation Report for Program Year Ending: <input type="checkbox"/> Final Performance & Evaluation Report	
Line	Summary by Development Account
	Original
	Revised
	Obligated
	Expended
	Total Actual Cost
Signature of Executive Director  Date Signature of Public Housing Director	

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Part II: Supporting Pages									
PHA Name: Housing Authority of the County of Marin (CA052)				Grant Type and Number: CFP 501-11 Capital Fund Program Grant No: CA39P0525011 Replacement Housing Factor Grant No.:				FFY of Grant: 2011	
Development Number/Name HA-wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised				
PHA-Wide	OPERATIONS			\$227,256					
	1406 OPERATIONS SUBTOTAL			\$227,256					
PHA-Wide	MANAGEMENT IMPROVEMENTS			\$227,256					
PHA-Wide	Staff Training								
PHA-Wide	Resident Employment Training								
PHA-Wide	Security and Crime Prevention								
PHA-Wide	Professional Consulting Services								
PHA-Wide	Computer Hardware and Software								
PHA-Wide	Business Systems Improvements								
PHA-Wide	Resident Initiatives								
	1408 MGMT IMPVT. SUBTOTAL			\$227,256					
PHA-Wide	ADMINISTRATION			\$113,628					
	1410 ADMIN. SUBTOTAL			\$113,628					
52-xx	FEES AND COSTS - Golden Gate Village			\$41,812					
52-xx	Architecture, Engineering and Planning			\$10,000					
52-xx	Legal Land Use and Surveys			\$10,000					
52-xx	Tests, Inspection and Permit Costs			\$10,000					
52-xx	Contin. of Modern./PETRA Planning			\$10,000					
52-xx	Environmental Assessment and Cleanup			\$24,542					
52-xx	FEES AND COSTS - Elderly/Disabled			\$10,000					
52-xx	Architecture, Engineering and Planning			\$10,000					
52-xx	Legal Land Use and Surveys			\$10,000					
52-xx	Tests and Inspection Costs			\$10,000					
52-xx	Permit Fees			\$10,000					
52-xx	Environmental Assessment and Cleanup								
	1430 FEES & COSTS SUBTOTAL			\$136,354				60% GGV and 40% Elderly	

* To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 ; To be completed for the Performance And Evaluation Report

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Part II: Supporting Pages									
PHA Name: Housing Authority of the County of Marin (CA052)				Grant Type and Number: CFP 501-11 Capital Fund Program Grant No: CA39P0525011 Replacement Housing Factor Grant No.:				FFY of Grant: 2011	
Development Number/Name HA-wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)	
				Original	Revised (1)				
52-xx	1450 SITE IMPROVEMENT								
52-001	GOLDEN GATE VILLAGE:								
52-001	Repair Waste Plumbing and Sewer			\$50,000					
52-001	Driveway and drainage Gate Repairs			\$20,000					
52-001	Security & Safety Improv., Locks			\$20,000					
52-001	504 Site Access to 5 UFAS units LR			\$12,168					
52-xx	Landscape Irrigation Repairs			\$15,000					
52-xx					117,168				
52-xx	ELDERLY DISABLED								
52-xx	Irrigation/Landscape/Drainage - AMP Wide			\$20,000					
52-xx	Parking Lot repair & resurfacing AMP Wide			\$20,000					
52-xx	Energy Efficiency & Environ. Improvements			\$5,000					
52-xx	1450 SITE IMPVMT. SUBTOTAL			\$162,168				80% GGV and 20% Elderly	
52-xx									
52-xx	1460 DWELLING STRUCTURES								
52-xx	GOLDEN GATE VILLAGE:								
52-xx	Increase 504 Access to Common Areas HR			\$11,169					
52-xx	Waterproofing, Drainage & Plumbing			\$35,000					
52-xx	Install new smoke alarms in bedrooms LR			\$30,450					
52-xx	Energy Efficiency & Environ. Improvements			\$5,000	76,619				
52-xx	KRUGER PINES								
52-xx	Elevator Modernization			\$55,000					
52-xx									
52-xx	CASA NOVA								
52-xx									
52-xx	VENETIA OAKS								
52-xx	Replace Windows/sliders and Dry Rot			\$93,000					
52-xx	HOMESTEAD TERRACE								
52-xx									
52-xx	1460 DWELLING SUBTOTAL			\$229,619				54% GGV and 46% Elderly	
52-xx									
52-xx									
52-xx									
52-xx									
52-xx									
52-xx									

* To be completed for the Performance and Evaluation Report or a Revised Annual Statement

: To be completed for the Performance And Evaluation Report

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[illegible]

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

Part I: Summary

PHA Name/Number

Housing Authority of the County of Marin (CA052)

Locality (City/County & State)

San Rafael, Marin County, CA

[X] Original 5-Year Plan [] Revision No:

[illegible]

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Capital Fund Program - Five-Year Action Plan

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

Part II: Supporting Pages - Work Activities

Activities for Year 1 2011	Work Statement for Year 2 FFY 2012				Work Statement for Year 3 FFY 2013			
	Development Name/Number	Major Work Categories	Quantity	Estimated Cost	Development Name/Number	Major Work Categories	Quantity	Estimated Cost
Annual	1406 OPERATIONS	PHA- Wide		227,256	1406 OPERATIONS	PHA- Wide		227,256
	1408 MANAGEMENT IMPROVEMENT	PHA- Wide		227,256	1408 MANAGEMENT IMPROVEMENT	PHA- Wide		227,256
	1410 ADMINISTRATION	PHA- Wide		113,628	1410 ADMINISTRATION	PHA- Wide		113,628
	1430 FEES AND COSTS (AMP I)	A&E, Tests, Const. Mgmt, Permits, Etc.		76,720	1430 FEES AND COSTS (AMP I)	A&E, Tests, Const. Mgmt, Permits, Etc.		76,720
	1430 FEES AND COSTS	Cont. of Modern/PETRA Planning		10,000	1430 FEES AND COSTS	Cont. of Modern/PETRA Planning		10,000
	1430 FEES AND COSTS (AMP II)	A&E, Tests, Const. Mgmt, Permits, Etc.		51,146	1430 FEES AND COSTS (AMP II)	A&E, Tests, Const. Mgmt, Permits, Etc.		51,146
	1450 SITE IMPROVEMENT (AMP I)	UFAS/Section 504 Access		30,000	1450 SITE IMPROVEMENT (AMP I)	UFAS/Section 504 Access		30,000
	Golden Gate Village - 52-1	Landscaping Irrigation, Stairs & Walks		9,456	Golden Gate Village - 52-1	Replace Asphalt Paving 409/419	20,000 sf	116,000
		Drainage - hillside interceptor, sewers		15,000		Landscaping Irrigation, Stairs & Walks		15,000
	1460 DWELLING STRUCTURES				1460 DWELLING STRUCTURES			
Statement	Golden Gate Village - 52-1	Repair Waste Plumbing and Sewer		120,000	Golden Gate Village - 52-1	Kitchen and Bath Modernization		35,000
		Install Bedroom Smoke Alarms HR		30,450		Energy Effic. & Environ. Imprvmt		10,000
		Energy Effic. & Environ. Imprvmt		30,000				
	Sub Total 1460 Dwelling GGV	\$	281,626		Sub Total 1460 Dwelling GGV	252,720		
	1450 SITE IMPROVEMENT (AMP II)				1450 SITE IMPROVEMENT (AMP II)			
	Venetia Oaks (CA39PO52002)	Elderly Wide Landscaping/Irrigation		10,000	Elderly Wide Landscaping/Irrigation			20,000
	Homestead Terrace			0	Resurface parking lots AMP Wide			20,000
	Casa Nova	Safety & Lighting Improv. AMP Wide		10,370				
	Kruger Pines							
	Golden Hinde							
	Sub Total 1450 Site Improv. Elderly	\$	20,370		Sub Total 1450 Site Improv. Elderly	20,000		
	1460 DWELLING STRUCTURES				1460 DWELLING STRUCTURES			
	Elderly/Disabled	Energy Effic. & Environ. Imprvmt AMP Wide		20,000	Baths/Kitchen Renovations AMP Wide			44,276
	Venetia Oaks (CA39PO52002)	Baths/Kitchen Modernizations		30,000	Repair Exteriors - Elderly Wide			90,000
	Homestead Terrace	Decks, Walkways and Siding		40,000	Energy Effic. & Environ. Imprvmt AMP Wide			10,000
	Casa Nova				Window Replacement and dry rot			35,000
	Kruger Pines	Elevator Modernization		70,000	Install Bedroom Smoke Alarms			15,000
	Golden Hinde	Install Bedroom Smoke Alarms		15,000				
	Sub Total 1460 Dwelling Elderly	86,516.40			Sub Total 1460 Dwelling Elderly	235,422.40		
		Total of CFP Estimated Cost		\$1,136,282		Total of CFP Estimated Cost		\$1,136,282

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Capital Fund Program Five-Year Action Plan

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

Part II: Supporting Pages - Work Activities

Activities for Year 1 2011	Work Statement for Year 4 FFY 2014 0			Work Statement for Year 5 FFY 2015 0		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Annual	1406 OPERATIONS	PHA-Wide	227,256	1406 OPERATIONS	PHA - Wide	227,256
	1408 MANAGEMENT IMPROVEMENT	PHA-Wide	227,256	1408 MANAGEMENT IMPROVEMENT	PHA - Wide	227,256
	1410 ADMINISTRATION	PHA-Wide	113,628	1410 ADMINISTRATION	PHA - Wide	113,628
	1430 FEES AND COSTS (AMP I)	A&E, Tests, Const. Mgmt., Permits, Etc.	45,000	1430 FEES AND COSTS (AMP I)	Golden Gate Village	45,000
	1430 FEES AND COSTS (AMP I)	Cont. of Modern/PETRA Planning	10,000	1430 FEES AND COSTS (AMP I)	Cont. of Modern/PETRA Planning	10,000
	1430 FEES AND COSTS (AMP II)	A&E, Tests, Const. Mgmt., Permits, Etc.	30,000	1430 FEES AND COSTS (AMP II)	A&E, Tests, Const. Mgmt., Permits, Etc.	30,000
	1450 SITE IMPROVEMENT (AMP I)	UFAS/Section 504 Access	15,000	1450 SITE IMPROVEMENT (AMP I)	UFAS/Section 504 Access	5,000
	Golden Gate Village - 52-1	Retaining walls, drainage swails	10,000	Golden Gate Village - 52-1	Retaining walls, erosion work, sewers	5,000
		Trip Hazards, concrete walks/stairs			Trip Hazards, concrete walks/stairs	10,000
					Resurface Parking Lots	136,000
Statement	1460 DWELLING STRUCTURES	Energy Effic. & Environ. Imprmnts	5,000	1460 DWELLING STRUCTURES	Energy Effic. & Environ. Imprmnts	5,000
	Golden Gate Village - 52-1	Repair Water Dist. System	138,000	Golden Gate Village - 52-1	Security & Safety Improv., locks (AMP I)	10,000
		Repair Waste Plumbing and Sewer	35,000		Repair Waste Plumbing and Sewer	35,000
		Kitchen/Bath Modernization AMP I	30,000		Replace Appliances	10,000
		Install Bdrn Smoke Detectors HR	15,191		Kitchen/Bath Modernization AMP I	63,772
	Sub Total 1460 Dwelling GGV	273,191		Sub Total 1460 Dwelling GGV	309,772	
	1450 SITE IMPROVEMENT (AMP II)	UFAS/Section 504 Access (AMP II Wide)	5,000	1450 SITE IMPROVEMENT (AMP II)	UFAS/Section 504 Access (AMP II Wide)	5,000
		Landscape/Irrigation (AMP II Wide)	9,951		Landscape/Irrigation (AMP II Wide)	10,000
		Parking Lot Resurfacing (AMP II Wide)	20,000		Parking Lot Resurfacing AMP II Wide	20,000
		Sewer and Water Dist. (AMP II Wide)	30,000		Security & Safety Improv., locks AMP II Wide	
	Venetia Oaks (CA39PO52002)			Venetia Oaks (CA39PO52002)	HVAC Repairs (AMP II Wide)	38,370
	Homestead Terrace			Homestead Terrace		
	Casa Nova			Casa Nova		
	Kruger Pines			Kruger Pines		
	Golden Hinde			Golden Hinde		
	Sub Total 1450 Site Imprv. Elderly	14,951		Sub Total 1450 Site Imprv. Elderly	\$ 15,000	
	1460 DWELLING STRUCTURES	Baths/Kitchen Renovations AMP II	50,000	1460 DWELLING STRUCTURES	Bath/Kitchen Renovations AMP II	80,000
	Elderly/Disabled			Elderly/Disabled		
	Venetia Oaks (CA39PO52002)			Venetia Oaks (CA39PO52002)		
	Homestead Terrace			Homestead Terrace		
	Casa Nova	Roof Replacement	120,000	Casa Nova	Window and Siding Replacement	50,000
	Kruger Pines			Kruger Pines		
	Golden Hinde			Golden Hinde		
	Sub Total 1460 Dwelling Elderly	94,951		Sub Total 1460 Dwelling Elderly	125,000	
		Total of CFP Estimated Cost	\$1,136,282		Total of CFP Estimated Cost	\$1,136,282

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