

GOVERNING BOARD ACTION FORM

SUBJECT: 2008-09 PHA ANNUAL PLAN IN CONNECTION WITH THE CITY'S SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

BACKGROUND:

The Quality Housing and Work Responsibility Act (QHWRA) of 1998, mandates that Public Housing Authorities (PHA's) submit to HUD (in a HUD prescribed format) **yearly updates** to the PHA's Annual Plan. These plans will continue to advise HUD, our participants, and members of the public of our mission for serving the needs of low-income and very low-income families, and our strategy for addressing those needs. These Plans are required in addition to our current Administrative Plan.

The QHWRA regulations allow PHA's that **only** administer tenant-based assistance and do not own or operate public housing units (such as the City of Ames) to submit a streamlined Annual Plan. This year's streamlined plan does not require a lot of information from the PHA. Therefore, few changes needed to be made to the 08-09 Annual PHA Plan Update.

Staff, with input from the Resident Advisory Board (RAB), reviewed the goals and objectives to be addressed by the intent of the Annual PHA Plan and prepared the updated Plan for public review and comment for submittal to HUD. Staff has also reviewed the Plan to insure its consistency with the City's CDBG 2004-2009 Consolidated Plan.

Attached for the Board's review are selected pages from the City's 2008-09 PHA Annual Plan. A full copy of the Plan is available for review on the City's web site at: www.city.ames.ia.us/housingweb/Default.htm. HUD's submittal deadline for the Plan is on or before April 17, 2008.

ALTERNATIVES:

1. The Governing Board can approve the 2008-09 PHA Annual Plan and submittal of the required attachments to HUD in connection with the City's Section 8 Rental Subsidy Housing Programs. Approval of this request will allow staff to comply with HUD requirements for the administration of the City's Section 8 Housing Choice Voucher Program.
2. The Governing Board can deny the 2008-09 PHA Annual Plan and submittal of the required attachments to HUD in connection with the City's Section 8 Rental Subsidy Housing Program if it finds that the Plan is not consistent with HUD requirements.

MANAGER'S RECOMMENDED ACTION:

It is the recommendation of the City Manager that the Governing Board adopt Alternative #1. This action will approve the 2008-09 PHA Annual Plan and submittal of the plan and required attachments to HUD in connection with the City's Section 8 Rental Subsidy Housing Program on or before April 17, 2008.

PHA Plans
Streamlined Annual
Version

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

OMB No. 2577-0226
(exp. 05/31/2006)

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 that introduced 5-year and annual PHA Plans. The full PHA plan provides 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 and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 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, Federal Housing Administration, 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. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan
for Fiscal Year: 2008-09
PHA Name: City of Ames

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: City of Ames

PHA Number: IA089

PHA Fiscal Year Beginning: July 2008

PHA Programs Administered:

Public Housing and Section 8

Number of public housing units:
Number of S8 units:

Section 8 Only

Number of S8 units:222

Public Housing Only

Number of public housing units:

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				

PHA Plan Contact Information:

Name: Vanessa Baker-Latimer
Housing Coordinator

Phone: 515-239-5400

Email (if available): vbakerlatimer@city.ames.ia.us

TDD: 515-239-5133

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

PHA's main administrative office PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. Yes No.

If yes, select all that apply:

- Main administrative office of the PHA
- PHA development management offices
- Main administrative office of the local, county, or State government
- Public library PHA website Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA PHA development management offices
- Other (list below)

Streamlined Annual PHA Plan
Fiscal Year 2008-09
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 8. Capital Fund Program 5-Year Action Plan

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions; and

Form SF-LLL & SF-LLL_a, Disclosure of Lobbying Activities.

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

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

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	308		0
Extremely low income <=30% AMI	268	87%	
Very low income (>30% but <=50% AMI)	38	12%	
Low income (>50% but <80% AMI)	2	1%	
Families with children	201	65%	
Elderly families	28	9%	
Families with Disabilities	79	26%	
Race/ethnicity- White	166	54%	
Race/ethnicity- Black	130	42%	
Race/ethnicity-Indian	4	1%	
Race/ethnicity-Asian	5	2%	
Race/ethnicity-Hispanic	18	6%	
Race/ethnicity-Non- Hispanic	290	94%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			