

Quincy Housing Authority

PHA Plans

(Electronic File “MA020v01”)

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2000

June 30, 2000

PHA Plan Agency Identification

PHA Name: Quincy Housing Authority

PHA Number: MA-20

PHA Fiscal Year Beginning: 07/2000

Public Access to Information

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

- Main administrative office of the PHA**
- PHA development management offices
- PHA local offices

Display Locations for PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

It is the mission of the Quincy Housing Authority to promote, develop and maintain affordable rental and home-ownership housing opportunities that are well designed, consistent with market standards, cost effective to manage, and encourage freedom of choice. By providing an environment of choice, strengthened by essential support services, the Authority seeks to assist eligible households and individual of low and moderate income in achieving household stability and economic self-sufficiency.

B. Goals

1. **Continue to strive to meet local housing needs, through community partnerships:**

- A. It is a goal of the Quincy Housing Authority to continue to evaluate the housing needs of its community on a periodic basis through its continued involvement with community leaders and planners. The Housing Authority will seek funding available through State, Federal and private sources, which would provide rental assistance **for additional affordable rental housing** or affordable homeownership opportunities. The Authority will review and consider any and all housing initiatives, endeavors or partnerships presented by other public and private entities as they are presented, to determine if they are appropriate and consistent with the City of Quincy's and Authority's current goals and objectives.
- B. Through community partnerships, the Quincy Housing Authority will seek to more equally distribute households of low income into the different areas of the City an a manner that incorporate the differing levels of household economic status into the fabric of the community.
- C. The Authority will take steps to strengthen the continuum of housing choices within the City of Quincy that take households from marginal or no housing opportunity through affordable rental opportunity to first time home-ownership.

2. **Develop site specific asset management strategies while balancing the needs of individuals of low income on a portfolio-wide basis**

- A. Develop site specific assessments of capital needs and redevelopment options for each property in the Authority's portfolio and update on a periodic basis. These plans will consider basic modernization needs, design obsolescence, neighborhood housing trends and changing City demographics especially in the target areas defined in the City's Consolidated Plan. The plan will also consider impact on Authority operations the may result as an outgrowth of plan implementation.

- B. Develop and implement a strategy for the Germantown Neighborhood that lays the groundwork for the long term viability and **stability** of the neighborhood using HOPE VI for the federal housing and resource provided by the Commonwealth of Massachusetts for the state-aided housing or any other funding sources adequate and capable of promoting the level of community renewal and redesign require to address long term issues and needs in the neighborhood.
- C. Actively monitor the availability of funding sources for redevelopment of housing including LIHTC and any evolving creative financing mechanisms that the Authority could utilize to implement its redevelopment strategies.
- D. Engage residents and resident organizations in general discussion and education every step along the way to development of a specific strategy for their property. Establish a resident liaison function within the Authority to work with QHA residents and their neighbors on issues that affect the quality of life within the QHA developments.

3. Deconcentrate Poverty by expanding housing options for low-income individuals in conjunction with additional housing for moderate-income households

- A. Opportunities will arise for the Authority to participate in neighborhood renewal. Through such opportunities the Authority will seek to geographically disperse low-income housing along side housing for households able to pay moderate and market rents. This will be done in such as manner as to essentially provide equivalent housing product for a household regardless of income tier.
- B. Work with the City to identify opportunities to acquire condominium units in existing and new development from current owners or developers.

4. Maintain the highest payment standards allowed and encourage more landlords in Quincy to participate in the Section 8 Program

- A. The Authority will maintain its voucher payment standard at 110% in order to provide a wider housing choice for participants in Quincy. The Authority will also research its options to obtain permission from HUD to enter into HAP agreements at 120% of the payment standard in one or more of the census tracts in the community **and for units that provide reasonable accommodations to persons with disabilities.**
- B. The Authority will work with real estate agents, the Chamber of Commerce, lending institutions and other local organizations to encourage landlords to participate in the Section 8 Program.
- C. Established a Shared Housing Program as permitted under Section 8 Program Regulations, which permits the Authority to provide rental assistance at the bedroom level. This should assist elders and certain individuals with a disability in finding and/or remaining in supportive housing situations.

- D. Establish mechanisms to assist households in housing search to be more effective in identifying units and submitting applications to landlords. Options include providing assistance with online searches of real estate listings, discussions with major local landlords to assist in developing a system to match Section 8 Households to available units, and third party training on how to complete rental applications and present a strong case for selection by a private landlord.

5. Develop a Section 8 Voucher Homeownership Program:

- A. The Authority will begin efforts to develop a partnership with local lending institutions subject to Community Reinvestment Act (CRA) requirements to design a program whereby participants in the QHA's Section 8 Program can enter a "First time Home Buyer's Program".
- B. The Authority will identify other agencies in the area with which it can partner to obtain home-ownership counseling and other services to assist employed Section 8 Program participants to qualify for a mortgage as a first time home-owner.

6. Apply for additional rental vouchers:

- A. The Quincy Housing Authority will periodically apply for additional rental vouchers under the Section 8 Program, as funds become available through the Department of Housing & Urban Development (HUD) and consistent with community need as demonstrated by waiting list and other demographic data and community absorption rates as indicated by housing search successes.

7. Seek opportunities to acquire and develop small scale rental housing for low and moderate-income households in Quincy as a means to increase the utilization of Section 8 resources within Quincy.

- A. Utilize a non-profit (501(c)(3) subsidiary of the Authority as the major vehicle for this type of infill or "boutique" housing. The Authority will look for key opportunities that may trigger neighborhood renewal or consolidate a group of neighborhood initiatives by providing the missing design or urban planning element.
- B. Obtain permission from HUD to establish as Project-based Voucher Program pursuant to 24 CFR 983 for up to 15% of the agency's current funding for Section 8. This program permits the conversion of tenant-based rental subsidies to unit-based rental subsidies. These rental subsidies can be made available on a competitive basis to local developers who are interested in having a low income component to their project or be used by the Authority's non-profit for developments to be owned and operated by the Authority.
- C. Survey housing needs for income households in Quincy to determine the feasibility of acquisition and rehab or new construction of properties for moderate income households that may be locked out of the Quincy housing market by loss of rental stock or increased housing costs.

8. Work to improve access to supportive services and economic opportunity for program participants

- A. Establish a social service non-profit arm to which the Authority will pass-through funds for social services programs and which can pursue grants or other sources of funding for which the Authority is not eligible. This non-profit's role would be to assess household need for either access to job training and household-based economic development (family households) or the need for supportive services (elderly/disabled households) through Individual Service Plans (ISPs). The non-profit will either identify third party resources or in some cases provide resources to obtain access to established programs for households in need. In short, establish the Authority's developments and programs as effective pipelines to household independence.
- B. Seek corporate sponsors to adopt family developments in the Authority's portfolio as a means to mitigate the tendency for public housing developments to become isolated from the community mainstream. As these developments are transformed through implementation of a site-specific asset management strategy, try to have the connections between residents and sponsors extend into any new residential setting.
- C. Establish a One-stop Resource Center in the Germantown community to assist households with job search and access to available training programs.

9. Ensure Equal Opportunity in Housing

- A. The Authority will use its role in the community to inform local landlords and businesses of the importance of diversity in housing and how to avoid unintentional discrimination under all applicable nondiscrimination requirements, such as the Fair Housing Act, Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disability Act.
- B. The Authority will work with the City and other community organizations to increase the supply of wheelchair accessible housing both for rental and home-ownership opportunities and/or provided a better match between actual need and current supply. Their key objective is to assist those with physical limitations to remain in the community and to be able to participate in the community in meaningful ways.

**Annual PHA Plan
PHA Fiscal Year 2000**

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)
- Administering Section 8 Only

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

**Not required as of the 10/21/99 issuance of the Final Rule for
Housing Agency Plans.**

Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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Attachments

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2000 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2000 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X City's Analysis of Impediments	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the <i>2/18/99 Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard)	Annual Plan: Rent

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	policies	Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
N/A	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937	Annual Plan: Annual Audit

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	(42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Acces-sibility	Size	Loca-tion
Income <= 30% of AMI	4,699 (5.5%)	5	5	5	3	3	4
Income >30% but <=50% of AMI	3,248 (3.8%)	5	5	4	3	3	4
Income >50% but <80% of AMI	5,680 (6.8%)	5	5	3	3	3	4
Elderly	14,221	5	5	3	3	2	3
Families with Disabilities	N/A	5	5	3	3	3	4
White	77,142	2	3	3	3	3	3
Afro-American	897	3	4	3	3	3	3
Hispanic	1,197	3	4	3	3	3	3
Asian	5,512	2	4	3	3	3	3

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s**
Indicate year: 1995
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset**
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

THE QHA opened the Section 8 Waiting List for 2 weeks in August of 1999. The data from the Waiting List is being entered into the QHA's MIS to establish a new waiting list. Final information on the new Waiting List is not yet available and is not anticipated to be available until late Summer/early Fall of 2000.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total			
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)			
Families with children			
Elderly families			
Families with Disabilities			
White			
Afro-American			
Hispanic			
Asian			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 3 (See note above)			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8			
<input checked="" type="checkbox"/> Public Housing (elderly)			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	777		
Extremely low income <=30% AMI	N/A		
Very low income (>30% but <=50% AMI)	N/A		
Low income (>50% but <80% AMI)	N/A		
Families with children	N/A		
Elderly families	777*	100.0%	
Families with Disabilities	N/A		
White	569	73.2%	
Afro-American	74	9.5%	
Hispanic	35	4.5%	
Asian	92	11.8%	
American Indian	7	0.9%	
Characteristics by Bedroom Size (Public Housing Only)			
1 BR	721	92.8%	
2 BR	56	7.2%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

a. The QHA only tracks a limited set of information for waiting lists for households that have not yet reached the stage of final application review and processing. Each household self-certifies as to income eligibility based on the published income limitations.

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8
 Public Housing (Family)
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	197		
Extremely low income <=30% AMI	146	74.1%	
Very low income (>30% but <=50% AMI)	41	20.8%	
Low income (>50% but <80% AMI)	10	5%	
Families with children	197	100%	
Elderly families	0	0%	
Families with Disabilities	N/A		
White	98	49.7%	
Afro-American	42	21.3%	
Hispanic	8	4.1%	
Asian	46	23.4%	
American Indian	3	1.5%	
Characteristics by Bedroom Size (Public Housing Only)			
1 BR	45	22.8%	
2 BR	53	26.9%	
3 BR	44	22.3%	
4 BR	28	14.2%	
5 BR	13	6.6%	
5 BR +	14	7.1%	

Is the waiting list closed (select one)? No Yes

If yes:

The Waiting List was opened on 4/3/2000 for 2BR, 3BR, and 4BRs only.

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line**
- Reduce turnover time for vacated public housing units**
- Reduce time to renovate public housing units**
- Seek replacement of public housing units lost to the inventory through mixed finance development**
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources**
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction**
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration**
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies**
- Other (list below)**
Provide improved systems of on-site management.

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available**
- Leverage affordable housing resources in the community through the creation of mixed - finance housing**
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.**
- Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

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

Select all that apply

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

Adopt HUD Mandatory Income Disregards effective 10/1/99 and new Flat Rent structure effective 10/1/00 as follows: 1BR = \$564; 2BR = \$706; 3BR = \$883; and 4BR = \$1,036.

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

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

Select all that apply

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

Adopt HUD Mandatory Income Disregards effective 10/1/99 and new Flat Rent structure effective 10/1/00 as follows: 1BR = \$564; 2BR = \$706; 3BR = \$883; and 4BR = \$1,036.

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Adopt the state elderly income disregard in rent determination for federal elderly.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units**
- Market the section 8 program to owners outside of areas of poverty /minority concentrations**
- Other: (list below)**
Market the need for larger units in the Section 8 Program to owners.

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	\$1,079,495	
b) Public Housing Capital Fund	\$1,501,408	
c) HOPE VI Revitalization	\$0	
d) HOPE VI Demolition	\$0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$5,692,200	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$143,181	
g) Resident Opportunity and Self-Sufficiency Grants	\$0	
h) Community Development Block Grant	\$0	N/A
i) HOME	\$0	N/A
Other Federal Grants (list below)		
FSS Coordinator	\$46,350	Family Self-Sufficiency
2. Prior Year Federal Grants (unobligated funds only)		
CGP 706	\$395,197	Modernization
CGP 707	\$890,372	Modernization
CGP 708	\$1,455,373	Modernization
3. Public Housing Dwelling Rental Income		
Rent Roll & Fees	\$2,041,702	Operations
4. Other income	See item #3	
5. Non-federal sources		
State-aided Public Housing	\$2,979,013	State Public Housing Operations
Chapter 689	\$65,820	State Special Needs Housing Operations
MRVP	\$32,400	State Rental Assistance Program
Total resources	\$16,322,811	See Above

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (Select all that apply)

- When families are within a certain number of being offered a unit: varies based on turnover projections: between 20 and 40.**
- When families are within a certain time of being offered a unit:
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity**
- Rental history**
- Housekeeping**
- Other (describe)**
Other Lease Violations; History with other PHAs (See pages 5-7 of QHA's current TSAP).

c. **Yes** **No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?**

d. **Yes** **No: Does the PHA request criminal records from State law enforcement agencies for screening purposes? (CORI)**

e. **Yes** **No: Does the PHA access FBI criminal records from the FBI for screening purposes? (Either directly or through an NCIC-authorized source)**

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list**
- Sub-jurisdictional lists
- Site-based waiting lists (For elderly/disabled developments only)
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office (or via mail or per reasonable accommodation)**
- PHA development site management office
- Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? **NONE**

2. **Yes*** No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

* **All elderly/disabled applicants may apply for all elderly/disabled developments.**

* **There is only one family development waiting list**

3. **Yes*** No: May families be on more than one list simultaneously
If yes, how many lists?

* **All elderly/disabled applicants may apply for all elderly/disabled developments.**

* **There is only one family development waiting list**

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office (or via mail or per reasonable accommodation)**
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One (per development)**
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

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

QHA's plan is to meet federal targeting requirements by providing at least 40% of new public housing admissions to families £30% of Area Median Income (AMI) with no more than 60% of new public housing admissions to families > 30% AMI and £80% AMI.

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

*** Provided that minority percentages of 36% in Family and 19% in Elderly are maintained within the local preference category.**

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

*** Provided that minority percentages of 36% in Family and 19% in Elderly are maintained within the local preference category.**

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income-targeting requirements**

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease**
- The PHA's Admissions and (Continued) Occupancy policy**
- PHA briefing seminars or written materials
- Other source (list)**
Resident Handbooks

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes**
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes **No**: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes **No**: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (Select all that apply)

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d. Yes **No:** Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (Select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts**
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families?

- Not applicable: results of analysis did not indicate a need for such efforts**
- List (any applicable) developments below:

B. Section 8

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation**
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)
- b. Yes **No**: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. **Yes** No: Does the PHA request criminal records from State law enforcement agencies for screening purposes? **(CORI)**
- d. Yes **No**: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (Select all that apply)
- Criminal or drug-related activity
- Other (describe below)**
Current address and current landlord information.

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (Select all that apply)
- None**
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (Select all that apply)
- PHA main administrative office (or via mail or per reasonable accommodation)**
- Other (list below)

(3) Search Time

- a. **Yes** **No**: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

Upon request and documentation of efforts made to find housing during the initial 60 day period.

(4) Admissions Preferences

- a. Income targeting

1. **Yes** **No**: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

- b. Preferences

1. **Yes** **No**: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

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

Former Federal preferences

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

Other preferences (select all that apply)

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

Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence **(The QHA's current priority is to get a viable waiting list established for the Section 8 Program; therefore, a domestic violence preference will not be added during the first year of the Agency Plan. However, given RAB comments on this issue, the QHA will re-open the discussion of this preference for the Year 2 Agency Plan).**

Substandard housing

Homelessness

High rent burden

Other preferences (select all that apply)

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

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique**

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements**

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (Select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions), OR the flat rent, if lower. (If selected, skip to sub-component (2))**

---or---

- The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

2. Yes **No**: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

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

1. Yes **No***: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

*** At a fixed amount for those who opt for flat rents.**

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

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

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

e. Ceiling rents

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

- Yes for all developments
- Yes but only for some developments
- No**

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

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

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

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

f. Rent re-determinations:

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

- Never (except family composition changes).**
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage:
- Other (list below)

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (Select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR (110%)***
- Above 110% of FMR (if HUD approved; describe circumstances below)

*** The QHA will adopt the following changes to its payment standards:
Effective 7/1/00: Increase Payment Standards to 110% of 10/1/99 FMRs.
Effective 12/1/00: Increase Payment Standards to 110% of 10/1/00 FMRs.**

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area**
- Reflects market or submarket**
- To increase housing options for families**
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (Select one)

- Annually**
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families**
- Rent burdens of assisted families**

Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (Select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes **No:** Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

The Quincy Housing Authority is a high performing agency. No information required for Section 5.

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.**
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

(1) Public Housing Maintenance and Management: (list below)
Public Housing Admissions and Continued Occupancy Plan (ACOP) and Tenant Selection and Assignment Plan (TSAP) are on display.
Public Housing Lease, including Pest Eradication, is also on display.

(2) Section 8 Management: (list below)
Section 8 Administrative Plan is on display.

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

1. Yes **No:** Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

PHA main administrative office (or via mail or per reasonable accommodation).

PHA development management offices

Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes **No:** Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

PHA main administrative office(or via mail or per reasonable accommodation).

Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as a hard copy attachment to the PHA Plan.

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as a hard copy attachment to the PHA Plan.

-or-

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

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

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

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

- Yes** **No:** c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

Riverview (MA 20-1) and O'Brien Towers (MA 20-4)

- Yes **No:** d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

- Yes **No:** e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

* **Other than what is described in the HOPE VI Application.**

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities [24 CFR Part 903.7 9 (i)]

1. **Yes** **No:** Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year?

See Copy of HUD Approval Letter included as a hard copy attachment for a Description of the Approved Allocation Plan that covers all three of the QHA's elderly/disabled developments.

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

Not Applicable

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

1. Yes **No:** Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act?

2. Activity Description

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

Not Applicable

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

1. Yes **No:** Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4).

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table?

Not Applicable

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one)

- | |
|--|
| <input type="checkbox"/> Part of the development |
| <input type="checkbox"/> Total development |

B. Section 8 Tenant Based Assistance

1. **Yes*** No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

* ***Once Final Rules and Procedures are established by HUD.***

2. Program Description:

a. Size of Program

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

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

- 25 or fewer participants**
 26 - 50 participants
 51 to 100 participants
 More than 100 participants

b. PHA-established eligibility criteria

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

The exact list of additional criteria is not yet determined, and will be subject to further review by the RAB, but may include:

- 1. Limitation to graduates of “FSS” type Program.***
- 2. Graduate of Approved Homebuyer Counseling Program.***
- 3. Requirement for more than one year of employment.***
- 4. Utilization in Quincy only.***

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Quincy Housing Authority is a high performing agency. No information is required for Section 12.

STATEMENT ON RESIDENT PROGRAMS

The **Quincy Housing Authority** continues to commit to working with the Resident Organizations and community agencies to further programs and services that will support and encourage economic development and financial independence throughout the QHA's developments and the City of Quincy. There is a large array of programs and services operating within the City that are utilized by residents. The Housing Authority supports these agencies by providing space to involve residents in their programs and services, and established services on-site at the Authority's developments.

To the extent that residents are required to perform Community Service functions under HUD regulations, the QHA will design and manage Community Service assignments that can be performed with dignity and that will support child education, economic opportunities and public safety.

Additionally, the QHA has applied for a "ROSS" Grant for both community service and self-sufficiency related activities.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
 Information sharing regarding mutual clients (for rent determinations and otherwise)
 Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
 Jointly administer programs
 Partner to administer a HUD Welfare-to-Work voucher program
 Joint administration of other demonstration program
 Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (Select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/ random selection/ specific criteria/ other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

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

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

Other Resident Services

Under 24CFR964.150(a), the QHA will provide \$15 per unit to Resident Councils in Federal Public Housing provided that it does not impact QHA's funding under PFS.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

Riverview MA 20-1

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

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

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors**
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)**

Checkpoint Security System

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

C. Coordination between PHA and the police

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action**
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)**
- Police regularly testify in and otherwise support eviction cases**
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

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

D. Additional information as required by PHDEP/PHDEP Plan

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

- Yes** No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes** No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes** No: This PHDEP Plan is an Attachment. (**Attachment 1** Filename: **“MA020a01”**)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. **Yes** **No:** Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
2. **Yes** **No:** Was the most recent fiscal audit submitted to HUD?
3. **Yes** **No:** Were there any findings as the result of that audit?
4. **Yes** **No:** If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. **Yes** **No:** Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. **Yes** **No:** Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment**
 - Other: (list below)

3. Yes **No:** Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. **Yes** **No:** Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached at Attachment 2 QHA Response to Comments (Electronic File “MA020a02”) and Full Comments and Responses at Attachment 5 (Hard Copy Only)**

Provided below:

3. In what manner did the PHA address those comments? (Select all that apply)

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments. List changes below:

Other: (list below)

- a. **Lower Flat Rent Structure.**
- b. **No Interim Income Re-Examinations and Reporting.**
- c. **Elderly Income Disregards.**
- d. **Adjusted Section 8 Payment Standards (110%).**
- e. **\$15 Per Unit for Resident Councils.**

B. Description of Election process for Residents on the PHA Board

1. Yes **No:** Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes **No:** Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)**

The QHA has one Resident Commissioner who is appointed by the Mayor and who is a current resident of federal public housing.

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance (By Self-Nomination).**
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

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

The QHA has one Resident Commissioner who is appointed by the Mayor and who is a current resident of federal public housing.

C. Statement of Consistency with the Consolidated Plan

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

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.**
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.**
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.**
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)***
 - Other: (list below)
- * **The QHA serves a large number low-income (under 80% of AMI) people in Quincy by providing them with needed and affordable housing.**

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

D. Other Information Required by HUD

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

The Housing Authority considers a major change in the content of the Agency Plan to consist of one or more the following:

1. **Changes in waiting list preference criteria.**
2. **Implementation of program incentives to increase the number of working households in the program.**
3. **A change in any open Annual Capital Program that crosses the accumulative 20% of total funds threshold.**
4. **A decision to submit a major application such as a Demolition/Disposition, Allocation for Designated Housing or HOPE VI application that is not already in-place or is not already described in this plan.**
5. **A decision to request a voluntary conversion of public housing to Section 8 Vouchers.**
6. **If the HOPE VI Application is not approved or if the approval of the HOPE VI Application necessitates significant changes to the Agency Plan.**
7. **Establishment of final criteria for the proposed Section 8 homeownership program.**

Attachments to Quincy Housing Authority's Agency Plans

Electronic File Attachments

Attachment 1: Public Housing Drug Elimination Program (PHDEP) Plan
(Electronic File "MA020a01")

Attachment 2: QHA Response to Resident Advisory Board and Public Hearing
Comments (Electronic File "MA020a02")

Hard Copy File Attachments

Attachment 3: FY 2000 Capital Fund Program Annual Statement and
5 Year Action Plan

Attachment 4: QHA Management Organizational Chart

Attachment 5: Summary of Resident Advisory Board and Public Hearing Comments
(Full Copy of Comments and Responses)

Attachment 6: Copy of HUD Approval Letter for the Approved Designated Housing
Plan that covers all three of the QHA's elderly/disabled developments.

Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

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

Section 1: General Information/History

- A. Amount of PHDEP Grant \$143,181.00
- B. Eligibility type (Indicate with an "x") N1 X N2 _____ R _____
- C. FFY in which funding is requested FY99
- D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

The Quincy Housing Authority will use a comprehensive and prevention-based approach to attack the problem of drug-related crime in Germantown. Funds requested will permit summer weekend patrols and equipment to support bicycle patrols. A PHDEP Coordinator will be hired to act as a liaison between the QHA, the residents and the community agencies.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
<i>Riverview Family Housing Development</i>	180	526

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

6 Months _____ 12 Months _____ 18 Months _____ 24 Months X Other _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995					
FY 1996					
FY 1997					
FY 1998					
FY 1999	\$143,181.00	MA06DEP0200199	\$143,181.00	N/A	12/01

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

In its “Quality of Life” survey, Quincy Housing Authority residents demonstrated that they “lacked a perceived knowledge of agencies that they could turn to for help.” Through its PHDEP Grant, the Quincy Housing Authority seeks to:

- ***Continue developing a comprehensive PHDEP Program for the next four years based on feedback of needs from QHA annual “Quality of Life” surveys***
- ***Hiring a PHDEP Coordinator and staff, in coordination with the local YMCA, which will be integrally involved in most program activities***
- ***Further develop the relationship with the Quincy Police Department’s Community Policing Program, including purchasing two mountain bikes, and supplementing the existing Community Policing Program with added summer weekend coverage***
- ***Providing a comprehensive adult education program targeted at supporting welfare to work opportunities***
- ***Providing computer training, homework/after school programs and recreational activities intended to strengthen positive alternatives among youth who are QHA residents, while minimizing opportunities and temptations to be involved in criminal and drug activities.***

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY 99__ PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	\$9,600.00
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	\$133,581.00
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
TOTAL PHDEP FUNDING	\$143,181.00

C. PHDEP Plan Goals and Activities

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

9110 - Reimbursement of Law Enforcement					Total PHDEP Funding: \$9,600.00		
Goal(s)	<i>To enhance the Quincy Police Department's Community Policing Program in Germantown</i>						
Objectives	<ol style="list-style-type: none"> 1. <i>Purchase two mountain bikes to support the QPD's Community Policing Program in Germantown</i> 2. <i>Fund additional Community Policing patrols to address criminal late night occurring during the summer in the Germantown section of Quincy</i> 						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Quincy Police Department—Community Policing Program			1/00	12/01	\$9,600	\$175,000	<ol style="list-style-type: none"> 1. <i>Decreases in crime and drug rates in the Germantown section of Quincy;</i> 2. <i>Conduct crime prevention forums in conjunction with the QPD;</i> 3. <i>Evidence that the QHA has purchased two mountain bikes to support the QPD Community Policing Program;</i> 4. <i>Evidence that information about the QPD Community Policing Program is being provided to QHA residents through pamphlets;</i> 5. <i>Evidence that appropriate crime statistics are recorded;</i> 6. <i>Evidence that forms have been developed that will assist in the compilation of data that will obtain future grants;</i>

7. Documentation of performance of summer QPD patrols.

9120 - Security Personnel						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9130 - Employment of Investigators						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9140 - Voluntary Tenant Patrol						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

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

1.							
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$133,581.00		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. PHDEP Personnel, including a PHDEP Coordinator, two Resident Youth Leaders and Resident Initiative Coordinator, with fringe benefits and supplies, as applicable	526	Residents of the Riverview Family Housing Development	1/00	12/01	\$123,581	103,575	<ol style="list-style-type: none"> 1. Evidence of coordination and management of the PHDEP-related programs and activities; 2. Evidence that the fiduciary responsibilities of the QHA with reference to the PHDEP Grant; 3. Survey results from annual "Quality of Life" survey indicating that residents' concerns are being addressed; 4. Evidence that an accurate database of QHA programs and participants served has been developed and maintained; 5. Documentation that a strict "One Strike Policy" has been incorporated in the QHA's lease; 6. Monthly reports of programs and activities are maintained; 7. Evidence that crime statistics are recorded; 8. Evidence that forms have been developed that will assist in the compilation of data that will obtain future

grants;
9. *Documentation that each of the scheduled positions is filled and that the responsibilities of each are maintained.*

2. Adult Education (ESL Training, GED Training, Computer Training, and Welfare to Work programs and groups)	170	Adult residents of the Riverview Family Housing Development	1/00	12/01	\$0	\$30,000	<ol style="list-style-type: none"> 1. Attendance records exist for all scheduled programs and activities; 2. Evidence of program effectiveness through testing and other outcome measures; 3. Records to indicate successful job searches and work enhancement, as a result of training participation; 4. Evidence that programs and activities are reviewed on a regular basis (at least annually) to ensure that they reflect the needs identified in the resident "Quality of Life" surveys; 5. Evidence that supplies have been acquired through donations.
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3. Youth Education (Computer Training, Homework/After School and Summer Programs)	80	Youth residents of the Riverview Family Housing Development	1/00	12/01	\$0	\$30,000	<ol style="list-style-type: none"> 1. Attendance records exist for all scheduled programs and activities; 2. Evidence of program effectiveness through testing and other outcome measures, such as school report cards; 3. Records to indicate successful school participation is supported as a result of PHDEP program participation; 4. Evidence that youth are adjusting their behaviors (such as not staying out late) due to program participation; 5. Evidence that programs and activities are reviewed on a regular basis (at least annually) to ensure that they reflect the needs identified in the resident "Quality of Life" surveys; 6. Evidence that supplies have been acquired through donations.
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4. Recreation (YMCA)	200	Youth residents of the Riverview Family Housing Development	1/00	12/01	\$10,000	133,000	<ol style="list-style-type: none"> 1. Attendance records exist for all scheduled programs and activities; 2. Evidence of program effectiveness through changes in crime rates, vandalism, and associated behaviors; 3. Records to indicate successful school participation is supported as a result of PHDEP program participation; 4. Evidence that youth are adjusting their behaviors (such as not staying out late) due to program participation; 5. Evidence that programs and activities are reviewed on a regular basis (at least annually) to ensure that they reflect the needs identified in the resident "Quality of Life" surveys; 6. Evidence that supplies have been acquired through donations
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9170 - Drug Intervention						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

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

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

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110				
9120				
9130				
9140				
9150				
9160				
9170				
9180				
9190				
TOTAL		\$		\$

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the "PHA Certifications of Compliance with the PHA Plan and Related Regulations."

Summary of Responses to Written Comments from the RAB, GBLS, including comments raised at the June 6, 2000 Public Hearing, regarding Quincy Housing Authority's HUD Agency Plans

Introduction

From February 3-May 31, 2000, the Quincy Housing Authority conducted nine (9) meetings with the Resident Advisory Board (RAB) to review, discuss, and to receive input into the QHA's Five-Year and Annual Agency Plans. The RAB was comprised of tenants from all of the QHA's federal family and elderly/disabled developments as well as Section 8 program participants. Additionally, Greater Boston Legal Services (GBLS) represented the federal family residents from Harborview Residents Committee, Inc. (HRCI) throughout these deliberations, which spanned four (4) months. In addition to the nine (9) RAB Meetings, a Final Public Hearing on the QHA's Agency Plans was held on June 6, 2000.

During the course of the four months of deliberations on the QHA's Agency Plans, numerous suggestions, comments, and recommendations were made. Many of these comments involved clarifications, corrections, and elaborations to elements of the plan. Almost all of these clarifications, corrections, and elaborations were addressed as the QHA's Agency Plan evolved (and refined Drafts were submitted to the RAB on a regular basis) and are incorporated into the Final Plan being submitted to HUD. All written comments on the QHA's Plan are included in the preceding section. The QHA's response, which follows focuses on the following four comment areas:

1. Issues Addressed by the QHA as a Result of the RAB Process.
2. June 6, 2000 Public Hearing Comments.
3. June 6, 2000 HRCI Comments.
4. June 14, 2000 GBLS Comments.

The QHA's response to the various comments raised is as follows:

A. Issues Addressed by the QHA as a Result of the RAB Process

As a direct result of the RAB involvement in the Agency Plan process, five (5) significant modifications to the QHA's Agency Plans were adopted and are reflected in the final submission to HUD. These modifications are as follows:

- 1. Reduced the flat rent structure for its federal public housing developments to become effective on October 1, 2000, as follows:**
 - 1 Bedroom Monthly Flat Rent = \$564
 - 2 Bedroom Monthly Flat Rent = \$706
 - 3 Bedroom Monthly Flat Rent = \$883
 - 4 Bedroom Monthly Flat Rent = \$1,036
- 2. Adopted the state elderly income disregard for its federal elderly public housing residents age 62, or over. This disregard, limited to the total amount, which would have been earned by a person working 20 hours per week at the minimum wage specified in MGL Chapter 151, Section 1, will become effective on October 1, 2000.**
- 3. Approved the following new payment standards for its federal Section 8 Program:**

Effective July 1, 2000: The Section 8 payment standards will be set at 110% of HUD's Fair Market Rents (FMRs) published on October 1, 1999.

Effective December 1, 2000: The Section 8 payment standards will be set at 110% of HUD's Fair Market Rents (FMRs) published on October 1, 2000.
- 4. Approved the inclusion of \$25 per unit in its July 1, 2000-June 30, 2001 federal public housing operating budget, \$15 of which will be provided to resident councils at the QHA's federal public housing developments and \$10 of which shall be retained by the QHA for costs incurred in carrying out tenant participation activities. This allocation of funding shall be subject to the provisions of 24 CFR Section 964.150 and HUD's provision of this funding in addition to the amount provided to the QHA under the Performance Funding System (PFS).**
- 5. Approved the elimination of the reporting of changes in federal public housing resident income between annual income reexaminations to become effective on October 1, 2000.**

B. June 6, 2000 Public Hearing Comments

Comment: There were requests that the QHA consider adding a domestic violence preference/priority for the Year 1 Agency Plan.

Response: The QHA will consider a domestic violence preference for the Year 2 Agency Plan.

Comment: There was a request that the QHA expedite the handling of problems through the grievance policy and procedures.

Response: The QHA would like more information on this issue and would certainly be in favor of making improvements to the handling of problems.

Comment: There were requests that the QHA adopt some of the discretionary deductions for rent determination, in particular, for health insurance.

Response: The QHA has adopted several changes that may have a financial impact of the authority and will not adopt any additional discretionary financial impact items for the Year 1 Agency Plan. However, the QHA will consider additional discretionary deductions for the Year 2 Agency Plan.

Comment: There was a comment that the QHA utilize its Section 8 vouchers in a more expedited fashion.

Response: The QHA is currently working on improvements to its Section 8 Program, which will hopefully result in better and more efficient utilization.

Comment: Commenters were concerned that there was very little in the Capital Fund Program for the Riverview development especially if the pending HOPE VI application to HUD was unsuccessful.

Response: If the HOPE VI application is unsuccessful, the QHA will re-open the Capital Fund planning process to ensure that Riverview's capital needs are addressed fairly.

Comment: There was a comment that tenants have more input into the design and types of training programs that the QHA funds and/or sponsors.

Response: The QHA needs more information on this issue and is committed to working with residents on effective and efficient training programs.

C. June 6, 2000 HRCI Comments

Comment: HRCI commented on the many positive aspects of the plan including: lowering the flat rents; eliminating interim income reporting; allowing an elderly earned income deduction; adjusting the Section 8 payments standards; approving \$15 per unit for Resident Councils; agreeing to continue to discuss the local residency preference in terms of insuring a racially diverse tenant population; and agreeing to continue discussions on potentially adding a preference for victims of domestic violence.

Response: The QHA appreciates the positive comments that HRCI has made on its Year 1 Plan and looks forward to working with them on the Year 2-5 Plans.

Comment: HRCI requested that the QHA add a domestic violence preference for the Year 1 Agency Plan.

Response: The QHA will consider a domestic violence preference for the Year 2 Agency Plan.

Comment: HRCI requested that the QHA implement a needs based selection plan for both conventional and Section 8 housing programs and give both the homeless and domestic violence victims a preference, not just local residents.

Response: The QHA will consider a domestic violence preference for the Year 2 Agency Plan.

Comment: HRCI commented that it was concerned that the local residency preference may have an adverse impact on particular minority groups and that the QHA needs to review this impact from a fair housing viewpoint.

Response: The QHA will consider this comment and continue to monitor its local residency preference for compliance with applicable law.

Comment: HRCI requested that the QHA adopt some of the discretionary deductions for rent determination, in particular, for health insurance.

Response: The QHA has adopted several changes that may have a financial impact of the authority and will not adopt any additional discretionary financial impact items for the Year 1 Agency Plan. However, the QHA will consider additional discretionary deductions for the Year 2 Agency Plan.

Comment: HRCI suggested that the plan contains no strategy to reduce vacancy rates and use its Section 8 subsidies.

Response: The QHA does have strategies to reduce vacancies and better utilize its Section 8 resources. As with any plan, the results of these strategies may not be immediately apparent but the QHA feels that the results will be evident in the future.

Comment: HRCI suggested that the plan contains inadequate information and consideration of Section 8 issues.

Response: The QHA adopted new Section 8 payment standards to be effective on 7/1/00 and 12/1/00 and is moving ahead to get its Section 8 waiting list established as soon as possible. Continued improvements to the Section 8 Program will be considered as part of the Year 2 Agency Plan.

Comment: HRCI commented that there was very little in the Capital Fund Program for the Riverview development especially if the pending HOPE VI application to HUD was unsuccessful. HRCI requested that some items (i.e. screen doors) be planned for now.

Response: If the HOPE VI application is unsuccessful, the QHA will re-open the Capital Fund planning process to ensure that Riverview's capital needs are addressed fairly. Additionally, the QHA's Modernization Department is currently planning to perform some repairs, including screen door replacement and/or installation where needed.

Comment: HRCI requested that the following reasons be added for the re-opening of the Agency Plan RAB process:

1. Denial of HOPE VI Application;
2. Issuance by HUD of Deconcentration Plan substantially different from what is now in-place;
3. Establishment of final criteria for the proposed Section 8 homeownership program; and
4. Establishment of criteria for any QHA community service or self-sufficiency program.

Response: The QHA will add items 1 and 3 as reasons for the re-opening of the Agency Plan RAB process. Regarding items 2 and 4, to the extent that HUD mandates deconcentration and/or community service requirements for the QHA to follow, the QHA does not think that this is sufficient rationale to totally re-open the Agency Plan RAB process. However, the QHA is committed to working with residents on items 2 and 4.

Comment: HRCI requested that it have input into training and/or self-sufficiency programs before they are implemented.

Response: The QHA agrees that residents should have input into training and/or self-sufficiency programs before they are implemented.

D. June 14, 2000 GBLS Comments

Comment: GBLS requested that prior drafts of the plan be submitted along with the final plan so that page specific comments on prior drafts can be referenced.

Response: The QHA considers the Agency Plan to be content driven and not page driven. Furthermore, HUD requires that the QHA submit its final plan electronically as a specifically referenced singular file. The QHA believes that the submission of prior drafts to HUD is not only not required but would also be very confusing.

Comment: GBLS commented on the many positive aspects of the plan including: lowering the flat rents; eliminating interim income reporting; allowing an elderly earned income deduction; adjusting the Section 8 payments standards; approving \$15 per unit for Resident Councils; agreeing to continue to discuss the local residency preference in terms of insuring a racially diverse tenant population; and agreeing to continue discussions on potentially adding a preference for victims of domestic violence.

Response: The QHA appreciates the positive comments that GBLS has made on its Year 1 Plan and looks forward to working with them on the Year 2-5 Plans.

Comment: GBLS commented that the QHA Plan is inconsistent with the City of Quincy's Consolidated Plan and cites the QHA's not selecting "evidence of housing needs as demonstrated in the Consolidated Plan" and failure to give homeless and domestic violence victims a preference as reasons for this inconsistency. GBLS requests that the QHA give the homeless and domestic violence victims a preference as part of a needs-based tenant selection process.

Response: The QHA inadvertently did not check "evidence of housing needs as demonstrated in the Consolidated Plan" as one of the many reasons for selecting its strategies. This box is now checked in the Final Agency Plan submission. As the largest provider of housing to low-income households earning 80% or less of median income in Quincy, we disagree with GBLS's contention that the QHA's plan is inconsistent with the City's Consolidated Plan. The QHA also believes that providing a local residency preference is consistent with the City of Quincy's Consolidated Plan.

Comment: GBLS commented that it was concerned that the local residency preference may have an adverse impact on particular minority groups and that the QHA needs to review this impact from a fair housing viewpoint.

Response: The QHA will consider this comment and continue to monitor its local residency preference for compliance with applicable law.

Comment: GBLS commented that the QHA needs to change the effective date of the mandatory income disregards to the statutory effective date of 10/1/99 instead of 10/1/00.

Response: The QHA has corrected this inadvertent error in its final plan.

Comment: GBLS requested that the QHA adopt some of the discretionary deductions for rent determination, in particular, for health insurance.

Response: The QHA has adopted several changes that may have a financial impact of the authority and will not adopt any additional discretionary financial impact items for the Year 1 Agency Plan. However, the QHA will consider additional discretionary deductions for the Year 2 Agency Plan.

Comment: GBLS suggested that the plan contains no strategy to reduce vacancy rates and use its Section 8 subsidies.

Response: The QHA does have strategies to reduce vacancies and better utilize its Section 8 resources. As with any plan, the results of these strategies may not be immediately apparent but the QHA feels that the results will be evident in the future.

Comment: GBLS suggested that the plan contains inadequate information and consideration of Section 8 issues, including the lack of Waiting List information and information on other programs and strategies that the QHA could or should employ to improve its Section 8 Program.

Response: The QHA adopted new Section 8 payment standards to be effective on 7/1/00 and 12/1/00 and is moving ahead to get its Section 8 waiting list established as soon as possible. Continued improvements to the Section 8 Program will be considered as part of the Year 2 Agency Plan.

Comment: GBLS commented that there was very little in the Capital Fund Program for the Riverview development especially if the pending HOPE VI application to HUD was unsuccessful. GBLS requested that some items (i.e. screen doors) be planned for now.

Response: If the HOPE VI application is unsuccessful, the QHA will re-open the Capital Fund planning process to ensure that Riverview's capital needs are addressed fairly. Additionally, the QHA's Modernization Department is currently planning to perform some repairs, including screen door replacement and/or installation where needed.

Comment: GBLS requested that the following reasons be added for the re-opening of the Agency Plan RAB process:

1. Denial of HOPE VI Application;
2. Issuance by HUD of Deconcentration Plan substantially different from what is now in-place;
3. Establishment of final criteria for the proposed Section 8 homeownership program; and
4. Establishment of criteria for any QHA community service or self-sufficiency program.
5. Change in any QHA policy in its tenant-based or public housing programs regarding: eligibility, selection, preference, admission, grievance, continued occupancy, rent determinations, and transfers.
6. Any proposed changes in the Five Year Plan.

Response: The QHA will add items 1 and 3 as reasons for the re-opening of the Agency Plan RAB process. Regarding items 2 and 4, to the extent that HUD mandates deconcentration and/or community service requirements for the QHA to follow, the QHA does not think that this is sufficient rationale to totally re-open the Agency Plan RAB process. The QHA is committed to working with residents on items 2, 4, 5, and 6; however, the QHA does not agree to re-open the Agency Plan RAB process for these reasons.

Comment: GBLS requested that tenants have input into training and/or self-sufficiency programs before they are implemented.

Response: The QHA agrees that residents should have input into training and/or self-sufficiency programs before they are implemented.

Annual Statement /Performance and Evaluation Report

U. S. Department of Housing and Urban Development

OMB Approval No. 2577-0157 (7/96)

Comprehensive Grant Program (CGP) Part I: Summary

Office of Public and Indian Housing

HA Name QUINCY HOUSING AUTHORITY	Comprehensive Grant Number MA06P020709-00	FFY of Grant Approval 2000
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Original Annual Statement Reserve for Disaster/Emergencies Revised Annual Statement/Revision Number Performance and Evaluation Report for Program Year Ending Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (may not exceed 10% of 19	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$300,280.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$141,444.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$110,112.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$145,572.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$512,040.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$180,000.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$25,000.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
16	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
17	1498 Mod Used for Development	\$0.00	\$0.00	\$0.00	\$0.00
18	1502 Contingency (may not exceed 8% of 19	\$0.00	\$0.00	\$0.00	\$0.00
19	Amount of Annual Grant (Sum of lines 2-19)	\$1,414,448.00	\$0.00	\$0.00	\$0.00
20	Amount of line 19 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of line 19 Related to Section 504 Complia	\$0.00	\$0.00	\$0.00	\$0.00
22	Amount of line 19 Related to Security	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 19 Related to Energy Conservatio	\$0.00	\$0.00	\$0.00	\$0.00

Signature of Executive Director and Date
X

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

1 To be completed for the Performance & Evaluation Report or a Revised Annual Sta
2 To be completed for the Performance & Evaluation Report

Annual Statement /Performance and Evaluation Report

U. S. Department of Housing and Urban Development OMB Approval No. 2577-0157 (7/31/96)

Comprehensive Grant Program (CGP)

Part II: Supporting Pages

Office of Public and Indian Housing

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Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA-Wide Mgmt. Improvmts	Management Consultant	1408		\$25,000.00	\$0.00	\$0.00	\$0.00	
	Resident Training Program	"		#####	\$0.00	\$0.00	\$0.00	
	Comp Grant Planning	"		\$2,000.00	\$0.00	\$0.00	\$0.00	
	Accelerate Computer Implementatio	"		\$50,000.00	\$0.00	\$0.00	\$0.00	
	Staff Training Programs	"		\$30,000.00	\$0.00	\$0.00	\$0.00	
	Create/Train Staff Evaluation System	"		\$3,000.00	\$0.00	\$0.00	\$0.00	
	Update Policies/Procedures/Codifica	"		\$5,000.00	\$0.00	\$0.00	\$0.00	
	Update Communications Systems	"		\$41,300.00	\$0.00	\$0.00	\$0.00	
	Upgrade Office Equipment	"		\$15,000.00	\$0.00	\$0.00	\$0.00	
	Marketing Plan for Rentals	"		\$15,000.00	\$0.00	\$0.00	\$0.00	
	Implement Preventive Maint. Program	"		\$13,980.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
			Total 1408	#####	\$0.00	\$0.00	\$0.00	
HA-Wide Admin	Funding for Mod staff and other Prorated Salaries @ 10%	1410		#####	\$0.00	\$0.00	\$0.00	
HA-Wide Fees&Cos	Consultant Fees	1430		#####	\$0.00	\$0.00	\$0.00	
HA-Wide	Nonroutine vacancy prep.	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Nonroutine PM repairs	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Appliances	1465		\$0.00	\$0.00	\$0.00	\$0.00	
"	Vehicle replacement	1475		\$0.00	\$0.00	\$0.00	\$0.00	
"	Demolition (specify location[s])	1485		\$0.00	\$0.00	\$0.00	\$0.00	
"	Relocation expenses	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator and Date

X

X

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Annual Statement /Performance and Evaluation Report

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

U. S. Department of Housing and Urban Development OMB Approval No. 2577-0157 (7/31/98)

Office of Public and Indian Housing

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Development Number/ Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
HA-Wide Management Improvements	03/31/02						
MA 20-1 Riverview	03/31/01						
MA 20-2 Pagnano	03/31/01						
MA 20-4 O'Brien	03/31/01						
MA 20-6 Drohan	03/31/01						
HA-Wide Adm.Ofcs.	03/31/01						
Signature of Executive Director and Date				Signature of Public Housing Director or Office of Native American Programs Administrator and Date			
X				X			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

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

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

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

HA Name:		Locality: (City/County & State)				<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No
QUINCY HOUSING AUTHORITY		Quincy, MA				
A. Development Number/Name	Work Statement for Year 1 FFY: '00	Work Statement for Year 2 FFY: '01	Work Statement for Year 3 FFY: '02	Work Statement for Year 4 FFY: '03	Work Statement for Year 5 FFY: '04	
MA 20-1 Riverview	See Annual Statement	\$335,908	\$515,689	\$691,062	\$773,798	
MA 20-2 Pagnano		\$284,759	\$514,700	\$165,237	\$115,000	
MA 20-4 O'Brien		\$238,005	\$110,250	\$211,559	\$200,000	
MA 20-6 Drohan		\$110,750	\$200,926	\$28,377	\$31,200	
HA-WIDE Admin Ofcs		\$38,204	\$25,000	\$0	\$126,000	
		\$0	\$0	\$0	\$0	
		\$0	\$0	\$0	\$0	
		\$0	\$0	\$0	\$0	
		\$0	\$0	\$0	\$0	
B. Physical Improvements Subtotal		\$1,007,626	\$1,366,565	\$1,096,235	#####	
C. Management Improvements		\$300,280	\$300,280	\$300,280	\$300,158	
D. HA-Wide Nondwelling Structures & Equipment		\$0	\$0	\$0	\$0	
E. Administration		\$150,140	\$150,140	\$150,140	\$150,140	
F. Other (Fees & Costs and Relocation)		\$120,112	\$120,112	\$120,112	\$120,112	
G. Operations		\$0	\$0	\$0	\$0	
H. Demolition	\$0	\$0	\$0	\$0		
I. Replacement Reserve	\$0	\$0	\$0	\$0		
J. Mod Used for Development	\$0	\$0	\$0	\$0		
K. Total CGP Funds	\$1,578,158	\$1,937,097	\$1,666,767	#####		
L. Total Non-CGP Funds	\$0	\$0	\$0	\$0		
M. Grand Total	\$1,578,158	\$1,937,097	\$1,666,767	#####		

Signature of Executive Director and Date:

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

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

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

OMB Approval No.

Work Statement for Year 1 FFY: '00	Work Statement for Year 2 FFY: '01			Work Statement for Year 3 FFY: '02	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	HA-Wide Physical Improvements HA-WIDE Site: None	Total Site:	0 ----- \$0	HA-Wide Physical Improvements HA-WIDE Site: None	Total Site:
	ON-DEMAND Mechanical and Electrical: None	Total M&E:	\$0 ----- \$0	ON-DEMAND Mechanical and Electrical: None	Total M&E:
	ON-DEMAND Building Exterior: None	Total B.E.:	\$0 ----- \$0	ON-DEMAND Building Exterior: None	Total B.E.:
	ON-DEMAND Dwelling Units: None	Total DUs:	\$0 ----- \$0	ON-DEMAND Dwelling Units: None	Total DUs:
	HA-WIDE Dwelling Equipment: None	Total D.E.:	\$0 ----- \$0	HA-WIDE Dwelling Equipment: None	Total D.E.:
	HA-WIDE Interior Common Areas: None	Total ICAs:	\$0 ----- \$0	HA-WIDE Interior Common Areas: None	Total ICAs:
	HA-WIDE Site-Wide Facilities: None	Total SWFs:	\$0 ----- \$0	HA-WIDE Site-Wide Facilities: None	Total SWFs:
	HA-WIDE Nondwelling Equipment: None		\$0 ----- \$0	HA-WIDE Nondwelling Equipment: None	

		Total NDE:	\$0		Total NDE:
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

Page ___ of ___ form HUD

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

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

OMB Approval No.

Work Statement for Year 1 FFY: '00	Work Statement for Year 4 FFY: '03			Work Statement for Year FFY: '00	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	HA-Wide Physical Improvements HA-WIDE Site: None		\$0	HA-Wide Physical Improvements HA-WIDE Site: None	
		Total Site:	\$0		Total Site:
	ON-DEMAND Mechanical and Electrical: None		\$0	ON-DEMAND Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	ON-DEMAND Building Exterior: None		\$0	ON-DEMAND Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	ON-DEMAND Dwelling Units: None		\$0	ON-DEMAND Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
HA-WIDE Dwelling Equipment: None		\$0	HA-WIDE Dwelling Equipment: None		
	Total D.E.:	\$0		Total D.E.:	
HA-WIDE Interior Common Areas: None		\$0	HA-WIDE Interior Common Areas: None		
	Total ICAs:	\$0		Total ICAs:	
HA-WIDE Site-Wide Facilities: None		\$0	HA-WIDE Site-Wide Facilities: None		

	HA-WIDE Nondwelling Equipment: None	Total SWFs:	\$0	HA-WIDE Nondwelling Equipment: None	Total SWFs:
			\$0		
		Total NDE:	\$0		Total NDE:
Subtotal of Estimated Cost			\$0	Subtotal of Estimated Cost	

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

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

OMB Approval No.

Work Statement for Year 1 FFY: '00	Work Statement for Year 2 FFY: '01			Work Statement for Year 3 FFY: '02	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	MA 20-1 Riverview Site: Repl. Clothesline Poles, Fence, incl. Accessibility Resurface Asphalt Sidewalks & drying yards Resurface & Reline parking areas, add parking	45 6500 S.Y. 8724 S.Y. Total Site:	\$36,250 \$51,675 \$104,583 \$192,508	MA 20-1 Riverview Site: Landscape, trim trees, seed unused asphalt areas	 Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: Replace Kitchen Shutoff Valves	 Total M&E:
	Building Exterior: Install security grates over cellar windows	360	\$23,400	Building Exterior: Reset Concrete Stairs Repair/Paint Masonite Siding Replace Screen Doors/jams	 Total B.E.:
	Dwelling Units: Repair steps to second floor	75	\$120,000	Dwelling Units: Reconfigure & Modernize Kitchens	 Total DUs:
		Total DUs:	\$120,000		

	Dwelling Equipment: None		\$0	Dwelling Equipment: Ranges & Refrigerators	
		Total D.E.:	\$0		Total D.E.:
	Interior Common Areas: None		\$0	Interior Common Areas: None	
		Total ICAs:	\$0		Total ICAs:
	Site-Wide Facilities: None		\$0	Site-Wide Facilities: None	
	Total SWFs:	\$0		Total SWFs:	
Nondwelling Equipment: None		\$0	Nondwelling Equipment: None		
	Total NDE:	\$0		Total NDE:	
Subtotal of Estimated Cost			\$335,908	Subtotal of Estimated Cost	

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

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

OMB Approval No.

Work Statement for Year 1 FFY: '00	Work Statement for Year 4 FFY: '03			Work Statement for Year 4 FFY: '04	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual	MA 20-1 Riverview Site: None		\$0	MA 20-1 Riverview Site: none	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: **Inst. Steam Radiator Valves/shutoffs EUA		\$70,200	Mechanical and Electrical:	
	**Inst. New Boiler Controls EUA		\$67,500		
	**Insulate Steam Pipes EUA		\$118,800		
**Inst. Hi-Efficiency DHW Heaters EUA		\$269,325			
	Total M&E:	\$525,825		Total M&E:	

Statement	Building Exterior: None		\$0	Building Exterior:	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: Reconfigure & Modernize Kitchens		\$133,737	Dwelling Units: Reconfigure & Modernize Kitchens	
		Total DUs:	\$133,737		Total DUs:
	Dwelling Equipment: Ranges & Refrigerators		\$31,500	Dwelling Equipment: Ranges & Refrigerators	
		Total D.E.:	\$31,500		Total D.E.:
	Interior Common Areas: None		\$0	Interior Common Areas: None	
		Total ICAs:	\$0		Total ICAs:
Site-Wide Facilities: None		\$0	Site-Wide Facilities: None		
	Total SWFs:	\$0		Total SWFs:	
Nondwelling Equipment: None		\$0	Nondwelling Equipment: None		
	Total NDE:	\$0		Total NDE:	
	Subtotal of Estimated Cost		\$691,062	Subtotal of Estimated Cost	

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 Office of Public and Indian Housing

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Work Statement for Year 1 FFY: '00	Work Statement for Year 2 FFY: '01			Work Statement for Year 3 FFY: '02	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity

See Annual Statement	MA 20-2 Pagnano Site: None		MA 20-2 Pagnano Site: None	
		Total Site:	\$0	Total Site:
		\$0	\$0	
	Mechanical and Electrical: None		Mechanical and Electrical: None	
		Total M&E:	\$0	Total M&E:
		\$0	\$0	
	Building Exterior: Repl. Entry Door, Closers, hardware		Building Exterior: Waterproof Exterior of Brick Building Install Canopy/Awning @ front entrance	
		Total B.E.:	\$85,800	Total B.E.:
		\$85,800	\$85,800	
	Dwelling Units: Replace shower valves Kitchen Redesign	158	Dwelling Units: Replace Screen Doors to Balcony Install new closet doors	
	Total DUs:	\$6,552 \$76,750	Total DUs:	
	\$83,302	\$83,302		
Dwelling Equipment: None		Dwelling Equipment: None		
	Total D.E.:	\$0	Total D.E.:	
	\$0	\$0		
Interior Common Areas: Install stair treads		Interior Common Areas:		
	Total I.C.A.:	\$20,657	Total I.C.A.:	
	\$20,657	\$20,657		

	Site-Wide Facilities: None	Total ICAs:	\$20,657	Site-Wide Facilities: None	Total ICAs:
			\$0		
		Total SWFs:	\$0		Total SWFs:
	Nondwelling Equipment: Replace Emergency Generator	1	\$95,000	Nondwelling Equipment:	
		Total NDE:	\$95,000		Total NDE:
Subtotal of Estimated Cost			\$284,759	Subtotal of Estimated Cost	

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Work Statement for Year 1 FFY: '00	Work Statement for Year 4 FFY: '03			Work Statement for Year 4 FFY: '04	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	MA 20-2 Pagnano Site: none	Total Site:	\$0	MA 20-2 Pagnano Site: None	Total Site:
	Mechanical and Electrical: **Improve hallway & exterior lighting EUA **Convert DHW to gas fired EUA **Install faucet aerators EUA **Install low flow water closets EUA **Convert 5 electric dryers to gas EUA		\$36,162 \$35,375 \$7,800 \$81,900 \$4,000	Mechanical and Electrical: Replace Fire Doors with Electronic	
		Total M&E:	\$165,237		Total M&E:
	Building Exterior:		\$0 \$0	Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units:		\$0 \$0	Dwelling Units:	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: None	
		Total D.E.:	\$0		Total D.E.:
	Interior Common Areas: None		\$0	Interior Common Areas:	
		Total ICAs:	\$0		Total ICAs:
	Site-Wide Facilities: None		\$0	Site-Wide Facilities: None	
	Total SWFs:	\$0		Total SWFs:	
Nondwelling Equipment:			Nondwelling Equipment:		



None

Total NDE:

\$0

none

\$0

Total NDE:

Subtotal of Estimated Cost

\$165,237

Subtotal of Estimated Cost

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Work Statement for Year 1 FFY: '00	Work Statement for Year 2 FFY: '01			Work Statement for Year 2 FFY: '02	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	MA 20-4 O'Brien Site: Landscaping, incl. Access to rear rec. area		\$68,750	MA 20-4 O'Brien Site:	
		Total Site:	\$68,750		Total Site:
	Mechanical and Electrical: Replace Central heating System for hallways Install toggle switches for hallways	1	\$17,000 \$57,255	Mechanical and Electrical:	
		Total M&E:	\$74,255		Total M&E:
	Building Exterior: none		\$0	Building Exterior:	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: none		\$0	Dwelling Units: Install new closet doors	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: None	
		Total D.E.:	\$0		Total D.E.:
Interior Common Areas:		\$0	Interior Common Areas: None		
	Total ICAs:	\$0		Total ICAs:	
Site-Wide Facilities:		\$0	Site-Wide Facilities:		

	Replace Emergency Generator	1	\$95,000		
		Total SWFs:	\$95,000		Total SWFs:
	Nondwelling Equipment: None		\$0	Nondwelling Equipment: None	
		Total NDE:	\$0		Total NDE:
	Subtotal of Estimated Cost		\$238,005	Subtotal of Estimated Cost	

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Work Statement for Year 1 FFY: '00	Work Statement for Year 4 FFY: '03			Work Statement for Year 5 FFY: '04	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	MA 20-4 O'Brien Site: None		\$0	MA 20-4 O'Brien Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: **Improve lighting EUA **Install low volume water closets EUA **Replace DHW heater w/2 tank system EUA **Convert 6 Electric dryers to Gas		\$29,509 \$137,500 \$39,750 \$4,800	Mechanical and Electrical: Replace Fire Doors with electronic	
		Total M&E:	\$211,559		Total M&E:
	Building Exterior:		\$0	Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units:		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: None	

		Total D.E.:	\$0		Total D.E.:
	Interior Common Areas: None		\$0	Interior Common Areas: none	
		Total ICAs:	\$0		Total ICAs:
	Site-Wide Facilities: None		\$0	Site-Wide Facilities: none	
		Total SWFs:	\$0		Total SWFs:
	Nondwelling Equipment: None		\$0	Nondwelling Equipment: None	
		Total NDE:	\$0		Total NDE:
	Subtotal of Estimated Cost		\$211,559	Subtotal of Estimated Cost	

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	MA 20-6 Drohan Site: Modify Ramp @ Entrance		\$15,000 \$0	MA 20-6 Drohan Site:	
		Total Site:	\$15,000		Total Site:
	Mechanical and Electrical: Add heat lamp to HP bathrooms		\$750	Mechanical and Electrical: Modify Hallway Lighting	
		Total M&E:	\$750		Total M&E:
	Building Exterior: none			Building Exterior: Waterproof Exterior of Brick Building	1
	Total B.E.:	\$0		Total B.E.:	
	Dwelling Units:			Dwelling Units:	

	none	Total DUs:	\$0	Total DUs:
	Dwelling Equipment: None	Total D.E.:	\$0	Total D.E.:
	Interior Common Areas: none	Total ICAs:	\$0	Total ICAs:
	Site-Wide Facilities: Install Emergency Generator	1	\$95,000	Total SWFs:
	Nondwelling Equipment: None	Total SWFs:	\$95,000	Total SWFs:
		Total NDE:	\$0	Total NDE:
	Subtotal of Estimated Cost		\$110,750	Subtotal of Estimated Cost

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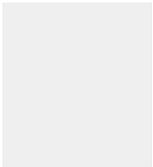
U. S. Department of Housing
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 Office of Public and Indian Housing

Work Statement for Year 1 FFY: '00	Work Statement for Year 4 FFY: '03			Work Statement for Year FFY: '04	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual	MA 20-6 Drohan Site: none	Total Site:	\$0	MA 20-6 Drohan Site: None	Total Site:
	Mechanical and Electrical: **Improve Lighting EUA		\$12,577	Mechanical and Electrical:	
	**Install Low flow Water Closets EUA		\$14,000		
	**Replace Showerheads, Aerators EUA		\$1,800		
	Total M&E:	\$28,377	Total M&E:		

Statement

Building Exterior:

Total B.E.:	\$0	Building Exterior:	Total B.E.:
	None		
	\$0		



Dwelling Units:
none

Dwelling Equipment:

Total DUs:

\$0

Dwelling Units:
Install New closet doors

Dwelling Equipment:

Total DUs:

	None		\$0	None	
	Interior Common Areas:	Total D.E.:	\$0	Interior Common Areas:	Total D.E.:
	None		\$0	None	
	Site-Wide Facilities:	Total ICAs:	\$0	Site-Wide Facilities:	Total ICAs:
	None		\$0	none	
	Nondwelling Equipment:	Total SWFs:	\$0	Nondwelling Equipment:	Total SWFs:
None		\$0	None		
	Total NDE:		\$0	Total NDE:	
Subtotal of Estimated Cost			\$28,377	Subtotal of Estimated Cost	

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
	HA-WIDE Admin Ofcs Site:		\$0	HA-WIDE Admin Ofcs Site:	

See Annual Statement		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: Replace Roof on Day Care Center	45 SQ	\$4,050	Building Exterior:	
		Total B.E.:	\$4,050		Total B.E.:
	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: none	
		Total D.E.:	\$0		Total D.E.:
	Interior Common Areas: Replace tile flooring in Manet health center	1215 SF	\$1,154	Interior Common Areas:	
		Total ICAs:	\$1,154		Total ICAs:
	Site-Wide Facilities: Modify Unit for HP Access for Tenant Council Offices	1	\$8,000	Site-Wide Facilities:	
	Total SWFs:	\$8,000		Total SWFs:	
Nondwelling Equipment: Equipment Replacement		\$25,000	Nondwelling Equipment: Equipment Replacement		
	Total NDE:	\$25,000		Total NDE:	
	Subtotal of Estimated Cost		\$38,204	Subtotal of Estimated Cost	

Work Statement	Work Statement for Year 4 FFY: '03	Work Statement for Year FFY: '04
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for Year 1 FFY: '00	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	HA-WIDE Admin Ofcs Site: None			HA-WIDE Admin Ofcs Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None			Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment None	
		Total D.E.:	\$0		Total D.E.:
Interior Common Areas: None		\$0	Interior Common Areas: None		
	Total ICAs:	\$0		Total ICAs:	
Site-Wide Facilities: None		\$0	Site-Wide Facilities: Teen Center	1	
	Total SWFs:	\$0		Total SWFs:	
Nondwelling Equipment: None		\$0	Nondwelling Equipment: none		
	Total NDE:	\$0		Total NDE:	
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

Comprehensive Grant Program (CGP)

Work Statement for Year 1 FFY: '00	Work Statement for Year 2 FFY: '01			Work Statement for Year 3 FFY: '02	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	XX Y-06, Anywhere Homes Site: None		\$0	XX Y-06, Anywhere Homes Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: None	
		Total D.E.:	\$0		Total D.E.:
Interior Common Areas: None		\$0	Interior Common Areas: None		
	Total ICAs:	\$0		Total ICAs:	
Site-Wide Facilities: None		\$0	Site-Wide Facilities: None		
	Total SWFs:	\$0		Total SWFs:	
Nondwelling Equipment: None		\$0	Nondwelling Equipment: None		
	Total NDE:	\$0		Total NDE:	
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

Work	Work Statement for Year 4	Work Statement for Year 5
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Statement for Year 1

FFY: '00

FFY: '03

FFY: '00

Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
XX Y-06, Anywhere Homes Site: None		\$0	XX Y-06, Anywhere Homes Site: None	
Total Site:		\$0	Total Site:	
Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
Total M&E:		\$0	Total M&E:	
Building Exterior: None		\$0	Building Exterior: None	
Total B.E.:		\$0	Total B.E.:	
Dwelling Units: None		\$0	Dwelling Units: None	
Total DUs:		\$0	Total DUs:	
Dwelling Equipment: None		\$0	Dwelling Equipment: None	
Total D.E.:		\$0	Total D.E.:	
Interior Common Areas: None		\$0	Interior Common Areas: None	
Total ICAs:		\$0	Total ICAs:	
Site-Wide Facilities: None		\$0	Site-Wide Facilities: None	
Total SWFs:		\$0	Total SWFs:	
Nondwelling Equipment: None		\$0	Nondwelling Equipment: None	
Total NDE:		\$0	Total NDE:	
Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

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Work Statement for Year 1

FFY: '00

Work Statement for Year 2
 FFY: '01

Work Statement for Year 3
 FFY: '02

Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
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See Annual Statement	XX Y-07, Anywhere Homes Site: None		\$0	XX Y-07, Anywhere Homes Site: None		
	Total Site:		\$0	Total Site:		
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None		
	Total M&E:		\$0	Total M&E:		
	Building Exterior: None		\$0	Building Exterior: None		
	Total B.E.:		\$0	Total B.E.:		
	Dwelling Units: None		\$0	Dwelling Units: None		
	Total DUs:		\$0	Total DUs:		
	Dwelling Equipment: None		\$0	Dwelling Equipment: None		
	Total D.E.:		\$0	Total D.E.:		
Interior Common Areas: None		\$0	Interior Common Areas: None			
Total ICAs:		\$0	Total ICAs:			
Site-Wide Facilities: None		\$0	Site-Wide Facilities: None			
Total SWFs:		\$0	Total SWFs:			
Nondwelling Equipment: None		\$0	Nondwelling Equipment: None			
Total NDE:		\$0	Total NDE:			
Subtotal of Estimated Cost			\$0	Subtotal of Estimated Cost		

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
XX Y-07, Anywhere Homes Site: None			\$0	XX Y-07, Anywhere Homes Site: None	

See Annual Statement		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: None	
		Total D.E.:	\$0		Total D.E.:
	Interior Common Areas: None		\$0	Interior Common Areas: None	
	Total ICAs:	\$0		Total ICAs:	
Site-Wide Facilities: None		\$0	Site-Wide Facilities: None		
	Total SWFs:	\$0		Total SWFs:	
Nondwelling Equipment: None		\$0	Nondwelling Equipment: None		
	Total NDE:	\$0		Total NDE:	
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See	XX Y-08, Anywhere Homes Site: None		\$0	XX Y-08, Anywhere Homes Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical:			Mechanical and Electrical:	

Annual Statement	None		\$0	None	
	Building Exterior: None	Total M&E:	\$0	Building Exterior: None	Total M&E:
	Dwelling Units: None	Total B.E.:	\$0	Dwelling Units: None	Total B.E.:
	Dwelling Equipment: None	Total DUs:	\$0	Dwelling Equipment: None	Total DUs:
	Interior Common Areas: None	Total D.E.:	\$0	Interior Common Areas: None	Total D.E.:
	Site-Wide Facilities: None	Total ICAs:	\$0	Site-Wide Facilities: None	Total ICAs:
Nondwelling Equipment: None	Total SWFs:	\$0	Nondwelling Equipment: None	Total SWFs:	
	Total NDE:	\$0	Total NDE:		
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	XX Y-08, Anywhere Homes Site: None		\$0	XX Y-08, Anywhere Homes Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:

	Building Exterior: None		\$0	Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: None	
		Total D.E.:	\$0		Total D.E.:
	Interior Common Areas: None		\$0	Interior Common Areas: None	
	Total ICAs:	\$0		Total ICAs:	
Site-Wide Facilities: None		\$0	Site-Wide Facilities: None		
	Total SWFs:	\$0		Total SWFs:	
Nondwelling Equipment: None		\$0	Nondwelling Equipment: None		
	Total NDE:	\$0		Total NDE:	
Subtotal of Estimated Cost			\$0	Subtotal of Estimated Cost	

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	XX Y-09, Anywhere Homes Site: None		\$0	XX Y-09, Anywhere Homes Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	
	Total B.E.:	\$0		Total B.E.:	

	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: None	
		Total D.E.:	\$0		Total D.E.:
	Interior Common Areas: None		\$0	Interior Common Areas: None	
		Total ICAs:	\$0		Total ICAs:
Site-Wide Facilities: None		\$0	Site-Wide Facilities: None		
	Total SWFs:	\$0		Total SWFs:	
Nondwelling Equipment: None		\$0	Nondwelling Equipment: None		
	Total NDE:	\$0		Total NDE:	
Subtotal of Estimated Cost			\$0	Subtotal of Estimated Cost	

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	XX Y-09, Anywhere Homes Site: None		\$0	XX Y-09, Anywhere Homes Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	
	Total B.E.:	\$0		Total B.E.:	
	Dwelling Units: None		\$0	Dwelling Units: None	

	Dwelling Equipment: None	Total DUs:	\$0	Dwelling Equipment: None	Total DUs:
			\$0		
	Interior Common Areas: None	Total D.E.:	\$0	Interior Common Areas: None	Total D.E.:
			\$0		
	Site-Wide Facilities: None	Total ICAs:	\$0	Site-Wide Facilities: None	Total ICAs:
			\$0		
	Nondwelling Equipment: None	Total SWFs:	\$0	Nondwelling Equipment: None	Total SWFs:
			\$0		
		Total NDE:	\$0		Total NDE:
			\$0		
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

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Five-Year Action Plan
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Physical Needs Work Statement(s)
 Comprehensive Grant Program (CGP)

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

OMB Approval No.

Work Statement for Year 1 FFY: '00	Work Statement for Year 2 FFY: '01			Work Statement for Year 2 FFY: '02	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	XX Y-10, Anywhere Homes Site: None		\$0	XX Y-10, Anywhere Homes Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: None	

	Interior Common Areas: None	Total D.E.:	\$0	Interior Common Areas: None	Total D.E.:
			\$0		
	Site-Wide Facilities: None	Total ICAs:	\$0	Site-Wide Facilities: None	Total ICAs:
			\$0		
	Nondwelling Equipment: None	Total SWFs:	\$0	Nondwelling Equipment: None	Total SWFs:
			\$0		
		Total NDE:	\$0		Total NDE:
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

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OMB Approval No.

Work Statement for Year 1 FFY: '00	Work Statement for Year 4 FFY: '03			Work Statement for Year FFY: '00	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	XX Y-10, Anywhere Homes Site: None		\$0	XX Y-10, Anywhere Homes Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: None	
		Total D.E.:	\$0		Total D.E.:
	Interior Common Areas:			Interior Common Areas:	

None		\$0	None	
Site-Wide Facilities: None	Total ICAs:	\$0	Site-Wide Facilities: None	Total ICAs:
		\$0		
	Total SWFs:	\$0		Total SWFs:
Nondwelling Equipment: None		\$0	Nondwelling Equipment: None	
	Total NDE:	\$0		Total NDE:
Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

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

OMB Approval No.

Work Statement for Year 1 FFY: '00	Work Statement for Year 2 FFY: '01			Work Statement for Year 3 FFY: '02	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	XX Y-11, Anywhere Homes Site: None		\$0	XX Y-11, Anywhere Homes Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: None	
		Total D.E.:	\$0		Total D.E.:
Interior Common Areas: None		\$0	Interior Common Areas: None		
	Total ICAs:	\$0		Total ICAs:	

	Site-Wide Facilities: None	Total SWFs:	\$0	Site-Wide Facilities: None	Total SWFs:
			-----	\$0	
	Nondwelling Equipment: None	Total NDE:	\$0	Nondwelling Equipment: None	Total NDE:
			-----	\$0	
Subtotal of Estimated Cost			\$0	Subtotal of Estimated Cost	

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Work Statement for Year 1 FFY: '00	Work Statement for Year 4 FFY: '03			Work Statement for Year FFY: '00	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	XX Y-11, Anywhere Homes Site: None		\$0	XX Y-11, Anywhere Homes Site: None	
		Total Site:	----- \$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	----- \$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	
		Total B.E.:	----- \$0		Total B.E.:
	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	----- \$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: None	
		Total D.E.:	----- \$0		Total D.E.:
Interior Common Areas: None		\$0	Interior Common Areas: None		
	Total ICAs:	----- \$0		Total ICAs:	
Site-Wide Facilities: None		\$0	Site-Wide Facilities: None		
	Total SWFs:	----- \$0		Total SWFs:	

	Nondwelling Equipment: None		\$0	Nondwelling Equipment: None	
		Total NDE:	\$0		Total NDE:
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

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Work Statement for Year 1 FFY: '00	Work Statement for Year 2 FFY: '01			Work Statement for Year FFY: '02	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	XX Y-12, Anywhere Homes Site: None		\$0	XX Y-12, Anywhere Homes Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: None	
		Total D.E.:	\$0		Total D.E.:
Interior Common Areas: None		\$0	Interior Common Areas: None		
	Total ICAs:	\$0		Total ICAs:	
Site-Wide Facilities: None		\$0	Site-Wide Facilities: None		
	Total SWFs:	\$0		Total SWFs:	
Nondwelling Equipment: None		\$0	Nondwelling Equipment: None		

		Total NDE:	\$0		Total NDE:
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

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Work Statement for Year 1 FFY: '00	Work Statement for Year 4 FFY: '03			Work Statement for Year FFY: '00	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	XX Y-12, Anywhere Homes Site: None		\$0	XX Y-12, Anywhere Homes Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: None	
		Total D.E.:	\$0		Total D.E.:
Interior Common Areas: None		\$0	Interior Common Areas: None		
	Total ICAs:	\$0		Total ICAs:	
Site-Wide Facilities: None		\$0	Site-Wide Facilities: None		
	Total SWFs:	\$0		Total SWFs:	
Nondwelling Equipment: None		\$0	Nondwelling Equipment: None		
	Total NDE:	\$0		Total NDE:	
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

Five-Year Action Plan
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Physical Needs Work Statement(s)
 Comprehensive Grant Program (CGP)

Work Statement for Year 1 FFY: '00	Work Statement for Year 2 FFY: '01			Work Statement for Year 3 FFY: '02	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	XX Y-13, Anywhere Homes Site: None		\$0	XX Y-13, Anywhere Homes Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: None	
		Total D.E.:	\$0		Total D.E.:
Interior Common Areas: None		\$0	Interior Common Areas: None		
	Total ICAs:	\$0		Total ICAs:	
Site-Wide Facilities: None		\$0	Site-Wide Facilities: None		
	Total SWFs:	\$0		Total SWFs:	
Nondwelling Equipment: None		\$0	Nondwelling Equipment: None		
	Total NDE:	\$0		Total NDE:	
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

Physical Needs Work Statement(s)
Comprehensive Grant Program (CGP)

Office of Public and Indian Housing

Work Statement for Year 1 FFY: '00	Work Statement for Year 4 FFY: '03			Work Statement for Year FFY: '00	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	XX Y-13, Anywhere Homes Site: None		\$0	XX Y-13, Anywhere Homes Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: None	
		Total D.E.:	\$0		Total D.E.:
Interior Common Areas: None		\$0	Interior Common Areas: None		
	Total ICAs:	\$0		Total ICAs:	
Site-Wide Facilities: None		\$0	Site-Wide Facilities: None		
	Total SWFs:	\$0		Total SWFs:	
Nondwelling Equipment: None		\$0	Nondwelling Equipment: None		
	Total NDE:	\$0		Total NDE:	
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

Work Statement for Year 1 FFY: '00	Work Statement for Year 2 FFY: '01			Work Statement for Year 3 FFY: '02	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	XX Y-14, Anywhere Homes Site: None		\$0	XX Y-14, Anywhere Homes Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: None	
		Total D.E.:	\$0		Total D.E.:
Interior Common Areas: None		\$0	Interior Common Areas: None		
	Total ICAs:	\$0		Total ICAs:	
Site-Wide Facilities: None		\$0	Site-Wide Facilities: None		
	Total SWFs:	\$0		Total SWFs:	
Nondwelling Equipment: None		\$0	Nondwelling Equipment: None		
	Total NDE:	\$0		Total NDE:	
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

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

OMB Approval No.

Work Statement for Year 1	Work Statement for Year 4 FFY: '03			Work Statement for Year 5 FFY: '00	
	Development Number/Name/General Description of	Quantity	Estimated Cost	Development Number/Name/General Description of	Quantity

FFY: '00	Major Work Categories			Major Work Categories	
See Annual Statement	XX Y-14, Anywhere Homes Site: None		\$0	XX Y-14, Anywhere Homes Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: None	
		Total D.E.:	\$0		Total D.E.:
Interior Common Areas: None		\$0	Interior Common Areas: None		
	Total ICAs:	\$0		Total ICAs:	
Site-Wide Facilities: None		\$0	Site-Wide Facilities: None		
	Total SWFs:	\$0		Total SWFs:	
Nondwelling Equipment: None		\$0	Nondwelling Equipment: None		
	Total NDE:	\$0		Total NDE:	
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

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 Office of Public and Indian Housing

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Work Statement for Year 1 FFY: '00	Work Statement for Year 2 FFY: '01			Work Statement for Year 2 FFY: '02	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
XX Y-15, Anywhere Homes Site:				XX Y-15, Anywhere Homes Site:	

See Annual Statement	None		\$0	None	
	Mechanical and Electrical:	Total Site:	\$0	Mechanical and Electrical:	Total Site:
	None		\$0	None	
	Total M&E:		\$0	Total M&E:	
	Building Exterior:	Total B.E.:	\$0	Building Exterior:	Total B.E.:
	None		\$0	None	
	Dwelling Units:	Total DUs:	\$0	Dwelling Units:	Total DUs:
	None		\$0	None	
	Dwelling Equipment:	Total D.E.:	\$0	Dwelling Equipment:	Total D.E.:
	None		\$0	None	
	Interior Common Areas:	Total ICAs:	\$0	Interior Common Areas:	Total ICAs:
None		\$0	None		
Site-Wide Facilities:	Total SWFs:	\$0	Site-Wide Facilities:	Total SWFs:	
None		\$0	None		
Nondwelling Equipment:	Total NDE:	\$0	Nondwelling Equipment:	Total NDE:	
None		\$0	None		
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

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Work Statement for Year 1 FFY: '00	Work Statement for Year 4 FFY: '03			Work Statement for Year FFY: '00	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See	XX Y-15, Anywhere Homes Site: None	Total Site:	\$0	XX Y-15, Anywhere Homes Site: None	Total Site:

Annual Statement	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: None	
		Total D.E.:	\$0		Total D.E.:
	Interior Common Areas: None		\$0	Interior Common Areas: None	
		Total ICAs:	\$0		Total ICAs:
Site-Wide Facilities: None		\$0	Site-Wide Facilities: None		
	Total SWFs:	\$0		Total SWFs:	
Nondwelling Equipment: None		\$0	Nondwelling Equipment: None		
	Total NDE:	\$0		Total NDE:	
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

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Work Statement for Year 1 FFY: '00	Work Statement for Year 2 FFY: '01			Work Statement for Year FFY: '02	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual	XX Y-16, Anywhere Homes			XX Y-16, Anywhere Homes	
	Site: None		\$0	Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:

Statement					
	Building Exterior: None		\$0	Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: None	
		Total D.E.:	\$0		Total D.E.:
	Interior Common Areas: None		\$0	Interior Common Areas: None	
		Total ICAs:	\$0		Total ICAs:
	Site-Wide Facilities: None		\$0	Site-Wide Facilities: None	
		Total SWFs:	\$0		Total SWFs:
	Nondwelling Equipment: None		\$0	Nondwelling Equipment: None	
		Total NDE:	\$0		Total NDE:
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	XX Y-16, Anywhere Homes Site: None		\$0	XX Y-16, Anywhere Homes Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	

	Dwelling Units: None	Total B.E.:	\$0	Dwelling Units: None	Total B.E.:
			\$0		
	Dwelling Equipment: None	Total DUs:	\$0	Dwelling Equipment: None	Total DUs:
			\$0		
	Interior Common Areas: None	Total D.E.:	\$0	Interior Common Areas: None	Total D.E.:
			\$0		
	Site-Wide Facilities: None	Total ICAs:	\$0	Site-Wide Facilities: None	Total ICAs:
		\$0			
Nondwelling Equipment: None	Total SWFs:	\$0	Nondwelling Equipment: None	Total SWFs:	
		\$0			
	Total NDE:		\$0	Total NDE:	
			\$0		
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	XX Y-17, Anywhere Homes Site: None		\$0	XX Y-17, Anywhere Homes Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	
	Total B.E.:	\$0		Total B.E.:	
	Dwelling Units: None		\$0	Dwelling Units: None	

	Dwelling Equipment: None	Total DUs:	\$0	Dwelling Equipment: None	Total DUs:
			\$0		
	Interior Common Areas: None	Total D.E.:	\$0	Interior Common Areas: None	Total D.E.:
			\$0		
	Site-Wide Facilities: None	Total ICAs:	\$0	Site-Wide Facilities: None	Total ICAs:
			\$0		
Nondwelling Equipment: None	Total SWFs:	\$0	Nondwelling Equipment: None	Total SWFs:	
		\$0			
	Total NDE:		\$0	Total NDE:	
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

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Work Statement for Year 1 FFY: '00	Work Statement for Year 4 FFY: '03			Work Statement for Year FFY: '00	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	XX Y-17, Anywhere Homes Site: None		\$0	XX Y-17, Anywhere Homes Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment:			Dwelling Equipment:	

	None		\$0	None	
		Total D.E.:	\$0		Total D.E.:
	Interior Common Areas: None		\$0	Interior Common Areas: None	
		Total ICAs:	\$0		Total ICAs:
	Site-Wide Facilities: None		\$0	Site-Wide Facilities: None	
		Total SWFs:	\$0		Total SWFs:
	Nondwelling Equipment: None		\$0	Nondwelling Equipment: None	
		Total NDE:	\$0		Total NDE:
Subtotal of Estimated Cost			\$0	Subtotal of Estimated Cost	

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	XX Y-18, Anywhere Homes Site: None		\$0	XX Y-18, Anywhere Homes Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: None	
		Total D.E.:	\$0		Total D.E.:

	Interior Common Areas: None		\$0	Interior Common Areas: None	
		Total ICAs:	\$0		Total ICAs:
	Site-Wide Facilities: None		\$0	Site-Wide Facilities: None	
		Total SWFs:	\$0		Total SWFs:
	Nondwelling Equipment: None		\$0	Nondwelling Equipment: None	
	Total NDE:	\$0		Total NDE:	
Subtotal of Estimated Cost			\$0	Subtotal of Estimated Cost	

Five-Year Action Plan
Part II: Supporting Pages
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 Comprehensive Grant Program (CGP)

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

OMB Approval No.

Work Statement for Year 1 FFY: '00	Work Statement for Year 4 FFY: '03			Work Statement for Year FFY: '00	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	XX Y-18, Anywhere Homes Site: None		\$0	XX Y-18, Anywhere Homes Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: None	
		Total D.E.:	\$0		Total D.E.:
Interior Common Areas: None		\$0	Interior Common Areas: None		
	Total ICAs:	\$0		Total ICAs:	

	Site-Wide Facilities: None		\$0	Site-Wide Facilities: None	
		Total SWFs:	\$0		Total SWFs:
	Nondwelling Equipment: None		\$0	Nondwelling Equipment: None	
		Total NDE:	\$0		Total NDE:
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

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U. S. Department of Housing
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OMB Approval No.

Work Statement for Year 1 FFY: '00	Work Statement for Year 2 FFY: '01			Work Statement for Year 3 FFY: '02	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	XX Y-19, Anywhere Homes Site: None		\$0	XX Y-19, Anywhere Homes Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: None	
		Total D.E.:	\$0		Total D.E.:
Interior Common Areas: None		\$0	Interior Common Areas: None		
	Total ICAs:	\$0		Total ICAs:	
Site-Wide Facilities: None		\$0	Site-Wide Facilities: None		

	Nondwelling Equipment: None	Total SWFs:	\$0	Nondwelling Equipment: None	Total SWFs:
			\$0		
		Total NDE:	\$0		Total NDE:
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

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Work Statement for Year 1 FFY: '00	Work Statement for Year 4 FFY: '03			Work Statement for Year FFY: '00	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	XX Y-19, Anywhere Homes Site: None		\$0	XX Y-19, Anywhere Homes Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: None	
		Total D.E.:	\$0		Total D.E.:
Interior Common Areas: None		\$0	Interior Common Areas: None		
	Total ICAs:	\$0		Total ICAs:	
Site-Wide Facilities: None		\$0	Site-Wide Facilities: None		
	Total SWFs:	\$0		Total SWFs:	
Nondwelling Equipment: None		\$0	Nondwelling Equipment: None		

		Total NDE:	\$0		Total NDE:
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

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 Office of Public and Indian Housing

OMB Approval No.

Work Statement for Year 1 FFY: '00	Work Statement for Year 2 FFY: '01			Work Statement for Year 3 FFY: '02	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	XX Y-20, Anywhere Homes Site: None		\$0	XX Y-20, Anywhere Homes Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: None	
		Total D.E.:	\$0		Total D.E.:
Interior Common Areas: None		\$0	Interior Common Areas: None		
	Total ICAs:	\$0		Total ICAs:	
Site-Wide Facilities: None		\$0	Site-Wide Facilities: None		
	Total SWFs:	\$0		Total SWFs:	
Nondwelling Equipment: None		\$0	Nondwelling Equipment: None		
	Total NDE:	\$0		Total NDE:	
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

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 Comprehensive Grant Program (CGP)

Work Statement for Year 1 FFY: '00	Work Statement for Year 4 FFY: '03			Work Statement for Year 00 FFY: '00	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	XX Y-20, Anywhere Homes Site: None		\$0	XX Y-20, Anywhere Homes Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: None	
		Total D.E.:	\$0		Total D.E.:
Interior Common Areas: None		\$0	Interior Common Areas: None		
	Total ICAs:	\$0		Total ICAs:	
Site-Wide Facilities: None		\$0	Site-Wide Facilities: None		
	Total SWFs:	\$0		Total SWFs:	
Nondwelling Equipment: None		\$0	Nondwelling Equipment: None		
	Total NDE:	\$0		Total NDE:	
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

Physical Needs Work Statement(s)
Comprehensive Grant Program (CGP)

Office of Public and Indian Housing

Work Statement for Year 1 FFY: '00	Work Statement for Year 2 FFY: '01			Work Statement for Year FFY: '02	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	XX Y-21, Anywhere Homes Site: None		\$0	XX Y-21, Anywhere Homes Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: None	
		Total D.E.:	\$0		Total D.E.:
Interior Common Areas: None		\$0	Interior Common Areas: None		
	Total ICAs:	\$0		Total ICAs:	
Site-Wide Facilities: None		\$0	Site-Wide Facilities: None		
	Total SWFs:	\$0		Total SWFs:	
Nondwelling Equipment: None		\$0	Nondwelling Equipment: None		
	Total NDE:	\$0		Total NDE:	
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

Work Statement for Year 1 FFY: '00	Work Statement for Year 4 FFY: '03			Work Statement for Year FFY: '00	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	XX Y-21, Anywhere Homes Site: None		\$0	XX Y-21, Anywhere Homes Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: None	
		Total D.E.:	\$0		Total D.E.:
Interior Common Areas: None		\$0	Interior Common Areas: None		
	Total ICAs:	\$0		Total ICAs:	
Site-Wide Facilities: None		\$0	Site-Wide Facilities: None		
	Total SWFs:	\$0		Total SWFs:	
Nondwelling Equipment: None		\$0	Nondwelling Equipment: None		
	Total NDE:	\$0		Total NDE:	
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

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U. S. Department of Housing
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Work Statement for Year 1	Work Statement for Year 2 FFY: '01			Work Statement for Year FFY: '02	
	Development Number/Name/General Description of	Quantity	Estimated Cost	Development Number/Name/General Description of	Quantity

FFY: '00	Major Work Categories			Major Work Categories	
See Annual Statement	XX Y-22, Anywhere Homes Site: None		\$0	XX Y-22, Anywhere Homes Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: None	
		Total D.E.:	\$0		Total D.E.:
Interior Common Areas: None		\$0	Interior Common Areas: None		
	Total ICAs:	\$0		Total ICAs:	
Site-Wide Facilities: None		\$0	Site-Wide Facilities: None		
	Total SWFs:	\$0		Total SWFs:	
Nondwelling Equipment: None		\$0	Nondwelling Equipment: None		
	Total NDE:	\$0		Total NDE:	
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

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Work Statement for Year 1 FFY: '00	Work Statement for Year 4 FFY: '03			Work Statement for Year FFY: '00	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
	XX Y-22, Anywhere Homes Site:			XX Y-22, Anywhere Homes Site:	

See Annual Statement	None		\$0	None	
	Mechanical and Electrical:	Total Site:	\$0	Mechanical and Electrical:	Total Site:
	None		\$0	None	
	Total M&E:		\$0	Total M&E:	
	Building Exterior:	Total B.E.:	\$0	Building Exterior:	Total B.E.:
	None		\$0	None	
	Dwelling Units:	Total DUs:	\$0	Dwelling Units:	Total DUs:
	None		\$0	None	
	Dwelling Equipment:	Total D.E.:	\$0	Dwelling Equipment:	Total D.E.:
	None		\$0	None	
Interior Common Areas:	Total ICAs:	\$0	Interior Common Areas:	Total ICAs:	
None		\$0	None		
Site-Wide Facilities:	Total SWFs:	\$0	Site-Wide Facilities:	Total SWFs:	
None		\$0	None		
Nondwelling Equipment:	Total NDE:	\$0	Nondwelling Equipment:	Total NDE:	
None		\$0	None		
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

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 Office of Public and Indian Housing

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Work Statement for Year 1 FFY: '00	Work Statement for Year 2 FFY: '01			Work Statement for Year 3 FFY: '02	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See	XX Y-23, Anywhere Homes Site: None	Total Site:	\$0	XX Y-23, Anywhere Homes Site: None	Total Site:

Annual Statement	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: None	
		Total D.E.:	\$0		Total D.E.:
Interior Common Areas: None		\$0	Interior Common Areas: None		
	Total ICAs:	\$0		Total ICAs:	
Site-Wide Facilities: None		\$0	Site-Wide Facilities: None		
	Total SWFs:	\$0		Total SWFs:	
Nondwelling Equipment: None		\$0	Nondwelling Equipment: None		
	Total NDE:	\$0		Total NDE:	
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

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Work Statement for Year 1 FFY: '00	Work Statement for Year 4 FFY: '03			Work Statement for Year FFY: '00	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual	XX Y-23, Anywhere Homes Site: None		\$0	XX Y-23, Anywhere Homes Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:

Statement					
	Building Exterior: None		\$0	Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: None	
		Total D.E.:	\$0		Total D.E.:
	Interior Common Areas: None		\$0	Interior Common Areas: None	
		Total ICAs:	\$0		Total ICAs:
	Site-Wide Facilities: None		\$0	Site-Wide Facilities: None	
		Total SWFs:	\$0		Total SWFs:
	Nondwelling Equipment: None		\$0	Nondwelling Equipment: None	
		Total NDE:	\$0		Total NDE:
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

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Work Statement for Year 1 FFY: '00	Work Statement for Year 2 FFY: '01			Work Statement for Year FFY: '02	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	XX Y-24, Anywhere Homes Site: None		\$0	XX Y-24, Anywhere Homes Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	

		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: None		\$0		Dwelling Units: None
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0		Dwelling Equipment: None
		Total D.E.:	\$0		Total D.E.:
	Interior Common Areas: None		\$0		Interior Common Areas: None
		Total ICAs:	\$0		Total ICAs:
	Site-Wide Facilities: None		\$0		Site-Wide Facilities: None
		Total SWFs:	\$0		Total SWFs:
	Nondwelling Equipment: None		\$0		Nondwelling Equipment: None
		Total NDE:	\$0		Total NDE:
	Subtotal of Estimated Cost		\$0		Subtotal of Estimated Cost

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	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	XX Y-24, Anywhere Homes Site: None		\$0	XX Y-24, Anywhere Homes Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	
	Total B.E.:	\$0		Total B.E.:	
	Dwelling Units: None		\$0	Dwelling Units: None	

		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0		
		Total D.E.:	\$0		Total D.E.:
	Interior Common Areas: None		\$0		
		Total ICAs:	\$0		Total ICAs:
	Site-Wide Facilities: None		\$0		
		Total SWFs:	\$0		Total SWFs:
	Nondwelling Equipment: None		\$0		
		Total NDE:	\$0		Total NDE:
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

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Work Statement for Year 1 FFY: '00	Work Statement for Year 2 FFY: '01			Work Statement for Year 3 FFY: '02	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	XX Y-25, Anywhere Homes Site: None		\$0	XX Y-25, Anywhere Homes Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment:			Dwelling Equipment:	

	None		\$0	None	
		Total D.E.:	\$0		Total D.E.:
	Interior Common Areas: None		\$0	Interior Common Areas: None	
		Total ICAs:	\$0		Total ICAs:
	Site-Wide Facilities: None		\$0	Site-Wide Facilities: None	
		Total SWFs:	\$0		Total SWFs:
	Nondwelling Equipment: None		\$0	Nondwelling Equipment: None	
		Total NDE:	\$0		Total NDE:
Subtotal of Estimated Cost			\$0	Subtotal of Estimated Cost	

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Work Statement for Year 1 FFY: '00	Work Statement for Year 4 FFY: '03			Work Statement for Year FFY: '00	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	XX Y-25, Anywhere Homes Site: None		\$0	XX Y-25, Anywhere Homes Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: None	
		Total D.E.:	\$0		Total D.E.:

	Interior Common Areas: None		\$0	Interior Common Areas: None	
		Total ICAs:	\$0		Total ICAs:
	Site-Wide Facilities: None		\$0	Site-Wide Facilities: None	
		Total SWFs:	\$0		Total SWFs:
	Nondwelling Equipment: None		\$0	Nondwelling Equipment: None	
	Total NDE:	\$0		Total NDE:	
Subtotal of Estimated Cost			\$0	Subtotal of Estimated Cost	

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Work Statement for Year 1 FFY: '00	Work Statement for Year 2 FFY: '01			Work Statement for Year 3 FFY: '02	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	XX Y-26, Anywhere Homes Site: None		\$0	XX Y-26, Anywhere Homes Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: None	
		Total D.E.:	\$0		Total D.E.:
Interior Common Areas: None		\$0	Interior Common Areas: None		
	Total ICAs:	\$0		Total ICAs:	

	Site-Wide Facilities: None		\$0	Site-Wide Facilities: None	
		Total SWFs:	\$0		Total SWFs:
	Nondwelling Equipment: None		\$0	Nondwelling Equipment: None	
		Total NDE:	\$0		Total NDE:
Subtotal of Estimated Cost			\$0	Subtotal of Estimated Cost	

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Work Statement for Year 1 FFY: '00	Work Statement for Year 4 FFY: '03			Work Statement for Year FFY: '00	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	XX Y-26, Anywhere Homes Site: None		\$0	XX Y-26, Anywhere Homes Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: None	
		Total D.E.:	\$0		Total D.E.:
Interior Common Areas: None		\$0	Interior Common Areas: None		
	Total ICAs:	\$0		Total ICAs:	
Site-Wide Facilities: None		\$0	Site-Wide Facilities: None		

	Nondwelling Equipment: None	Total SWFs:	\$0	Nondwelling Equipment: None	Total SWFs:
			\$0		
		Total NDE:	\$0		Total NDE:
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

Page ___ of ___ form HUD

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

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

OMB Approval No.

Work Statement for Year 1 FFY: '00	Work Statement for Year 2 FFY: '01			Work Statement for Year 3 FFY: '02	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	XX Y-27, Anywhere Homes Site: None		\$0	XX Y-27, Anywhere Homes Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: None	
		Total D.E.:	\$0		Total D.E.:
Interior Common Areas: None		\$0	Interior Common Areas: None		
	Total ICAs:	\$0		Total ICAs:	
Site-Wide Facilities: None		\$0	Site-Wide Facilities: None		
	Total SWFs:	\$0		Total SWFs:	
Nondwelling Equipment: None		\$0	Nondwelling Equipment: None		

		Total NDE:	\$0		Total NDE:
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

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form HUD

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

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

OMB Approval No.

Work Statement for Year 1 FFY: '00	Work Statement for Year 4 FFY: '03			Work Statement for Year FFY: '00	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	XX Y-27, Anywhere Homes Site: None		\$0	XX Y-27, Anywhere Homes Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: None	
		Total D.E.:	\$0		Total D.E.:
Interior Common Areas: None		\$0	Interior Common Areas: None		
	Total ICAs:	\$0		Total ICAs:	
Site-Wide Facilities: None		\$0	Site-Wide Facilities: None		
	Total SWFs:	\$0		Total SWFs:	
Nondwelling Equipment: None		\$0	Nondwelling Equipment: None		
	Total NDE:	\$0		Total NDE:	
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

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

Work Statement for Year 1 FFY: '00	Work Statement for Year 2 FFY: '01			Work Statement for Year 2 FFY: '02	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	XX Y-28, Anywhere Homes Site: None		\$0	XX Y-28, Anywhere Homes Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: None	
		Total D.E.:	\$0		Total D.E.:
Interior Common Areas: None		\$0	Interior Common Areas: None		
	Total ICAs:	\$0		Total ICAs:	
Site-Wide Facilities: None		\$0	Site-Wide Facilities: None		
	Total SWFs:	\$0		Total SWFs:	
Nondwelling Equipment: None		\$0	Nondwelling Equipment: None		
	Total NDE:	\$0		Total NDE:	
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

Physical Needs Work Statement(s)
Comprehensive Grant Program (CGP)

Office of Public and Indian Housing

Work Statement for Year 1 FFY: '00	Work Statement for Year 4 FFY: '03			Work Statement for Year FFY: '00	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	XX Y-28, Anywhere Homes Site: None		\$0	XX Y-28, Anywhere Homes Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: None	
		Total D.E.:	\$0		Total D.E.:
Interior Common Areas: None		\$0	Interior Common Areas: None		
	Total ICAs:	\$0		Total ICAs:	
Site-Wide Facilities: None		\$0	Site-Wide Facilities: None		
	Total SWFs:	\$0		Total SWFs:	
Nondwelling Equipment: None		\$0	Nondwelling Equipment: None		
	Total NDE:	\$0		Total NDE:	
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

Work Statement for Year 1 FFY: '00	Work Statement for Year 2 FFY: '01			Work Statement for Year 3 FFY: '02	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See Annual Statement	XX Y-29, Anywhere Homes Site: None		\$0	XX Y-29, Anywhere Homes Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: None	
		Total D.E.:	\$0		Total D.E.:
Interior Common Areas: None		\$0	Interior Common Areas: None		
	Total ICAs:	\$0		Total ICAs:	
Site-Wide Facilities: None		\$0	Site-Wide Facilities: None		
	Total SWFs:	\$0		Total SWFs:	
Nondwelling Equipment: None		\$0	Nondwelling Equipment: None		
	Total NDE:	\$0		Total NDE:	
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

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

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

OMB Approval No.

Work Statement for Year 1	Work Statement for Year 4 FFY: '03			Work Statement for Year 5 FFY: '00	
	Development Number/Name/General Description of	Quantity	Estimated Cost	Development Number/Name/General Description of	Quantity

FFY: '00	Major Work Categories			Major Work Categories	
See Annual Statement	XX Y-29, Anywhere Homes Site: None		\$0	XX Y-29, Anywhere Homes Site: None	
		Total Site:	\$0		Total Site:
	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: None	
		Total D.E.:	\$0		Total D.E.:
Interior Common Areas: None		\$0	Interior Common Areas: None		
	Total ICAs:	\$0		Total ICAs:	
Site-Wide Facilities: None		\$0	Site-Wide Facilities: None		
	Total SWFs:	\$0		Total SWFs:	
Nondwelling Equipment: None		\$0	Nondwelling Equipment: None		
	Total NDE:	\$0		Total NDE:	
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

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

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

OMB Approval No.

Work Statement for Year 1 FFY: '00	Work Statement for Year 2 FFY: '01			Work Statement for Year FFY: '02	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
XX Y-30, Anywhere Homes Site:				XX Y-30, Anywhere Homes Site:	

See Annual Statement	None		\$0	None	
	Mechanical and Electrical:	Total Site:	\$0	Mechanical and Electrical:	Total Site:
	None		\$0	None	
	Total M&E:		\$0	Total M&E:	
	Building Exterior:	Total B.E.:	\$0	Building Exterior:	Total B.E.:
	None		\$0	None	
	Dwelling Units:	Total DUs:	\$0	Dwelling Units:	Total DUs:
	None		\$0	None	
	Dwelling Equipment:	Total D.E.:	\$0	Dwelling Equipment:	Total D.E.:
	None		\$0	None	
Interior Common Areas:	Total ICAs:	\$0	Interior Common Areas:	Total ICAs:	
None		\$0	None		
Site-Wide Facilities:	Total SWFs:	\$0	Site-Wide Facilities:	Total SWFs:	
None		\$0	None		
Nondwelling Equipment:	Total NDE:	\$0	Nondwelling Equipment:	Total NDE:	
None		\$0	None		
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

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

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

OMB Approval No.

Work Statement for Year 1 FFY: '00	Work Statement for Year 4 FFY: '03			Work Statement for Year FFY: '00	
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity
See	XX Y-30, Anywhere Homes Site: None	Total Site:	\$0	XX Y-30, Anywhere Homes Site: None	Total Site:

Annual Statement	Mechanical and Electrical: None		\$0	Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:
	Building Exterior: None		\$0	Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:
	Dwelling Units: None		\$0	Dwelling Units: None	
		Total DUs:	\$0		Total DUs:
	Dwelling Equipment: None		\$0	Dwelling Equipment: None	
		Total D.E.:	\$0		Total D.E.:
Interior Common Areas: None		\$0	Interior Common Areas: None		
	Total ICAs:	\$0		Total ICAs:	
Site-Wide Facilities: None		\$0	Site-Wide Facilities: None		
	Total SWFs:	\$0		Total SWFs:	
Nondwelling Equipment: None		\$0	Nondwelling Equipment: None		
	Total NDE:	\$0		Total NDE:	
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost	

	\$0
	\$0
	\$0
	\$0

52834 (10/96)

2577-0157 (7/31/98)

ar 3

Estimated Cost	
\$80,000	
\$0	
\$0	
	\$80,000
\$9,225	
	\$9,225
\$180,000	
\$33,000	
\$100,000	
	\$313,000
\$100,464	
	\$100,464

\$13,000

\$13,000

\$0

\$0

\$0

\$0

\$0

\$0

\$515,689

0-52834 (10/96)

2577-0157 (7/31/98)

ar 5

Estimated Cost

\$0

\$0

\$0

\$0

\$0

\$0

	\$0
	\$653,539
	\$653,539
	\$120,259
	\$120,259
	\$0
	\$0
	\$0
	\$0
	\$0
	\$0
	\$773,798

0-52834 (10/96)
2577-0157 (7/31/98)

Estimated Cost

\$0

\$0

\$0

\$400,000
\$25,000

\$425,000

\$35,100
\$54,600

\$89,700

\$0

\$0

\$0

	\$0
	\$0
	\$0
	\$0
	\$0
	\$0
	\$514,700

-52834 (10/96)
2577-0157 (7/31/98)

\$0
\$0

\$115,000

7-52834 (10/96)

2577-0157 (7/31/98)

ar 3

Estimated Cost
\$0

\$0
\$0
\$0

\$0
\$25,000

\$25,000
\$85,250

\$85,250
\$0

\$0
\$0

\$0

\$0
\$0
\$0
\$0
\$110,250

0-52834 (10/96)
2577-0157 (7/31/98)

ar 5

Estimated Cost
\$0
\$0
\$200,000
\$0
\$0
\$0
\$200,000
\$0
\$0
\$0
\$0
\$0

\$0
\$0
\$0
\$0
\$0
\$200,000

52834 (10/96)
2577-0157 (7/31/98)

ar 3

Estimated Cost
\$0
\$0
\$2,925
\$2,925
\$198,001
\$198,001

—
\$0

\$31,200

\$31,200

	\$0
	\$0
	\$0
	\$0
	\$0
	\$0
	\$0
	\$31,200

1-52834 (10/96)
 2577-0157 (7/31/98)

Page 3

Estimated Cost

\$0
\$0
\$0
\$0
\$0
\$0
\$0
\$0
\$0
\$0
\$0
\$0
\$0
\$25,000
\$25,000
\$25,000

0-52834 (10/96)
2577-0157 (7/31/98)

Estimated Cost

\$0
\$0
\$0
\$0
\$0
\$0
\$0
\$0
\$0
\$126,000
\$126,000
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\$126,000

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0-52834 (10/96)
2577-0157 (7/31/98)

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Estimated Cost
\$0
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2577-0157 (7/31/98)

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Estimated Cost
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52834 (10/96)
2577-0157 (7/31/98)

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Estimated Cost
\$0
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\$0
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52834 (10/96)
2577-0157 (7/31/98)

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Estimated Cost
\$0
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Five-Year Action Plan
Part III: Supporting Pages
Management Needs Work Statement(s)
 Comprehensive Grant Program (CGP)

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

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

Work Statement for Year 1 FFY: '00	Work Statement for Year 2 FFY: '01			Work Statement for Year 3 FFY: '02		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Management Consultant		\$25,000	Management Consultant		\$25,000
	Resident Training Program		\$100,000	Resident Training Program		\$120,000
	Comp Grant Planning		\$2,000	Comp Grant Planning		\$2,000
	Accelerate Computer Implementation		\$50,000	Accelerate Computer Implementation		\$10,000
	Staff Training Programs		\$30,000	Staff Training Programs		\$30,000
	Create/Train Staff Evaluation System		\$3,000	Create/Train Staff Evaluation System		\$3,000
	Update Policies/Procedures/Codification		\$5,000	Update Policies/Procedures/Codification		\$5,000
	Update Communications Systems		\$41,300	Update Communications Systems		\$50,000
	Upgrade Office Equipment		\$15,000	Upgrade Office Equipment		\$25,000
	Marketing Plan for Rentals		\$15,000	Marketing Plan for Rentals		\$18,980
Implement Preventive Maintenance Program		\$13,980	Implement Preventive Maintenance Program		\$11,300	
	Subtotal of Estimated Cost		\$300,280	Subtotal of Estimated Cost		\$300,280

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

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

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

Work Statement for Year 1 FFY: '00	Work Statement for Year 4 FFY: '03			Work Statement for Year 5 FFY:'04		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	Management Consultant		\$25,000	Management Consultant		\$50,000
	Resident Training Program		\$140,000	Resident Training Program		\$160,000
	Comp Grant Planning		\$2,000	Comp Grant Planning		\$2,000
	Accelerate Computer Implementation		\$15,000	Accelerate Computer Implementation		\$15,000
	Staff Training Programs		\$30,000	Staff Training Programs		\$30,000
	Create/Train Staff Evaluation System		\$4,300	Create/Train Staff Evaluation System		\$0
	Update Policies/Procedures/Codification		\$5,000	Update Policies/Procedures/Codification		\$0
	Update Communications Systems		\$50,000	Update Communications Systems		\$15,000
	Upgrade Office Equipment		\$20,000	Upgrade Office Equipment		\$20,000
	Marketing Plan for Rentals		\$8,980	Marketing Plan for Rentals		\$8,280
Implement Preventive Maintenance Program		\$0	Implement Preventive Maintenance Program		\$0	
	Subtotal of Estimated Cost		\$300,280	Subtotal of Estimated Cost		\$300,280

