

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

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2001

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH
INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Identification Section, Page 1

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

**PHA Plan
Agency Identification**

PHA Name: PIERCE COUNTY HOUSING AUTHORITY

PHA Number: WA054

PHA Fiscal Year Beginning: (mm/yyyy) JANUARY 1, 2001

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

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)
THE PIERCE COUNTY HOUSING AUTHORITY WILL PROVIDE QUALITY HOUSING OPTIONS AND OPPORTUNITIES WITHIN PIERCE COUNTY.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
 Apply for additional rental vouchers:
 Reduce public housing vacancies:
 Leverage private or other public funds to create additional housing opportunities:
 Acquire or build units or developments
 Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
 Improve public housing management: (PHAS score)
 Improve voucher management: (SEMAP score)
 Increase customer satisfaction:

- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:

- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

PHA GOAL	OBJECTIVE
Manage the housing authority's programs in a manner that results in being recognized as a high performer.	Maintain LIPH occupancy rate above 95 % over the next 5 years. PCHA will maintain a lease up rate in the tenant based rental assistance program of no lower than 95%.
Increase the inventory of affordable housing stock in the community available to families with extremely low incomes and special needs identified as a primary need in the Consolidated Plan.	The housing authority shall develop partnerships and or develop housing units that will include units for the very low income and special needs population. Apply for Welfare-to-Work vouchers to increase available units.
Improve the community's perception of the Section 8 programs managed by the housing authority.	The housing authority shall develop and implement an outreach program to prospective landlords by December, 31 2001

PHA GOAL	OBJECTIVE
Offer a variety of housing options to participants in the tenant based rental assistance program.	<p>PCHA will apply for a Section 8(y) Homeownership Demonstration Program for Section 8 participants by June 2, 2000.</p> <p>PCHA will conduct all inspections of new units within 15 days of request by participant.</p> <p>PCHA will offer 1 session each year to attract prospective landlords to the Section 8 program and 1 session each year to provide an educational program to current landlords.</p>
Retain current, and attract potential residents with a sufficient occupancy period to enable them to become self-sufficient.	Develop support systems such as youth education and job training programs by December 31, 2002. Partner with support service in the county to provide adequate access to programs for self sufficiency.
Improve the public perception of the housing authority as a public agency.	<p>By December 31, 2000 PCHA will prepare a community relations plan which includes tasks, schedules and personnel assignments.</p> <p>By December 31, 2000 PCHA will establish a schedule of speaking engagements at community organizations/clubs for the Executive Director and senior staff with the purpose of presenting a positive image of the housing authority.</p>
Maintain PCHA's physical assets in a manner that meets the established physical condition standards.	By December 31, 2000 develop a preventive maintenance plan and schedule for the public housing inventory.
Ensure all applicants, residents, employees and program participants have full access to the programs and benefits offered by the Pierce County housing authority.	Developed written procedures in Section 8 Administrative Plan to address requests for reasonable accommodation.
Ensure PCHA is fiscally responsible.	Review LIPH conversion analysis and convert those LIPH units to the voucher program and sell the LIPH units into the homeownership program by December 31, 2000, or by Final Rule date.
Improve security for residents in public housing.	Implement fencing and lighting program for applicable LIPH units by December 31, 2001
Assisting those earning 30% or less of median income as our highest priority.	<p>By December 31, 2000 identify non-traditional funding for local housing programs.</p> <p>Develop partnerships among public and private entities to increase the housing stock for low-income households.</p>

PHA GOAL	OBJECTIVE
Build communication and alliances among the neighborhoods in the County & cities where we work and live.	<p>Motivate residents to improve their housing environment through participation in educational programs.</p> <p>Develop advocacy and support of the community, charitable organizations, and governmental agencies for resident benefit by implementing a public speaking program.</p>
Maintain the housing authority's physical assets in a manner that is both efficient and more cost effective.	<p>The housing authority will update its preventive maintenance program by December 31, 2000.</p> <p>The Pierce County Housing Authority will receive designation as a high performing SEMAP agency by December 31, 2001</p>
Strive to address the housing needs of Pierce County through identification of housing needs and implementation of a marketing strategy.	Pierce County Housing Authority will assist in determining the housing needs in Pierce County and identify the population(s) most in need of affordable housing through participation in Pierce County's Consolidated Plan by June 2000, and City of Lakewood's Consolidated Plan by December, 31, 2001.
Improve opportunities for economic self sufficiency for housing authority residents.	<p>The housing authority will partner with local agencies to offer job training at its new training facility after completion of new training facility.</p> <p>Continue the FSS program and obtain funding for FSS services. Expand FSS to include LIPH by December 31, 2001.</p>

Annual PHA Plan
PHA Fiscal Year 2001

[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

N/A

[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.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	1
ii. Table of Contents	1
1. Housing Needs	6
2. Financial Resources	12
3. Policies on Eligibility, Selection and Admissions	14
4. Rent Determination Policies	24
5. Operations and Management Policies	29
6. Grievance Procedures	31
7. Capital Improvement Needs	32
8. Demolition and Disposition	34
9. Designation of Housing	35
10. Conversions of Public Housing	37

11. Homeownership	39
12. Community Service Programs	41
13. Crime and Safety	44
14. Pets	46
15. Civil Rights Certifications (included with PHA Plan Certifications)	47
16. Audit	48
17. Asset Management	49
18. Other Information	50

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment’s name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration N/A
- FY 2001 Capital Fund Program Annual Statement (Table Library)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) N/A
- Substantial Deviation and Significant Amendment Or Modification Definition (pg. 53)
- Statement of Progress on 5-Year Missions & Goals (pg. 54)
- Section 8 Homeownership Capacity Statement (pg. 58)
- Implementation of Public Housing Resident Community Service Requirements (pg. 59)
- Pet Policy (pg. 61)
- Resident Membership of the PHA Governing Board (pg. 63)
- Membership of the Resident Advisory Board (RAB) (pg. 64)

Optional Attachments:

- PHA Management Organizational Chart (pg. 57)
- FY 2000 Capital Fund Program 5 Year Action Plan (Table Library)
- Public Housing Drug Elimination Program (PHDEP) Plan (attachment file wa054a07)
- 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	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
	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 2/18/99 <i>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 <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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 <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	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
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	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
	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
	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
	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
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	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
X	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	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 903.79 (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	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	5,827	4	4	4	2	4	3
Income >30% but <=50% of AMI	6,122	4	4	3	2	4	3
Income >50% but <80% of AMI	4,743	2	4	4	2	4	4
Elderly	2,319	4	4	4	4	4	3
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
African American	1,533	4	4	4	3	4	3
Hispanic	865	4	4	4	3	4	3
Native American	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Asian	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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:
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset: 1990
- 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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input checked="" 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	522		
Extremely low income <=30% AMI	404	77.39%	
Very low income (>30% but <=50% AMI)	114	21.84%	
Low income (>50% but <80% AMI)	3	0.57%	
Families with children	379	72.61%	
Elderly families	41	7.85%	
Families with Disabilities	164	31.42%	
Asian	22	4.21%	
African American	100	19.16%	
Native American	9	1.72%	
Caucasian	391	74.9%	

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR	130	24.9%	
4 BR	19	3.64%	
5 BR			
5+ BR			
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)? 18			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> 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)
Implement one strike and out: terminate tenancy of lease violators

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)
Review incomes at admissions on a quarterly basis to ensure 75% of new admissions are extremely low-income

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)
 - Apply for special-purpose vouchers targeted to homeless families
 - Apply for special-purpose vouchers targeted to victims of domestic violence
 - Apply for special-purpose vouchers targeted to the elderly

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)

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)
 - Community outreach through public speaking

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)
Semi-annual staff training

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)

3. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	0	
b) Public Housing Capital Fund	328,060	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	10,125,647	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
1999 Capital Fund	290,593	
2000 Capital Fund	349,541	
3. Public Housing Dwelling Rental Income	395,500	Public Housing Operations
4. Other income (list below)		
a) interest income – Public Housing	35,000	Public Housing Operations

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
b) late fees, etc – Public Housing	10,000	Public Housing Operations
c) maintenance repair income – Public Housing	30,000	Public Housing Operations
4. Non-federal sources (list below)		
Total resources	11,564,341	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.79 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(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: (state number) 50
- When families are within a certain time of being offered a unit: (state time)
- 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)

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?

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
- Other (describe)

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

- PHA main administrative office
- 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?

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?

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

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
- 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
- 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?

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)
To facilitate Homeownership

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)

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
- 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)

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)

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 Due to the scattered-site nature of PHA's public housing, Deconcentration and Income Mixing are not an issue.

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? (select all that apply)

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

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **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) 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)
Determination of money owed to housing authorities

- 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?
- 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)
Prior or current landlord referral

(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
- Other (list below)
An application distribution may be held so that applicants can pick up applications at a central location as described through public notification

(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:

- Medical reasons
- Availability of suitable units

(4) Admissions Preferences

a. Income targeting

- 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
- 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)
Through social services and non-profits who specifically deal with the target population.

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). (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?

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)
N/A

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)
N/A

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
 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: (if selected, specify threshold)_____
- Other (list below)
The tenant is required to report all changes in income and family composition

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)
HUD-published FMR

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
- Above 110% of FMR (if HUD approved; describe circumstances below)

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)
N/A

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)
N/A

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 903.79 (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)

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 (pg. 57).
- 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	150	20
Section 8 Vouchers	1235	20%
Section 8 Certificates	603	20%
Section 8 Mod Rehab	18	10%
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	150	20
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)

- Low-Income Public Housing Admission & Continued Occupancy Plan
- Maintenance Plan
- Capital Fund Plan
- Asset Disposition Plan
- Procurement Plan
- Family Self-Sufficiency Plan

(2) Section 8 Management: (list below)

- Section 8 Administrative Plan
- Homeownership Plan
- Mod-Rehab Plan
- Family Self-Sufficiency Plan

7. 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:

N/A

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
 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
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.79 (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 an attachment to the PHA Plan at Table Library: Capital Fund Program Annual Statement Parts I, II, and II

-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 an attachment to the PHA Plan at Table Library: Optional Table for 5-Year Action Plan for Capital Fund

-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:

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:

9. 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.)

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: <u>(DD/MM/YY)</u>	
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:	

10. 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)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

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? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

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.

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: (DD/MM/YY)	
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)
- Part of the development
- Total development

11. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

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? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

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.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number: 005, 007, 009, 010, 011, 014, 016	
2. What is the status of the required assessment?	<input checked="" type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input checked="" 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)

- Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

N/A

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). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

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 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number: I, II, III	
2. Federal Program authority:	
<input type="checkbox"/>	HOPE I
<input checked="" 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 checked="" 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:
01/03/2000 last approved revision

5. Number of units affected:

6. Coverage of action: (select one)

Part of the development

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.)

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:

Must meet financial eligibility requirements.

Must attend required Homeowners Counseling Program.

13. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

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? 01/29/94

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)
8(y) Homeownership	100	Specific criteria	PHA main office	Section 8
5(h) Homeownership	36	Specific criteria	PHA main office	LIPH

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2001 Estimate)	Actual Number of Participants (As of: 12/31/00)
Public Housing	0	0
Section 8	170	150

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

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)
Safety patrols

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)
Resident comments

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

County-wide

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)
Safety patrols

2. Which developments are most affected? (list below)
county-wide

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)
Safety patrols disseminate information to law enforcement as applicable

2. Which developments are most affected? (list below)
county-wide

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 2001 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: wa054a07)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

See Attachment: Pet Policy (pg. 61)

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 903.79 (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)
 - Voluntary Conversion
 - Homeownership analysis

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 (File name)

Provided below:

PCHA has been conducting advertised, monthly, open RAB meetings, but there have been no attendees.

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)

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.)

RAB will be notified when vacancy is available on Board. Any applications of interest will be forwarded to our appointing authority. When the appointed resident is no longer receiving Federal assistance, the resident will be required to resign from the Board.

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)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- 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)

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: Pierce County

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)

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

A commitment to provide low-income housing to families

D. Other Information Required by HUD

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

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Substantial Deviation and Significant Amendment Or Modification Definition

PCHA defines "substantial deviation" of the Annual Plan from the 5-Year Plan, and "significant amendment or modification" of the Annual Plan, as follows:

- changes to rent or admissions policies or organization of the wait list,
- additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund,
- additions of new activities not included in the current PHDEP Plan,
- and any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Statement of Progress on 5-Year Missions & Goals

PHA GOAL	OBJECTIVE	Statement of Progress During FYE 2000 for 5-Year Plan – FYE 2001
Manage the housing authority's programs in a manner that results in being recognized as a high performer.	Maintain LIPH occupancy rate above 95% over the next 5 years. PCHA will maintain a lease-up rate in the tenant-based rental assistance program of no lower than 95%.	PCHA has maintained its vacancy rate under 5% for FYE 2000. The last quarter of 2000 has not yet occurred, but we do not anticipate any change.
Increase the inventory of affordable housing stock in the community available to families with extremely low incomes and special needs identified as a primary need in the Consolidated Plan.	The housing authority shall develop partnerships and/or develop housing units that will include units for the very low income and special needs population. Apply for Welfare-to-Work vouchers to increase available units.	PCHA has revised its approach to issuance of Section 8 Vouchers to increase issuance in the last quarter of FYE 2000. Until issuance is maximized, we will not be eligible for additional vouchers.
Improve the community's perception of the Section 8 programs managed by the housing authority.	The housing authority shall develop and implement an outreach program to prospective landlords by December 31, 2001.	Landlord outreach is an ongoing goal and many steps have been taken to accomplish this.
Offer a variety of housing options to participants in the tenant-based rental assistance program.	PCHA will apply for a Section 8(y) Homeownership Demonstration Program for Section 8 participants by June 2, 2000. PCHA will conduct all inspections of new units within 15 days of request by participant. PCHA will offer 1 session each year to attract prospective landlords to the Section 8 program, and 1 session each year to provide an educational program to current landlords.	PCHA applied for Section 8(y) demonstration program and apparently was not successful. Final rule is out and PHA will participate in this program. To the best of our knowledge, PCHA has met new unit inspections goal. Landlord outreach is ongoing and two meetings with landlords will be scheduled by FYE 2000.

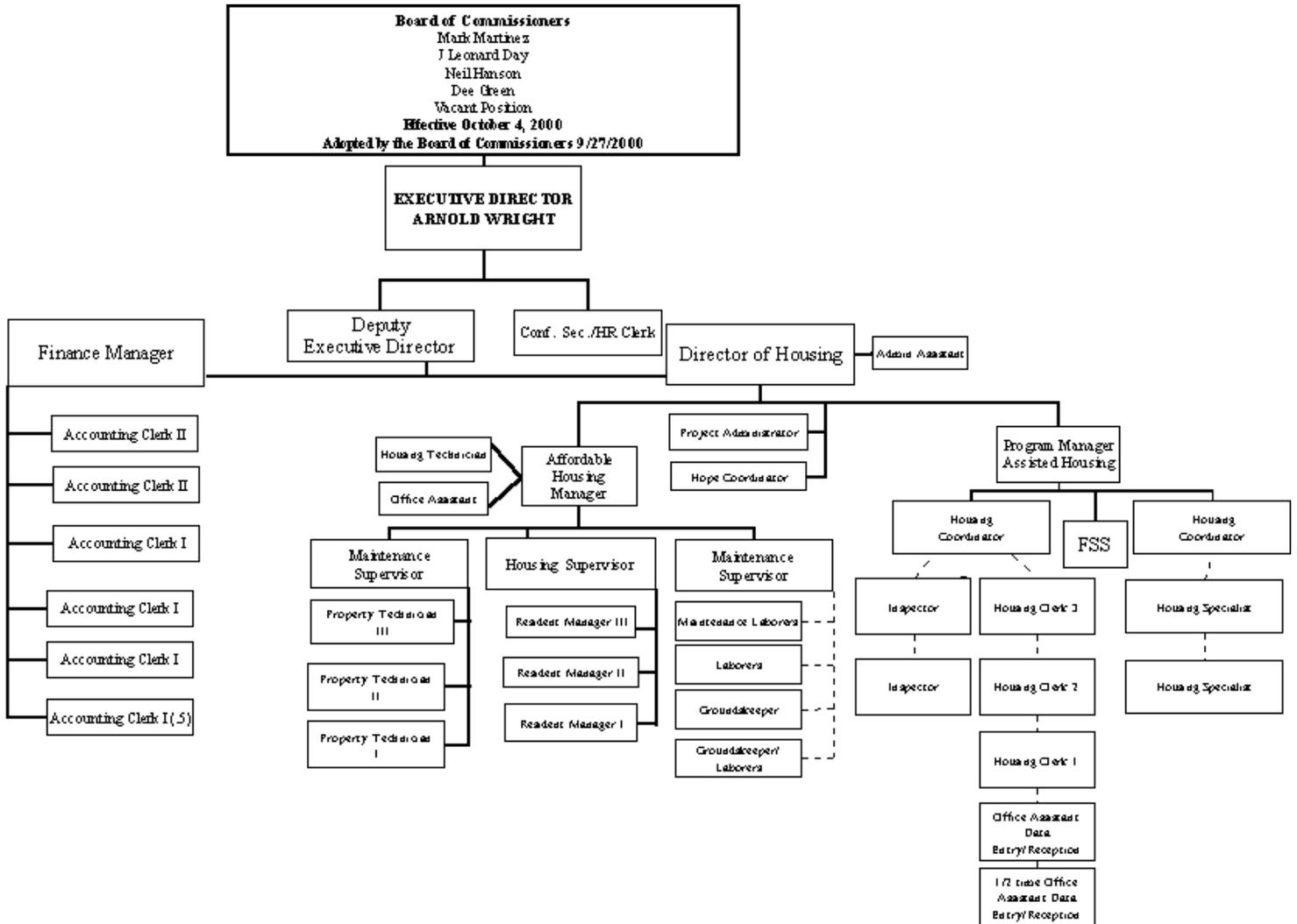
Retain current, and attract potential, residents with a sufficient occupancy period to enable them to become self-sufficient.	Develop support systems such as youth education and job training programs by December 31, 2002. Partner with support service in the county to provide adequate access to programs for self-sufficiency.	PCHA has contracted its FSS program out to a local agency which will meet these goals.
Improve the public perception of the housing authority as a public agency.	By December 31, 2000, PCHA will prepare a community relations plan which includes tasks, schedules and personnel assignments. By December 31, 2000, PCHA will establish a schedule of speaking engagements at community organizations/clubs for the Executive Director and senior staff with the purpose of presenting a positive image of the housing authority.	Community relation plan will be complete by 12/31/00. Speaking engagement schedule will be complete by 12/31/00.
Maintain PCHA's physical assets in a manner that meets the established physical condition standards.	By December 31, 2000, develop a preventive maintenance plan and schedule for the public housing inventory.	Extensive Capital Fund planning has been accomplished.
Ensure all applicants, residents, employees and program participants have full access to the programs and benefits offered by Pierce County Housing Authority.	Developed written procedures in Section 8 Administrative Plan to address requests for reasonable accommodation.	Procedures have been developed.
Ensure PCHA is fiscally responsible.	Review LIPH conversion analysis and convert those LIPH units to the voucher program and sell the LIPH units into the homeownership program by December 31, 2000, or by Final Rule date.	Final rule on Voluntary Conversion is not out as of this submission date.
Improve security for residents in public housing.	Implement fencing and lighting program for applicable LIPH units by December 31, 2001	Fencing project is in bidding phase.
Assisting those earning 30% or less of median income as our highest priority.	By December 31, 2000, identify non-traditional funding for local housing programs. Develop partnerships among public and private entities to increase the housing stock for low-income households.	Non-traditional funding has been reviewed. Partnerships will be encouraged for FYE 2001.

<p>Build communication and alliances among the neighborhoods in the County & cities where we work and live.</p>	<p>Motivate residents to improve their housing environment through participation in educational programs.</p> <p>Develop advocacy and support of the community, charitable organizations, and governmental agencies for resident benefit by implementing a public speaking program.</p>	<p>Community outreach is ongoing.</p>
<p>Maintain the housing authority's physical assets in a manner that is both efficient and more cost effective.</p>	<p>The housing authority will update its preventive maintenance program by December 31, 2000.</p> <p>The Pierce County Housing Authority will receive designation as a high performing SEMAP agency by December 31, 2001.</p>	<p>PCHA will receive its first SEMAP ratings for FYE 2000 in 2001.</p>
<p>Strive to address the housing needs of Pierce County through identification of housing needs and implementation of a marketing strategy.</p>	<p>Pierce County Housing Authority will assist in determining the housing needs in Pierce County and identify the population(s) most in need of affordable housing through participation in Pierce County's Consolidated Plan by June 2000, and City of Lakewood's Consolidated Plan by December 31, 2001.</p>	<p>PHCA has participated in the County's and the City of Lakewood's Consolidated Plan preparation.</p>
<p>Improve opportunities for economic self-sufficiency for housing authority residents.</p>	<p>The housing authority will partner with local agencies to offer job training at its new training facility after completion of new training facility.</p> <p>Continue the FSS program and obtain funding for FSS services. Expand FSS to include LIPH by December 31, 2001.</p>	<p>Training facility is not scheduled for completion until FYE 2001.</p> <p>FSS has been subcontracted to area agency.</p>

Attachments

Use this section to provide any additional attachments referenced in the Plans.

PCHA's Organizational Chart, as specified in Section 5.A.



Attachments

Use this section to provide any additional attachments referenced in the Plans.

Section 8 Homeownership Capacity Statement

Downpayment Requirement:

PHA will require a minimum of 3% of the purchase price as a downpayment. Of that 3% downpayment, 33% must come from the family's own resources.

Experience in Homeownership

PCHA currently operates a 5(h) Homeownership Program under an implementation agreement with HUD dated May 15, 1992. This agreement implemented Phase I, allowing for up to 15 homes from projects WA19PO54005, WA19PO54007, and WA19PO54009 to be sold to public housing residents. Fifteen homes were sold, comprising 100% of the units approved, and Phase I was completed one year ahead of the three-year completion date set forth in the Plan.

On September 1, 1992, HUD approved Phase II. This Phase allowed for the sale of 25 additional homes under LIPH projects WA19PO54005, WA19PO54007, WA19PO54009, and WA19PO54010, to be sold by September 1, 1995. To date, 11 homes have been sold under Phase II, comprising 44% of the units approved.

The success of the Homeownership Program and the need to add projects WA19PO54011, WA19PO54014, and WA19PO54016 to the pool of eligible properties for Homeownership prompted Phase III. This Phase was approved by HUD on September 19, 1995, allowing for an additional 25 homes to be sold. To date, 11 homes have been sold under Phase III, comprising 44% of the units approved.

In all, PCHA has, at this time, sold 37 of the 65 total approved units for homeownership, comprising 57% of the combined program goal.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Implementation of Public Housing Resident Community Service Requirements

1. **Family Obligation.** The US Department of Housing and Urban Development (HUD) requires all adult members of families (except "exempt" individuals) living in public housing to either contribute eight (8) hours of community service within the community where the family resides, or participate in an economic self-sufficiency program. Such community service must not include political activities (PHRA § 512(a)(c)2 and CFR § 960.600).

2. **Exempt Individuals.** Adult LIPH residents who are exempt from community service requirements are:
 - a. persons who are age 62 years or older
 - b. individuals who are blind or disabled
 - c. a primary caregiver for a blind or disabled individual
 - d. residents engaged in work activity, including welfare-to-work programs
 - e. members of a family receiving assistance benefits or services under a State program funded under Part A of Title IV of the Social Security Act (42 USC 601 et seq) or under any welfare program in the State of Washington, including a State-administered welfare-to-work program, and has not been found to be in noncompliance.

3. **Verification.** Each adult household member is required to verify either compliance with the community service requirement, or their exempt status, as described in 2 above. If verifying *compliance* with the community service requirements for any adult resident, the head of household must complete the attached Declaration of Status form, section B: "Non-Exempt." If declaring *exemption* from the community service requirement for any adult resident, the head of household must complete the attached Declaration of Status form, section A: "Exempt." If there are adult residents in the same household with *both* exempt status and non-exempt status, the head of household must complete both sections A and B of the form. **The completed status form(s) must be returned to PCHA within ten (10) days of the effective date of this lease.** Upon receipt of the completed status form(s) from the family, PCHA will confirm with the head of household if a declared exemption status must be reclassified or if additional verification is needed.

4. **Service Requirements.** Each LIPH adult household member who is non-exempt will be required to perform eight (8) hours per month of community service, which does not

include political activity. Such community service is the performance of voluntary work or duties that are a public benefit and that serve to improve the quality of life, enhance the resident's self sufficiency, or increase self-responsibility in the community. The non-exempt resident and head of household are responsible for providing PCHA with written proof from the service provide verifying compliance with 8 hours of monthly community service. This verification must continue until the resident reaches an exempt status (as described in 2 above).

5. **Non-Compliance Consequences.** Failure to comply with community service requirements, or to provide required verification of an exempt status (as described in 3 and 4 above), will be grounds for non-renewal of the LIPH dwelling lease.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Pet Policy

The following rules are established to govern the keeping of pets in and on Low-Income Public Housing properties owned and operated by Pierce County Housing Authority (PCHA).

All pets must be registered with PCHA's main office. Residents must receive a written permit from PCHA to keep any animal on or about the premises. This privilege may be revoked at any time if the animal becomes destructive, a nuisance or safety hazard to other residents in the neighborhood, or if the resident fails to comply with the following:

1. A maximum number of one (1) pet is allowed.
2. Permitted pets are common household pets that weigh twenty (20) pounds or less.
3. Pets are to be licensed annually with the Humane Society for Tacoma / Pierce County. Resident must provide PCHA with a copy of each annual license when received.
4. Pets must be spayed or neutered. If pet is not spayed and has offspring, resident is in violation of this agreement.
5. Pets must have received all inoculations required by applicable State and local law.
6. All pets must be kept in accordance with applicable State and local public health, animal control and animal anti-cruelty laws and regulations.
7. Resident is to provide a liter box for cat waste, which is to be kept in the unit. Resident is not allowed to let waste accumulate. Litter is to be placed in a plastic bag and sealed prior to disposal in a garbage can.
8. Resident is responsible for promptly cleaning up pet droppings, if any, outside of unit on PCHA property, and properly disposing of said droppings as stated in paragraph 7.
9. Resident shall take adequate precautions to eliminate any pet odors within or around unit and maintain unit in a sanitary condition at all times.
10. Resident shall not permit any disturbance by their pet which would interfere with the peaceful enjoyment of the neighborhood by other residents, whether by howling, biting, scratching, chirping, or other such activities.
11. If pets are left unattended for twenty-four (24) hours or more, PCHA may enter to remove the pet and transfer it to the proper authorities. PCHA accepts no responsibility for the pet under such circumstance.
12. Residents shall not alter their unit, patio, or deck area to create an enclosure for an animal.
13. Resident is responsible for all damages to the property, including cost of fumigation for pests caused by their pets.

14. Resident are prohibited from feeding stray animals. The feeding of stray animals shall constitute having a pet without permission from PCHA.
15. PCHA reserves the right to cancel the Pet Agreement on three (3) days notice if considered necessary for the welfare of the property. Abuse of the rules stated herein may result in the resident being evicted.
16. Resident agrees to accept responsibility and to pay promptly for any damage caused by the pet to the property or its content, and to any persons and their property.
17. Resident must identify an alternate custodian for the pet in the event of illness or other absence from the unit.
- 18. Resident shall pay a pet deposit and a pet fee for each pet as follows:**
 - a. A non-refundable pet fee of \$300.00, intended to cover the reasonable operating costs to the development relating to the presence of pets.
 - b. A refundable deposit of \$300.00, intended to cover additional costs not otherwise covered, such as damage to the unit attributable to a resident's pet. This deposit is refundable if no damage is done, as verified by PCHA after resident disposes of the pet or vacates.
 - c. In lieu of the pet fee and pet deposit, owners of fish tanks exceeding 10 gallons are required to obtain a renter's insurance policy and provide a copy of the policy to PCHA's main office.

The pet fee and pet deposit shall be paid in advance or on the acceptance of pets by the resident. Payment of the pet fee and deposit does not omit resident's liability, and in the event that repair and/or cleaning in excess of the pet fee and deposit is required, resident agrees to pay those costs.

This Pet Policy is in concurrence with 24 CFR Part 960 Subpart G, which also states that this section does not apply to animals that assist, support, or provide service to persons with disabilities, which is considered necessary as a reasonable accommodation to persons with disabilities.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Resident Membership of the PHA Governing Board

Pierce County Housing Authority has established every second Thursday of each month as the standard meeting for the Resident Advisory Board, beginning in April 2000. All tenants have been notified of this standing meeting via direct mail and a reminder has been printed on their monthly rent statement. We have had two tenants attend during the past seven months. During these meetings, we have discussed the availability of serving on PCHA's Board of Commissioners. In addition, we advertised in our local newspaper regarding the availability to serve on our Board of Commissioners. To date, no resident has expressed any interest in doing so.

We will announce the opportunity to do so no less than annually, with the next announcement scheduled for the April 2001 meeting. Our appointing official for the Governing Board is Doug Sutherland, Pierce County Executive.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Membership of the Resident Advisory Board (RAB)

During the FYE 2000, the following residents have participated in the RAB:

1. Pennie Faiivae, PH041
2. Mary Boyd, PH017

Pierce County Housing Authority has established every second Thursday of each month as the standard meeting for the Resident Advisory Board, beginning in April 2000. All tenants have been notified of this standing meeting via direct mail and a reminder has been printed on their monthly rent statement. We have had two tenants attend during the past seven months.

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: 2001

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	12,000
4	1410 Administration	29,824
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	30,000
10	1460 Dwelling Structures	214,000
11	1465.1 Dwelling Equipment-Nonexpendable	28,000
12	1470 Nondwelling Structures	14,236
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	328,060
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
	Complete Interior Paint of Homes		
PHA 005	“ “ (3 homes)	1460	7,800
PHA 009	“ “ (1 home)	1460	2,600
PHA 010	“ “ (6 homes)	1460	15,600
PHA 011	“ “ (2 homes)	1460	5,200
PHA 014	“ “ (7 homes)	1460	18,200
PHA 016	“ “ (6 homes)	1460	15,600
	Replace Existing Appliances		
PHA 005	“ “ (19 homes)	1465	19,000
PHA 010	“ “ (2 homes)	1465	2,000
PHA 011	“ “ (3 homes)	1465	3,000
PHA 014	“ “ (2 homes)	1465	2,000
PHA 016	“ “ (2 homes)	1465	2,000
	Full Exterior Paint		
PHA 005	“ “ (1 home)	1460	3,000
PHA 007	“ “ (1 home)	1460	3,000
PHA 009	“ “ (5 homes)	1460	15,000
PHA 010	“ “ (1 home)	1460	3,000
PHA 011	“ “ (4 homes)	1460	12,000
PHA 014	“ “ (3 homes)	1460	9,000
PHA 016	“ “ (2 homes)	1460	6,000
	Install New Fences		
PHA 005	“ “ (2 homes)	1450	4,000
PHA 007	“ “ (2 homes)	1450	4,000
PHA 009	“ “ (2 homes)	1450	4,000
PHA 010	“ “ (2 homes)	1450	4,000
PHA 011	“ “ (3 homes)	1450	6,000
PHA 014	“ “ (2 homes)	1450	4,000
PHA 016	“ “ (2 homes)	1450	4,000
	Roof Replacement		
PHA 005	“ “ (3 homes)	1460	12,000
PHA 007	“ “ (1 home)	1460	4,000

PHA 009	“ “ (3 homes)	1460	12,000
PHA 011	“ “ (1 home)	1460	4,000
PHA 014	“ “ (8 homes)	1460	24,000
Install New Kitchen Cabinets			
PHA 005	“ “	1460	42,000
PHA Wide 1	Non-Dwelling Structure: Training facility parking lot enhancement (additional funds required: original request 2000 estimate too low)	1470	14,236
PHA Wide 2	Employee training (Capital Funds, QHWRA, PHAS, etc)	1408	4,000
PHA Wide 3	Training facility computer software	1408	8,000
PHA Wide 5	Administrative salary	1410	29,824

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
PHA 005	December 2002	June 2004
PHA 007	December 2002	June 2004
PHA 009	December 2002	June 2004
PHA 010	December 2002	June 2004
PHA 011	December 2002	June 2004
PHA 014	December 2002	June 2004
PHA 016	December 2002	June 2004
PHA Wide 1	December 2002	June 2004
PHA Wide 2	December 2002	June 2004

PHA Wide 3	December 2002	June 2004
PHA Wide 5	December 2002	June 2004

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
005		0	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)

Complete Exterior Paint, by contractor (1 home)	\$3,000	9/1/2001
Complete Exterior Paint, by contractor (2 homes)	\$7,000	9/1/2002
Complete Exterior Paint, by contractor (1 home)	\$3,500	9/1/2003
Complete Exterior Paint, by contractor	<u>\$5,400</u>	9/1/2005
<i>PHA 005 Exterior Paint 5-Year Total:</i>	\$18,900	
Interior Paint and Wall Repair (3 homes)	\$7,800	9/1/2001
Interior Paint and Wall Repair (1 home)	\$3,000	9/1/2002
Interior Paint and Wall Repair (1 home)	\$3,000	9/1/2003
Interior Paint and Wall Repair (3 homes)	\$9,000	9/1/2004
Interior Paint and Wall Repair (3 homes)	<u>\$9,000</u>	9/1/2005
<i>PHA 005 Interior Paint 5-Year Total:</i>	\$31,800	
New Installation of Fences (2 homes)	\$4,000	9/1/2001
New Installation of Fences (2 homes)	\$4,000	9/1/2002
New Installation of Fences (2 homes)	\$4,000	9/1/2003
New Installation of Fences (2 homes)	\$4,000	9/1/2004
New Installation of Fences (1 home)	<u>\$3,500</u>	9/1/2005
<i>PHA 005 Fences 5-Year Total:</i>	\$19,500	
Roof Replacement (3 homes)	\$12,000	9/1/2001
Roof Replacement (1 home)	\$4,200	9/1/2003
Roof Replacement (1 home)	\$4,500	9/1/2004
Roof Replacement	<u>\$6,000</u>	9/1/2005
<i>PHA 005 Roofs 5-Year Total:</i>	\$26,700	
Appliance Replacement (19 homes)	\$19,000	9/1/2001
Appliance Replacement	<u>\$3,800</u>	9/1/2005
<i>PHA 005 Appliance Upgrades 5-Year Total:</i>	\$22,800	
Install New Kitchen Cabinets (7 homes)	\$42,000	9/1/2001
Install New Kitchen Cabinets (2 homes)	\$12,000	9/1/2002
Install New Kitchen Cabinets (2 homes)	\$12,000	9/1/2003
Install New Kitchen Cabinets (1 home)	<u>\$6,200</u>	9/1/2005
<i>PHA 005 Cabinets 5-Year Total:</i>	\$72,200	
Replace Gutters	<u>\$800</u>	9/1/2005
<i>PHA 005 Gutters 5-Year Total:</i>	\$800	
Replace all Interior Doors	<u>\$1,800</u>	9/1/2005
<i>PHA 005 Interior Doors 5-Year Total:</i>	\$1,800	
Site Improvements, landscaping & security lighting	<u>\$10,000</u>	9/1/2005
<i>PHA 005 Site Improvements 5-Year Total:</i>	\$10,000	
Windows, replace with energy-efficient	<u>\$5,500</u>	9/1/2005
<i>PHA 005 Windows 5-Year Total:</i>	\$5,500	
Install New Sidewalks / Replace Driveways	<u>\$6,000</u>	9/1/2005
<i>PHA 005 Sidewalks & Driveways 5-Year Total:</i>	\$6,000	

Total estimated cost over next 5 years	PHA 005	\$216,000	
--	---------	-----------	--

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
007		0	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)

Interior Paint and Wall Repair (1 home)	\$3,000	9/1/2004
Interior Paint and Wall Repair (5 homes)	<u>\$15,000</u>	9/1/2005
<i>PHA 007 Interior Paint 5-Year Total:</i>	\$18,000	
Appliance Replacement (19 homes)	\$19,000	9/1/2002
Appliance Replacement (4 homes)	<u>\$4,000</u>	9/1/2005
<i>PHA 007 Appliance Upgrades 5-Year Total:</i>	\$23,000	
Complete Exterior Paint, by contractor (1 home)	\$3,000	9/1/2001
Complete Exterior Paint, by contractor (1 home)	\$3,500	9/1/2002
Complete Exterior Paint, by contractor (7 homes)	\$21,000	9/1/2003
Complete Exterior Paint, by contractor (3 homes)	\$11,100	9/1/2004
Complete Exterior Paint, by contractor (2 homes)	<u>\$7,720</u>	9/1/2005
<i>PHA 007 Exterior Paint 5-Year Total:</i>	\$46,320	
Roof Replacement (1 home)	\$4,000	9/1/2001
Roof Replacement (2 homes)	\$8,400	9/1/2002
Roof Replacement (1 home)	\$4,200	9/1/2003
Roof Replacement (1 home)	\$4,500	9/1/2004
Roof Replacement (2 homes)	<u>\$9,000</u>	9/1/2005
<i>PHA 007 Roofs 5-Year Total:</i>	\$30,100	
New Installation of Fences (2 homes)	\$4,000	9/1/2001
New Installation of Fences (2 homes)	\$4,000	9/1/2002
New Installation of Fences (2 homes)	\$4,000	9/1/2003
New Installation of Fences (2 homes)	\$4,000	9/1/2004
New Installation of Fences (1 home)	<u>\$3,500</u>	9/1/2005
<i>PHA 007 Fences 5-Year Total:</i>	\$19,500	
Install New Kitchen Cabinets (8 homes)	\$48,000	9/1/2002
Install New Kitchen Cabinets (3 homes)	\$24,000	9/1/2003
Install New Kitchen Cabinets (1 home)	<u>\$7,000</u>	9/1/2005
<i>PHA 007 Cabinets 5-Year Total:</i>	\$79,000	
Replace Gutters	<u>\$800</u>	9/1/2005
<i>PHA 007 Gutters 5-Year Total:</i>	\$800	
Replace all Interior Doors	<u>\$1,800</u>	9/1/2005
<i>PHA 007 Interior Doors 5-Year Total:</i>	\$1,800	
Site Improvements, landscaping and security lighting	<u>\$8,000</u>	9/1/2005
<i>PHA 007 Site Improvements 5-Year Total:</i>	\$8,000	
Windows, replace with energy-efficient	<u>\$6,000</u>	9/1/2005
<i>PHA 007 Windows 5-Year Total:</i>	\$6,000	
Install New Sidewalks / Replace Driveways	<u>\$6,000</u>	9/1/2005
<i>PHA 007 Sidewalks & Driveways 5-Year Total:</i>	\$6,000	

Total estimated cost over next 5 years	PHA 007	\$238,520	
--	---------	-----------	--

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
009		2	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)

Interior Paint and Wall Repair (1 home)	\$2,600	9/1/2001
Interior Paint and Wall Repair (2 homes)	\$6,000	9/1/2002
Interior Paint and Wall Repair (3 homes)	\$9,000	9/1/2003
Interior Paint and Wall Repair (3 homes)	\$9,000	9/1/2004
Interior Paint and Wall Repair (2 homes)	<u>\$6,000</u>	9/1/2005
<i>PHA 009 Interior Paint 5-Year Total:</i>	\$32,600	
Appliance Replacement (2 homes)	\$2,000	9/1/2002
Appliance Replacement (20 homes)	\$20,000	9/1/2003
Appliance Replacement (4 homes)	<u>\$4,900</u>	9/1/2005
<i>PHA 009 Appliance Upgrades 5-Year Total:</i>	\$26,900	
Complete Exterior Paint, by contractor (5 homes)	\$15,000	9/1/2001
Complete Exterior Paint, by contractor (4 homes)	\$14,000	9/1/2002
Complete Exterior Paint, by contractor (1 home)	<u>\$3,500</u>	9/1/2003
Complete Exterior Paint, by contractor (2 homes)	<u>\$6,500</u>	9/1/2005
<i>PHA 009 Exterior Paint 5-Year Total:</i>	\$39,000	
Roof Replacement (3 homes)	\$12,000	9/1/2001
Roof Replacement (1 home)	\$4,200	9/1/2002
Roof Replacement (6 homes)	<u>\$25,200</u>	9/1/2003
Roof Replacement (3 homes)	<u>\$12,000</u>	9/1/2005
<i>PHA 009 Roofs 5-Year Total:</i>	\$53,400	
New Installation of Fences (2 homes)	\$4,000	9/1/2001
New Installation of Fences (2 homes)	\$4,000	9/1/2002
New Installation of Fences (2 homes)	\$4,000	9/1/2003
New Installation of Fences (2 homes)	\$4,000	9/1/2004
New Installation of Fences (1 home)	<u>\$3,500</u>	9/1/2005
<i>PHA 009 Fences 5-Year Total:</i>	\$19,500	
Install New Kitchen Cabinets (2 homes)	\$12,000	9/1/2003
Install New Kitchen Cabinets (1 home)	<u>\$6,000</u>	9/1/2005
<i>PHA 009 Cabinets 5-Year Total:</i>	\$18,000	
Replace Gutters	<u>\$800</u>	9/1/2005
<i>PHA 009 Gutters 5-Year Total:</i>	\$800	
Replace all Interior Doors	<u>\$2,400</u>	9/1/2005
<i>PHA 009 Interior Doors 5-Year Total:</i>	\$2,400	
Site Improvements, landscaping and security lighting	<u>\$7,000</u>	9/1/2005
<i>PHA 009 Site Improvements 5-Year Total:</i>	\$7,000	
Windows, replace with energy-efficient	<u>\$7,000</u>	9/1/2005
<i>PHA 009 Windows 5-Year Total:</i>	\$7,000	
Install New Sidewalks / Replace Driveways	<u>\$8,000</u>	9/1/2005
<i>PHA 009 Sidewalks & Driveways 5-Year Total:</i>	\$8,000	

Total estimated cost over next 5 years	PHA 009	\$214,600	
--	---------	-----------	--

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
010		2	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)

Interior Paint and Wall Repair (6 homes)	\$15,600	9/1/2001
Interior Paint and Wall Repair (2 homes)	\$6,000	9/1/2003
Interior Paint and Wall Repair (2 homes)	\$4,500	9/1/2004
Interior Paint and Wall Repair (3 homes)	<u>\$9,000</u>	9/1/2005
<i>PHA 010 Interior Paint 5-Year Total:</i>	\$35,100	
Appliance Replacement (2 homes)	\$2,000	9/1/2001
Appliance Replacement (25 homes)	\$25,000	9/1/2004
Appliance Replacement (5 homes)	<u>\$5,700</u>	9/1/2005
<i>PHA 010 Appliance Upgrades 5-Year Total:</i>	\$32,700	
Complete Exterior Paint, by contractor (1 home)	\$3,000	9/1/2001
Complete Exterior Paint, by contractor (5 homes)	\$17,500	9/1/2002
Complete Exterior Paint, by contractor (1 home)	\$3,500	9/1/2003
Complete Exterior Paint, by contractor (3 homes)	\$11,100	9/1/2004
Complete Exterior Paint, by contractor (2 homes)	<u>\$7,200</u>	9/1/2005
<i>PHA 010 Exterior Paint 5-Year Total:</i>	\$42,300	
New Installation of Fences (2 homes)	\$4,000	9/1/2001
New Installation of Fences (2 homes)	\$4,000	9/1/2002
New Installation of Fences (2 homes)	\$4,000	9/1/2003
New Installation of Fences (2 homes)	\$4,000	9/1/2004
New Installation of Fences (1 home)	<u>\$3,500</u>	9/1/2005
<i>PHA 010 Fences 5-Year Total:</i>	\$19,500	
Roof Replacement (4 homes)	\$16,800	9/1/2002
Roof Replacement (2 homes)	\$8,400	9/1/2003
Roof Replacement (1 home)	\$6,000	9/1/2004
Roof Replacement (1 home)	<u>\$6,000</u>	9/1/2005
<i>PHA 010 Roofs 5-Year Total:</i>	\$37,200	
Install New Kitchen Cabinets (3 homes)	<u>\$15,000</u>	9/1/2005
<i>PHA 010 Cabinets 5-Year Total:</i>	\$15,000	
Replace Gutters	<u>\$800</u>	9/1/2005
<i>PHA 010 Gutters 5-Year Total:</i>	\$800	
Replace all Interior Doors	<u>\$2,000</u>	9/1/2005
<i>PHA 010 Interior Doors 5-Year Total:</i>	\$2,000	
Site Improvements, landscaping and security lighting	<u>\$9,000</u>	9/1/2005
<i>PHA 010 Site Improvements 5-Year Total:</i>	\$9,000	
Windows, replace with energy-efficient	<u>\$4,000</u>	9/1/2005
<i>PHA 010 Windows 5-Year Total:</i>	\$4,000	
Install New Sidewalks / Replace Driveways	<u>\$5,000</u>	9/1/2005
<i>PHA 010 Sidewalks & Driveways 5-Year Total:</i>	\$5,000	

Total estimated cost over next 5 years	PHA 010	\$202,600	
---	----------------	------------------	--

Optional 5-Year Action Plan Tables					
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development		
011		0	0		
Description of Needed Physical Improvements or Management Improvements				Estimated Cost	Planned Start Date (HA Fiscal Year)

Interior Paint and Wall Repair (2 homes)	\$5,200	9/1/2001
Interior Paint and Wall Repair (2 homes)	\$6,000	9/1/2002
Interior Paint and Wall Repair (2 homes)	\$6,000	9/1/2003
Interior Paint and Wall Repair (3 homes)	<u>\$9,000</u>	9/1/2005
<i>PHA 011 Interior Paint 5-Year Total:</i>	\$26,200	
Appliance Replacement (3 homes)	\$3,000	9/1/2001
Appliance Replacement (2 homes)	\$2,000	9/1/2002
Appliance Replacement (3 homes)	<u>\$3,000</u>	9/1/2005
<i>PHA 011 Appliance Upgrades 5-Year Total:</i>	\$8,000	
Complete Exterior Paint, by contractor (4 homes)	\$12,000	9/1/2001
Complete Exterior Paint, by contractor (1 home)	\$3,500	9/1/2002
Complete Exterior Paint, by contractor (1 home)	\$3,500	9/1/2003
Complete Exterior Paint, by contractor (1 home)	<u>\$4,800</u>	9/1/2005
<i>PHA 011 Exterior Paint 5-Year Total:</i>	\$23,800	
Roof Replacement (1 home)	\$4,000	9/1/2001
Roof Replacement (3 homes)	\$12,600	9/1/2003
Roof Replacement (2 homes)	<u>\$9,000</u>	9/1/2005
<i>PHA 011 Roofs 5-Year Total:</i>	\$25,600	
New Installation of Fences (3 homes)	\$6,000	9/1/2001
New Installation of Fences (3 homes)	\$6,000	9/1/2002
New Installation of Fences (3 homes)	\$6,000	9/1/2003
New Installation of Fences (3 homes)	\$6,000	9/1/2004
New Installation of Fences (1 home)	<u>\$4,800</u>	9/1/2005
<i>PHA 011 Fences 5-Year Total:</i>	\$20,800	
Install New Kitchen Cabinets (4 homes)	\$20,000	9/1/2004
Install New Kitchen Cabinets (1 home)	<u>\$5,000</u>	9/1/2005
<i>PHA 011 Cabinets 5-Year Total:</i>	\$25,000	
Replace Gutters	<u>\$800</u>	9/1/2005
<i>PHA 011 Gutters 5-Year Total:</i>	\$800	
Replace all Interior Doors	<u>\$2,400</u>	9/1/2005
<i>PHA 011 Interior Doors 5-Year Total:</i>	\$2,400	
Site Improvements, landscaping and security lighting	<u>\$8,000</u>	9/1/2005
<i>PHA 011 Site Improvements 5-Year Total:</i>	\$8,000	
Windows, replace with energy-efficient	<u>\$6,000</u>	9/1/2005
<i>PHA 011 Windows 5-Year Total:</i>	\$6,000	
Install New Sidewalks / Replace Driveways	<u>\$7,000</u>	9/1/2005
<i>PHA 011 Sidewalks & Driveways 5-Year Total:</i>	\$7,000	

Table Library

Total estimated cost over next 5 years	PHA 011	\$153,600	
---	----------------	------------------	--

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
014		3	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)

Interior Paint and Wall Repair (7 homes)	\$18,200	9/1/2001
Interior Paint and Wall Repair (1 home)	\$3,000	9/1/2002
Interior Paint and Wall Repair (3 homes)	\$9,000	9/1/2003
Interior Paint and Wall Repair (3 homes)	\$9,000	9/1/2004
Interior Paint and Wall Repair (3 homes)	<u>\$9,000</u>	9/1/2005
<i>PHA 014 Interior Paint 5-Year Total:</i>	\$48,200	
Appliance Replacement (3 homes)	\$2,000	9/1/2001
Appliance Replacement (3 homes)	\$3,000	9/1/2002
Appliance Replacement (3 homes)	<u>\$3,000</u>	9/1/2005
<i>PHA 014 Appliance Upgrades 5-Year Total:</i>	\$8,000	
Complete Exterior Paint, by contractor (3 homes)	\$9,000	9/1/2001
Complete Exterior Paint, by contractor (4 homes)	\$14,000	9/1/2002
Complete Exterior Paint, by contractor (1 home)	\$3,500	9/1/2003
Complete Exterior Paint, by contractor (10 homes)	\$37,000	9/1/2004
Complete Exterior Paint, by contractor (3 homes)	<u>\$11,600</u>	9/1/2005
<i>PHA 014 Exterior Paint 5-Year Total:</i>	\$75,100	
Roof Replacement (8 homes)	\$24,000	9/1/2001
Roof Replacement (2 homes)	\$8,400	9/1/2003
Roof Replacement (6 homes)	\$22,500	9/1/2004
Roof Replacement (3 homes)	<u>\$12,000</u>	9/1/2005
<i>PHA 014 Roofs 5-Year Total:</i>	\$66,900	
New Installation of Fences (2 homes)	\$4,000	9/1/2001
New Installation of Fences (2 homes)	\$4,000	9/1/2002
New Installation of Fences (2 homes)	\$4,000	9/1/2003
New Installation of Fences (2 homes)	\$4,000	9/1/2004
New Installation of Fences (2 homes)	<u>\$3,500</u>	9/1/2005
<i>PHA 014 Fences 5-Year Total:</i>	\$19,500	
Install New Kitchen Cabinets (4 homes)	\$20,000	9/1/2004
Install New Kitchen Cabinets (1 home)	<u>\$4,000</u>	9/1/2005
<i>PHA 014 Cabinets 5-Year Total:</i>	\$24,000	
Replace Gutters	<u>\$800</u>	9/1/2005
<i>PHA 014 Gutters 5-Year Total:</i>	\$800	
Replace all Interior Doors	<u>\$6,600</u>	9/1/2005
<i>PHA 014 Interior Doors 5-Year Total:</i>	\$6,600	
Site Improvements, landscaping and security lighting	<u>\$10,000</u>	9/1/2005
<i>PHA 014 Site Improvements 5-Year Total:</i>	\$10,000	
Windows, replace with energy-efficient	<u>\$5,500</u>	9/1/2005
<i>PHA 014 Windows 5-Year Total:</i>	\$5,500	
Install New Sidewalks / Replace Driveways	<u>\$8,000</u>	9/1/2005
<i>PHA 014 Sidewalks & Driveways 5-Year Total:</i>	\$8,000	

Total estimated cost over next 5 years	PHA 014	\$272,600	
--	---------	-----------	--

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
016		0	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)

Interior Paint and Wall Repair (6 homes)	\$15,600	9/1/2001
Interior Paint and Wall Repair (3 homes)	\$9,000	9/1/2002
Interior Paint and Wall Repair (4 homes)	\$12,000	9/1/2004
Interior Paint and Wall Repair (2 homes)	<u>\$6,000</u>	9/1/2005
<i>PHA 016 Interior Paint 5-Year Total:</i>	\$42,600	
Appliance Replacement (2 homes)	\$2,000	9/1/2001
Appliance Replacement (2 homes)	\$2,000	9/1/2002
Appliance Replacement (8 homes)	<u>\$8,600</u>	9/1/2005
<i>PHA 016 Appliance Upgrades 5-Year Total:</i>	\$12,600	
Complete Exterior Paint, by contractor (2 homes)	\$6,000	9/1/2001
Complete Exterior Paint, by contractor (9 homes)	\$31,500	9/1/2002
Complete Exterior Paint, by contractor (3 homes)	<u>\$10,500</u>	9/1/2003
Complete Exterior Paint, by contractor (2 homes)	<u>\$9,600</u>	9/1/2005
<i>PHA 016 Exterior Paint 5-Year Total:</i>	\$57,600	
New Installation of Fences (2 homes)	\$4,000	9/1/2001
New Installation of Fences (2 homes)	\$4,000	9/1/2002
New Installation of Fences (2 homes)	\$4,000	9/1/2003
New Installation of Fences (2 homes)	\$4,000	9/1/2004
New Installation of Fences (1 home)	<u>\$3,500</u>	9/1/2005
<i>PHA 016 Fences 5-Year Total:</i>	\$19,500	
Roof Replacement (1 home)	\$4,200	9/1/2002
Roof Replacement (2 homes)	\$8,400	9/1/2003
Roof Replacement (2 homes)	<u>\$9,000</u>	9/1/2005
<i>PHA 016 Roofs 5-Year Total:</i>	\$21,600	
Install New Kitchen Cabinets (3 homes)	\$15,000	9/1/2005
<i>PHA 016 Cabinets 5-Year Total:</i>	\$15,000	
Replace Gutters	<u>\$800</u>	9/1/2005
<i>PHA 016 Gutters 5-Year Total:</i>	\$800	
Replace all Interior Doors	<u>\$5,400</u>	9/1/2005
<i>PHA 016 Interior Doors 5-Year Total:</i>	\$5,400	
Site Improvements, landscaping and security lighting	<u>\$7,000</u>	9/1/2005
<i>PHA 016 Site Improvements 5-Year Total:</i>	\$7,000	
Windows, replace with energy-efficient	<u>\$6,000</u>	9/1/2005
<i>PHA 016 Windows 5-Year Total:</i>	\$6,000	
Install New Sidewalks / Replace Driveways	<u>\$8,000</u>	9/1/2005
<i>PHA 016 Sidewalks & Driveways 5-Year Total:</i>	\$8,000	

Table Library

Total estimated cost over next 5 years	PHA 016	\$196,100	
---	----------------	------------------	--

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
	PHA Wide			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)

PHA WIDE 1			
Non-Dwelling Structures (parking lot costs not included in original request)		<u>\$14,236</u>	9/1/2001
PHA Wide 1 5-Year Total:		\$14,236	
PHA WIDE 2			
Management Improvements (training: Capital Fund, QHWRA, PHAS, REAC/inspections, asset mgmt, procurement)		\$4,000	9/1/2001
Management Improvements (" " " " ")		\$4,000	9/1/2002
Management Improvements (" " " " ")		\$4,000	9/1/2003
Management Improvements (" " " " ")		\$4,000	9/1/2004
Management Improvements (" " " " ")		<u>\$12,000</u>	9/1/2005
PHA Wide 2 5-Year Total:		\$28,000	
PHA WIDE 3			
Management Improvements (training facility software/hardware upgrades, as dictated by technological changes)		\$8,000	9/1/2001
Management Improvements (" " " " ")		\$6,742	9/1/2002
Management Improvements (" " " " ")		\$8,121	9/1/2003
Management Improvements (" " " " ")		<u>\$5,510</u>	9/1/2004
PHA Wide 3 5-Year Total:		\$28,373	
PHA WIDE 5			
Administration		\$29,824	9/1/2001
Administration		\$28,034	9/1/2002
Administration		\$26,352	9/1/2003
Administration		\$24,771	9/1/2004
Administration		<u>\$25,000</u>	9/1/2005
PHA Wide 5 5-Year Total:		\$133,981	
Total estimated cost over next 5 years	PHA-Wide	\$204,590	

