

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

Small PHA Plan Update
Annual Plan for Fiscal Year: **2002**

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

PHA Plan Agency Identification

PHA Name: Junction City Housing Authority

PHA Number: KS105

PHA Fiscal Year Beginning: 01/2002

PHA Plan Contact Information:

Name: James H. Tate

Phone: 785-238-5882

TDD: N/A

Email (if available): jchajht@oz-online.net

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

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

Main business office of the PHA

PHA Programs Administered:

Public Housing and Section 8

ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

Junction City is located in north central Kansas adjacent to the Ft. Riley military base, with a combined population of 28,600. The Junction City Housing Authority administrative office is located in the heart of the city, surrounded by forty-eight (48) elderly garden apartments. JCHA was organized in February 1981 and has been a High Performing PHA since 1993. JCHA operates 118 units of Public Housing 71 Section 8 Vouchers. The waiting list for Section 8 current lists 163 families. The Public Housing waiting list remains open with approximately 239 families in need of affordable, safe housing, an increase of 69 families from this time last year.

The Housing Authority employs an Executive Director, a Public Housing Administrator, a Section 8 Administrator, and two full-time Maintenance Workers. The JCHA also utilizes Resident Volunteers and a Green Thumb worker for cleaning, and minor maintenance activities.

In 1998 the Dotson Child Care Center, was established. The center employs thirteen (13) staff members and one (1) Green Thumb worker. It has an occupancy load of approximately 78. The Center works in collaboration with USD 475, Social Rehabilitation Services (SRS), and Children and Adult Child Care Food Program (CACFP) to provide early childhood education. Many of these students are from low to moderate- income families.

In June 2000, a Public Housing resident expressed interest in becoming a board member, and was appointed to the Governing Board on June 27, 2000. The resident board member has become extremely active and has been appointed Vice President of Commissioners for the National Association of Housing and Redevelopment Officials (NAHRO).

The Junction City Housing Authority has established a Professional Closet by partnering with USD 475 to serve not only low income families of the Housing Authority but also the community at large. The program which is in its second year has grown tremendously and has been achieving its goal of transitioning low income residents to self sufficiency..

Annual PHA Plan Fiscal Year 2002

[24 CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments selecting all that apply provides. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. 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.

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1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

The Junction City Housing Authority is working toward accomplishing program changes that will affect and enhance the services that are provided to its residents. We will hire two (2) new staff (1 Occupancy Specialist, 1 Maintenance) in order to more efficiently and effectively serve the public.

In order to carry out its Capital Improvement Needs with great efficiency, the Junction City Housing Authority will continue to utilize the services of Consultants, and other Housing agencies.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. X Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 225,214

C. X Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as *Attachment C*

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as *Attachment B*

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. Yes X 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 next component ; if "yes", complete one activity description for each development.)

2. Activity Description N/A

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)	
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. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)	
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:	

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

A. Yes X 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 next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program (N/A)

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment comes from the family’s resources

- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A. Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- B. What is the amount of the PHA’s estimated or actual (if known) PHDEP grant for the upcoming year? \$0
- C. Yes No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
- D. Yes No: The PHDEP Plan is attached at Attachment (N/A)

6. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

- 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
- 3. In what manner did the PHA address those comments? (select all that apply)
 - The PHA changed portions of the PHA Plan in response to comments
A list of these changes is included
 - Yes No: below or
 - Yes No: at the end of the RAB Comments in Attachment ____.
 - Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA’s consideration is included at the at the end of the RAB Comments in
 - X Other: (list below) **No Comments were received**

B. 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: (provide name here)

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 specific initiatives contained in the Consolidated Plan. (list such initiatives below)

Increase quality, affordable and safe housing opportunities for low-income and very low-income families.
 - Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency
 - Yes No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

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

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan:

The Junction City Housing Authority defines ‘Substantial Deviation’ from the 5-Year Plan as any action or inaction that is inconsistent with the 5-Year Plan and will have a significant impact on the community, residents, or integrity of the Housing Authority; or any action that is necessary due to an emergency beyond the control of the PHA.

B. Significant Amendment or Modification to the Annual Plan:

The Junction City Housing Authority defines ‘Significant Amendment’ to the Annual Plan as:

Any action that will affect policies that govern admission, eviction and termination, due process (Grievance Policies/Procedures), and rent determination policies; or

A Significant Amendment shall be constituted if implementation of new programs are proposed and would have a significant impact on the financial status of the Housing Authority, require matching funds, or if existing programs are proposed to be discontinued.

Attachment A

Supporting Documents Available for Review

PHAs are to 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	Related Plan Component
✓	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
N/A	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
✓	Fair Housing Documentation Supporting Fair Housing Certifications: 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
✓	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
✓	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
✓	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public housing rent determination policies, including the method for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
✓	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
✓	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
✓	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
✓	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
✓	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (96%)	Annual Plan: Management and Operations
N/A	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
✓	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
✓	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
✓	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
N/A	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
✓	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
✓	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
✓	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
N/A	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
✓	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
✓	The results of 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
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

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ATTACHMENT B

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: JUNCTION CITY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program: KS16P10550102 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies			<input type="checkbox"/> Revised Annual Statement (revision no:)
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0		\$0	\$0
2	1406 Operations	\$40,000		\$0	\$0
3	1408 Management Improvements	\$20,000		\$0	\$0
4	1410 Administration	\$20,000		\$0	\$0
5	1411 Audit	\$0		\$0	\$0
6	1415 liquidated Damages	\$0		\$0	\$0
7	1430 Fees and Costs	\$12,000		\$0	\$0
8	1440 Site Acquisition	\$0		\$0	\$0
9	1450 Site Improvement	\$4,000		\$0	\$0
10	1460 Dwelling Structures	\$0		\$0	\$0
11	1465.1 Dwelling Equipment—Nonexpendable	\$129,214		\$0	\$0
12	1470 Nondwelling Structures	\$0		\$0	\$0
13	1475 Nondwelling Equipment	\$0		\$0	\$0
14	1485 Demolition	\$0		\$0	\$0
15	1490 Replacement Reserve	\$0		\$0	\$0
16	1492 Moving to Work Demonstration	\$0		\$0	\$0
17	1495.1 Relocation Costs	\$0		\$0	\$0
18	1498 Mod Used for Development	\$0		\$0	\$0
19	1502 Contingency	\$0		\$0	\$0
20	Amount of Annual Grant: (sum of lines 2-19)	\$225,214		\$0	\$0
21	Amount of line 20 Related to LBP Activities	\$0		\$0	\$0
22	Amount of line 20 Related to Section 504 Compliance	\$0		\$0	\$0

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: JUNCTION CITY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program: KS16P10550102 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2002	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)						
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
23	Amount of line 20 Related to Security	\$0		\$0	\$0	
24	Amount of line 20 Related to Energy Conservation Measures	\$34,891		\$0	\$0	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: JUNCTION CITY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program #: KS16P10550102 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	Install GFI Breakers	1465		\$1,200				
PHA WIDE	Install Street Lighting	1450		\$4,000				
KS105002/03	Replace interior light Fixtures/installing ceiling fan	1465		\$30,000				
PHA-WIDE	Install hand rails in bathroom/towel bars	1465		\$12,000				
KS105001	Replace vanity/mirror/lights & toilets in bathroom	1465		\$22,000				
KS105006	Operations	1406		\$40,000				
PHA-WIDE	Management Improvements	1408		\$20,000				
PHA-WIDE	Administration	1410		\$20,000				
PHA-WIDE	Fees & Cost	1430		\$12,000				
KS105001	Replace base boards	1465		\$4,000				
KS105001	Replace heat vents	1465		\$4,000				
KS105001	Install Reflective house numbers	1465		\$2,500				
KS105001	Replace floor covering	1465		\$53,514				

ATTACHMENT C**Capital Fund Program 5-Year Action Plan w**

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.

CFP 5-Year Action Plan		
<input type="checkbox"/> Original statement <input checked="" type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
KS105001	JUNCTION CITY HOUSING AUTHORITY	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Repair or Replace Sidewalks	\$8,000	2002
Install GFI Breakers	\$250	2002
Install Street Lighting	\$4,000	2002
Replace Interior Light Fixtures	\$34,891	2001
Install Ceiling Fans with Lights	\$30,000	2003
Install Handrails in Bathrooms	\$6,000	2002
Replace Storm Doors	\$2,000	2004
Replace Floor Heat Vents	\$3,600	2003
Replace Door Jambs	\$2,000	2004
Replace Hot Water Heaters	\$4,500	2005
Replace Kitchen Cabinets	\$114,000	2002
Replace Bathroom Vanities	\$18,000	2003
Replace Range Hoods	\$3,000	2004
Install Door Bells	\$4,500	2005
Replace Baseboards	\$3,500	2002
Install Reflective House Numbers	\$5,000	2004
Total estimated cost over next 5 years	\$243,241	

CFP 5-Year Action Plan		
<input type="checkbox"/> Original statement <input checked="" type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
KS105002	JUNCTION CITY HOUSING AUTHORITY	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Install Doorbells	\$2,000	2005
Replace Toilets	\$2,250	2002
Install GFI Breakers	\$250	2002
Total estimated cost over next 5 years	\$4,450	

CFP 5-Year Action Plan		
<input type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
KS105003	JUNCTION CITY HOUSING AUTHORITY	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
	\$8,000	2002
	\$250	2002
	\$4,000	2002
Install Ceiling Fans with Lights	\$30,000	2003
Replace Floor Heat Vents	\$3,600	2003
Replace Hot Water Heaters	\$4,500	2005
Replace Bathroom Vanities	\$18,000	2003
Replace Range Hoods	\$3,000	2004
Install Door Bells	\$4,500	2005
Replace Baseboards	\$3,500	2002
Install Reflective House Numbers	\$5,000	2004
Total estimated cost over next 5 years	\$84,350	

CFP 5-Year Action Plan		
<input type="checkbox"/> Original statement x Revised statement		
Development Number	Development Name (or indicate PHA wide)	
KS105006	DOTSON CHILD CARE CENTER	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Install Playground Equipment	\$25,000	2003
Replace and Add Computer Equipment	\$30,000	2003
Purchase Van	\$30,000	2005
Observation area		
Audio visual equipment		
Total estimated cost over next 5 years	\$85,000	

CFP 5-Year Action Plan		
<input type="checkbox"/> Original statement x Revised statement		
Development Number	Development Name (or indicate PHA wide)	
KS105	PHA-WIDE	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Computer Equipment	\$20,000	2003
Salaries & Benefits:	\$40,000	2003
Salaries & Benefits:	\$41,000	2004
Salaries & Benefits:	\$42,000	2005
Salaries & Benefits:	\$43,500	2006
Salaries & Benefits:	\$45,000	2007
Training	\$35,000	2003-07
Total estimated cost over next 5 years	\$266,500	

ATTACHMENT D

Component 10 (B) Voluntary Conversion Initial Assessments

- a. How many of the PHA's developments are subject to the Required Initial Assessments?
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?
- c. How many Assessments were conducted for the PHA's covered developments?
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
KS105001 (Family)	30
KS105002 (Family)	40

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments.
 The Junction City housing market is not able to absorb 70 vouchers due to the lack of affordable housing in and around the community. There is also a deficiency of quality housing in and around the Junction City area.
 This information must be provided as a required attachment to the PHA Plan template