

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

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# Boise City Housing Authority

## PHA Plans

Annual Plan for Fiscal Year 2002

### **PHA Plan**

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PHA Identification Section, Page 1

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

## Agency Identification

**PHA Name:** Boise City Housing Authority

**PHA Number:** ID013v01

**PHA Fiscal Year Beginning:** (10/1/2002)

### 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)

**Annual PHA Plan**  
**PHA Fiscal Year 2002**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

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

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

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

The Boise City Housing Authority (BCHA) is pleased to submit its third year Agency Plan in accordance with Section 511 of the Quality Housing and Work Responsibility Act (QHWRA) of 1998. The Plan also has revised it's policies to accommodate the mandatory provisions of the QHWRA.

Information contained in this plan regarding community needs, demographics and statistics have been drawn from Boise City's Consolidated Plan published in 2001 as well as statistical information collected from the Housing Authority's programs and waiting lists.

**Annual Plan**

The Boise City Housing Authority's Annual Plan is a comprehensive agency plan that summarizes the planned activities and policies of the Housing Authority for the fiscal year 2002.

The plans, statements, budget summary, policies, etc, set forth in the Annual Plan are based on the premise that if we accomplish our goals and objectives we will be working towards the achievement of our mission.

### **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.

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## 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
- FY 2002 Capital Fund Program Annual Statement **Included at Component #7 and attachment ID013j01**
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- X **ID013a01** – Statement of meeting BCHA's mission and goals as outlined in its current 5-year plan
- X **ID013b01** – Community Service
- X **ID013c01** – Statement of Pet Policy
- X **ID013e01** - Statement of Voluntary Conversion of Developments from Public Housing
- X Resident Membership of the PHA Governing Board **See Section 18 B-3 (a) & (c) & ID013i01**
- X Capital Fund Tables – **See Component #7**
- X **ID013f01** - Membership of the Resident Advisory Board
- X **ID013g01** - 2000 Capitol Fund: Budget Progress Report & Annual Statement/Performance and Evaluation Report
- X **ID013h01**- 2001 Capitol Fund: Budget Progress Report and Annual Statement/Performance and Evaluation Report
- X **ID013a01 (See Mission and goals)** - Section 8 Homeownership Summary

### Optional Attachments:

- PHA Management Organizational Chart **See attachment ID013d01**
- FY 2000-2005 Capital Fund Program 5 Year Action Plan **ID013j01**
- Comments of Resident Advisory Board or Boards – None Received
- 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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
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
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 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	Annual Plan: Rent Determination

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	A & O Policy	
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
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
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
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
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	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
N/A	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
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 (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
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
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary)	Community Service Policy

## **1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

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

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

#### **BOISE CITY**

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
<b>Family Type</b>	<b>Overall</b>	<b>Afford- ability</b>	<b>Supply</b>	<b>Quality</b>	<b>Access- ibility</b>	<b>Size</b>	<b>Loca- tion</b>
Income <= 30% of AMI	4,804	5	4	4	1	3	2
Income >30% but <=50% of AMI	4,729	5	4	4	1	3	2
Income >50% but <80% of AMI	6,743	2	3	3	1	2	2
Elderly	5,538	5	3	3	4	1	4
Families with Disabilities	*						
Race/Ethnicity - Black	167	4	3	4	1	4	4
Race/Ethnicity - Hispanic	448	4	3	4	1	4	4
Race/Ethnicity							
Race/Ethnicity							

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: **2001**
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

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

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.

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing(Boise City includes Ada County)			
<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	1912		370
Extremely low income <=30% AMI	1536	81%	
Very low income (>30% but <=50% AMI)	376	19%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	1205	62%	

Housing Needs of Families on the Waiting List			
Elderly families	149	8%	
Families with Disabilities	558	30%	
Race/ethnicity <b>white</b>	1202	63%	
Race/ethnicity <b>hispanic/american indian</b>	119/29	7% / 2%	
Race/ethnicity <b>asian</b>	3	1%	
Race/ethnicity <b>black/</b> No ethnicity info	23/531	2% / 28%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/a		
2 BR	N/a		
3 BR	N/a		
4 BR	N/a		
5 BR	N/a		
5+ BR	N/a		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing(Boise City includes Ada County)			
<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	178		34
Extremely low income <=30% AMI	138	78%	

<b>Housing Needs of Families on the Waiting List</b>			
Very low income (>30% but <=50% AMI)	26	15%	
Low income (>50% but <80% AMI)	14	7%	
Families with children	0	0%	
Elderly families	178	100%	
Families with Disabilities	0	0%	
Race/ethnicity <b>white</b>	103	58%	
Race/ethnicity <b>hispanic/american indian</b>	6	4%	
Race/ethnicity <b>asian</b>	0	0%	
Race/ethnicity <b>black</b>	1	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	178	100%	
2 BR	0	0%	
3 BR	N/a	N/a	
4 BR	N/a	N/a	
5 BR	N/a	N/a	
5+ BR	N/a	N/a	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input 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)

**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)  
**Pursue targeted voucher programs as they become available.**  
**Pursue rental assistance through Supportive Housing Programs.**

**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)

**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)  
N/A

**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)  
**Provide a local preference to elderly/disabled individuals**

**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)

**Adopt a singles preference for singles with elderly/disability over singles without a disability.**

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

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

Select if applicable

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

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

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

## **2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2002) Boise City</b>		
2.		
3.		
4. <b>grants)</b>		
a) Public Housing Operating Fund	\$ 153,935	
b) Public Housing Capital Fund	\$ 225,242	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$5,528,774	
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)		
<b>Threshold/BHSC</b>	\$ 696,931	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
CFP 01	\$201,483	
Boise Cares	91,815	
PHDEP 00 & 01	30,928	
<b>3. Public Housing Dwelling Rental Income</b>		
	\$301,420	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
<b>4. Other income</b> (list below)		
(FSS)	\$ 36,780	
<b>4. Non-federal sources</b> (list below)		
<b>Total resources</b>	\$7,267,308	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (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)
- When families are within a certain time of being offered a unit: (state time) one to two months
- 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)

**History of disturbing neighbors or destruction of property**

**Fraud in connection with any Federal housing programs**

**Alcohol abuse that may interfere with the peaceful enjoyment of others**

**If the applicant family owes BCHA or any other PHA money.**

**If the applicant family was a previous resident of BCHA and vacated his/**

her former unit in violation of his/her lease.  
**Conviction of an applicant or a member of an applicant's family for manufacturing or producing methamphetamine.**  
**Applicant has a life-time registration under a State sex offender registration program.**

- 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)

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)  
**Elderly singles with disability over elderly singles without disability.**

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.

2      Date and Time

Former Federal preferences:

- 1      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)
- 2      **Elderly singles with disability over elderly singles without disability**

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)  
Agency Newsletters and Housing Authority Web Site

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**

**Per Final Rule, dated December 22, 2000, public housing developments with fewer than 100 public housing units are exempt from deconcentration and income mixing. (Per Notice PIH 2001-4)**

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:

f. 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)

**Previous Section 8 housing record**

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)

**Rental history when requested by prospective landlords**

**(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)

**(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:

**As a reasonable accommodation to make the program accessible to and usable by a family member with a disability.**

**Extenuating circumstances such as hospitalization or a family emergency for an extended period of time which has affected the family's ability to find a unit within the initial sixty-day period.**

**If the family has made a reasonable effort to locate a unit and after seeking the assistance of the PHA was not able to locate a unit.**

**The family was prevented from finding a unit due to disability accessibility requirements or a larger size (four or more) bedroom unit requirement.**

**(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)
- **Elderly, disabled or displaced single or two-person household over a single person who is not elderly, disabled or displaced**
  - **A household whose head is single and has a child in the house hold under the age of six (6)**
  - **Public Housing Residents over/under housed**

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.

2 Date and Time

Former Federal preferences

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

- 2 Victims of domestic violence  
Substandard housing  
Homelessness  
High rent burden

Other preferences (select all that apply)

- 2 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  
2 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)

- 2 **Elderly, disabled or displaced single or two-person household over a single person who is not elderly, disabled or displaced**
- 2 **A household whose head is single and has a child in the household under the age of six**
- 1 **Public Housing Residents over/under housed**

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)

**Collaboration with community service providers.**

**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:

**Exceptions to the minimum rent requirement for financial hardship circumstances include the following situations:**

- (a.) **The family has lost eligibility or is awaiting an eligibility determination for a Federal, State, or local assistance program.**
- (b.) **The family would be evicted as a result of the imposition of the minimum rent requirement.**
- (c.) **The income of the family has decreased because of changed circumstances, including the loss of employment.**
- (d.) **A death in the family has occurred**
- (e.) **Other circumstances determined by the PHA or HUD.**

**An exemption may not be provided if the hardship is determined temporary. The PHA can request reasonable documentation of the hardship circumstances.**

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:

**The BCHA has flat rents available at the option of the resident.**

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  
**(Only to the extent currently allowed in federal regulation for the 12 month exclusion and 12 month phase-in)**

For increases in earned income

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

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

- Never  
 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)

**Anytime a family experiences a change in household 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**

3. 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)

**Section 8 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)

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

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

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

- Annually
- Other (list below)

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

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

## **(2) Minimum Rent**

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

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

**Minimum rent set at \$25.00 for disabled/elderly households**

- **Minimum rent set at \$50.00 for non-disabled/non-elderly households**

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

**The family would be evicted as a result of the imposition of the minimum rent requirement.**

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

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

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

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

### **B. HUD Programs Under PHA Management**

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

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

individually)		

**C. Management and Maintenance Policies**

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

- (1) Public Housing Maintenance and Management: (list below)  
Public Housing Admissions and Continued Occupancy Policy (ACOP)
  
- (2) Section 8 Management: (list below)  
Section 8 Administrative Plan

**6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

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

**A. Public Housing**

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
  - 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 903.7 9 (g)]

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

### **A. Capital Fund Activities**

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

#### **(1) Capital Fund Program Annual Statement**

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

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

## **PHA Plan Table Library**

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

**Boise City**

**Annual Statement  
Capital Fund Program (CFP) Part I: Summary**

Capital Fund Grant Number      FFY of Grant Approval: 10-01-2002

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	\$33,000
3	1408 Management Improvements	
4	1410 Administration	\$22,524
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	\$20,000
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	\$109,718
11	1465.1 Dwelling Equipment-Nonexpendable	\$40,000
12	1470 Nondwelling Structures	
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	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>\$225,242</b>
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
PHA Wide  Capitol/Franklin Capitol/Franklin	Operations Funding Consultant & Review/Permit Fees Fees and costs A/C, Refrigerators, ranges Carpet, pad, vinyl flooring	1406 1410 1430 1465.1	\$33,000 \$22,524 \$20,000 \$20,000 \$20,000
Capitol/Franklin Capitol Capitol  Franklin  Capitol and Franklin Capitol and Franklin	Sidewalk repairs Seal coat entire parking lot Carpet / paint hallways, elevator lobbies, common areas Carpet/paint 1 <sup>st</sup> floor hallways, elevator lobby, common area Exterior building awnings Replace exit signs	<i>1465.1</i> 1450 1450 1460 1460 1460 1460	\$10,000 \$4,000 \$35,000 \$12,000 \$43,718 \$5,000

**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 Wide	3/31/04	9/30/05

**(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 Attachment (state name

-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)

## 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	
ID013	PHA WIDE	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Operations Funding			33,000	2003
Administration			22,524	
Fees & Costs			20,000	
A/C, refrigerators, and ranges			20,000	
Carpet, pad and vinyl flooring			20,000	
Patio resurface/improve drainage			19,718	
Maintenance Equipment			16,000	
Computer software			60,000	
Rehab laundry room at Franklin Plaza			14,000	
Operations Funding			33,000	2004
Administration			22,524	
Fees & Costs			20,000	
A/C, Refrigerators & Ranges			20,000	
Carpet, pad and vinyl flooring			20,000	
Trash Chutes			54,000	
Replace shower units (30)			15,718	
Sink/vanity/water heater rehab (20 units) Franklin			40,000	
Operations Funding			33,000	2005
Administration			22,524	
Fees & Costs			20,000	
A/C, refrigerators, ranges			20,000	
Carpet, pad & vinyl flooring			20,000	
Sink/vanity/water heater rehab (Capitol )			40,000	
Rehab/seal coat parking lot – Franklin			22,000	
Window blinds			32,000	
Rehab (2) one-bedroom units to handicapped units Capitol/Franklin			15,718	
Operating Funding			33,000	2006
Administration			22,524	
Fees and Costs			20,000	
Air Conditioners, refrigerators, ranges			20,000	

Carpet/pad/vinyl flooring Vent Hallways	20,000 109,718	
<b>Total estimated cost over next 5 years</b>	<b>\$1,126,210</b>	

## 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:

### **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

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

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

#### 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.)

<b>Demolition/Disposition Activity Description</b>
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:

**9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24 CFR Part 903.7 9 (i)]

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.

<b>Designation of Public Housing Activity Description</b>	
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: <u>(DD/MM/YY)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

**10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

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.

<b>Conversion of Public Housing Activity Description</b>
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input 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)

- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- 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)

**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.)

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

**B. Section 8 Tenant Based Assistance**

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

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:

**12. 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 entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

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

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

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

**B. Services and programs offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

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


**(2) Family Self Sufficiency program/s**

a. Participation Description

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

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

**C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
  - Informing residents of new policy on admission and reexamination
  - Actively notifying residents of new policy at times in addition to admission and reexamination.
  - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
  - Establishing a protocol for exchange of information with all appropriate TANF agencies
  - Other: (list below)

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

**13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: 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)

2. What information or data did the PHA used 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)

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

**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)

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

### C. Coordination between PHA and the police

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

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

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

### D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2001 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment.

## **14. RESERVED FOR PET POLICY**

## Purpose

The purpose of the Boise City Housing Authority (BCHA) Pet Policy is to ensure that those residents who desire pets are responsible pet owners, and those residents who do not desire pets are not inconvenienced by pets on the premises. It is also intended to assure that pets on premises are properly cared for. Further goals of this policy are to assure a decent, safe and sanitary living environment for existing and prospective tenants, and to protect and preserve the physical condition of the premises and the financial interest of the BCHA in the premises. Pets may not leave owner's apartment except where noted. Such pet will not be allowed to roam either the buildings or on the grounds.

## **Summary of Pet Policy Attachment ID013c01**

## **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

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

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

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

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

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

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

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name)
- Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments  
List changes below:
- Other: (list below)

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

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

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

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

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)

**The Resident Commissioner for the Boise City Housing Authority was a mayoral appointment.**

**C. Statement of Consistency with the Consolidated Plan**

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

1. Consolidated Plan jurisdiction: (**City of Boise**)
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)

**Provide decent housing which includes: assisting homeless persons obtain affordable housing; assisting persons at risk of becoming homeless; retention of affordable housing stock; increase the availability of affordable permanent housing in standard condition to low income and moderate income families; increase the supply of affordable housing; provide affordable housing that is accessible to job opportunities.**

**BCHA supports this strategy through:**

- \* Ongoing efforts to pursue additional funding opportunities for the Section 8 rental assistance program;
- \* Effectively and efficiently managing Public Housing programs by minimizing vacancies and reducing turn over time;
- \* Analysis of Section 8 Payment Standards on an annual basis to ensure maximum utilization of the Section 8 program by participating families;
- \* Ensure the supply of Section 8 and Public Housing units are decent safe and sanitary through enforcement of HQS and UPCS;
- \* Continuing to market the Section 8 program to community landlords through the use of landlord workshops, information brochures and newsletters and other forms of outreach;
- \* Apply for special-purpose targeted vouchers such as Mainstream, Shelter Plus Care, Section 811 and others that might become available;
- \* Working to enhance coordination with area Service Providers. Administer Shelter Plus Care, Housing Opportunities for persons with AIDS (HOPWA) and Supportive Housing Programs;
- \* Coordinate the Continuum of Care planning and process on behalf of the City of Boise to expand housing opportunities for persons experiencing Homelessness;
- \* Provide special need housing consultation services for community based groups interested in developing housing.

**To establish and maintain a suitable living environment which includes: improving the safety and livability of neighborhoods; increasing access to quality public and private facilities and services; reducing the isolation of**

**income groups; restoring and preserving properties of special historic, architectural or aesthetic value; and conservation of energy resources.**

**BCHA supports this strategy through:**

- Facilitate the development of 106 new units of affordable rental housing
- Prevent the physical decline of existing residential housing through rehabilitation/renovation of 60 housing units occupied by low and moderate income and special needs households;
- Promote equal opportunity for all residents within the City of Boise to reside in housing and neighborhoods of their choice through the Section 8 rental assistance program;
- Development of 54 senior housing units adjacent to urban renewal area;
- The utilization of PHDEP funds for physical improvement activities that assist in deterring crime.

**To expand economic opportunities for all residents; particularly for persons of low and moderate income which includes: job retention and creation; access to capital and credit for development activities that promote the long term economic and social viability of the community; and empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted and public housing;**

**BCHA supports this strategy through:**

- Its commitment to expanding the FSS program in the Section 8 rental assistance program and coordinating with other service providers to identify available resources and programs;
- The utilization of Capitol Fund dollars in an efficient and responsible manner to continually modernize Public Housing units;
- Collaborative projects with partnering agencies to develop a centralized location with conveniently located child care facilities to provide workshops to deal with the issues outline above.

Other: (list below)

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

See response to question #2

## **D. Other Information Required by HUD**

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

### **Definition of “substantial deviation” and “significant amendment or modification”**

**The BCHA has defined substantial deviations or significant amendments or modifications as discretionary changes in the plans, policies of the BCHA that fundamentally change the mission, goals, objectives or plans of the authority and which require formal approval of the Board of Commissioners.** (Revisions to the Capital Fund are not considered a substantial deviation or significant amendment or modification to the PHA plan.)

## **Attachments**

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

**Statement of Meeting BCHA’s Mission and Goals as Outlined in its current 5-year plan – ID013a01**

**Community Service Requirement – ID013b01**

**Pet Policy – ID013c01**

**PHA Organizational Chart – ID013d01**

**Statement of Voluntary Conversion of Developments from Public Housing  
ID013e01**

**Membership of the Resident Advisory Board ID013f01**

**Capital Fund: Budget Progress Report & Annual Statement/Performance and  
Evaluation Report – ID013g01 & ID013h01 (two parts)**

**Table Library**

**STATEMENT OF PROGRESS  
MEETING THE 5-YEAR PLAN MISSION AND GOALS  
ID013a01**

The Boise City Housing Authority continually strives to fulfill its mission to assist eligible families and individuals including the elderly, the disabled, and the disadvantaged in obtaining safe and affordable housing and to provide opportunities and incentives for program participants to become more self-sufficient. During the past year, BCHA has made steady progress in meeting the goals set forth in its 2000 Five-Year Plan.

Over the next several years, there will be an ongoing need to provide continued and expanded services to meet significant growth in the elderly population and within low to middle income families. Dramatic future growth will lead to increased public demand and need for assistance. This will be a challenging environment, as families become increasingly unable to meet the emotional, physical and financial needs of seniors and disabled family members. With this in mind the BCHA is committed to meeting these challenges through planning collaborative efforts, internal expertise, professionalism and the funding necessary to accomplish the provision of this important human service. Further this Housing Authority is committed to changing the conditions that infringe upon the dignity and quality of life of our seniors, disabled adults and their families.

In the past year, BCHA successfully applied for 24 Fair Share vouchers. We have not received an award notification as of yet for the Fair Share Vouchers. We received 50 Family Unification Program vouchers in February 2002 for an application submitted in August 2001. We also administered the Supportive Housing Program, PATHS, and the housing component for HOPWA. BCHA will continue in its goal to expand the supply of assisted housing by applying for additional rental vouchers as they become available.

BCHA received a PHAS score of 95 percent for the past year; we are committed to maintain our status as a High Performer. BCHA received a SEMAP rating of 89% for the past year. We are committed in improving our SEMAP score through effective and efficient program administration. We are actively working on identifying areas of our program administration that could be improved and will be working on these areas. BCHA currently maintains 100 percent transmission on 50058 forms. BCHA educates program participants about voucher portability and Family Self-Sufficiency during its Voucher Briefings and during the annual recertification process.

BCHA provides tenants and landlords with informational brochures and publishes quarterly newsletters for both program participants and participating landlords. We do public outreach and educational presentations regarding the programs we administer to our participants, participating landlords, prospective landlords and community groups. We are active in the Homeless Coalition, Community House, Boise Neighborhood Services Program and NAHRO.

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Statement of Progress

During the past year BCHA used modernization dollars to replace bathroom sinks and vanities, hot water heaters, and common area windows at Capitol Plaza. Other planned activities are replacing the Sprinkler Systems at Franklin and Capitol Plaza and parking lot improvements at Capitol Plaza.

BCHA received PHDEP dollars during the past year. A portion of these funds was used to implement security improvements, including outside lighting and a video security system at Franklin and Capitol Plazas. These funds are continuing to be utilized for more security improvements at Capitol and Franklin Plazas including cameras, lighting, and keyless entry system.

BCHA has increased the payment standards across the board to 110 percent of the Fair Market Rent and analyzes the need to change voucher payment standards annually.

In our continuing efforts to expand the FSS Program, BCHA added an additional Resource Development Specialist to the FSS Department. With the addition, of the new Specialist, this brings the staffing a total of three full-time.

BCHA is in the process of developing a voucher homeownership program. We will be targeting our voucher homeownership program to current voucher holders in good standing that have a least one family member with a disability or whose head of household or spouse is elderly. We are in the process of collaborating with local disability advocate groups, mortgage companies and other local housing authorities in developing this program.

BCHA continues to ensure equal opportunity and affirmatively further fair housing by providing information during participant briefings, referrals to Fair Housing when appropriate and providing necessary forms. BCHA staff has attended Fair Housing training to expand their knowledge of Fair Housing requirements. BCHA is dedicated to furthering Fair Housing by being a strong supporter and sponsor of the annual Fair Housing Conference held in Boise City. BCHA attempts to identify accessible units for the Section 8 voucher holders for participation in the Section 8 Program.

## **NOTICE**

**February 2002**

Effective March 1, 2002 the Boise City Housing Authority will suspend the implementation and enforcement of the Community Service work requirement provision that was included in the U.S. Housing Reform Act of 1998.

Therefore, the Housing Authority will not implement or enforce the community requirement provision of the lease during 2002 fiscal year.

## **Implementation of Public Housing Resident Community Service Requirements**

Boise City Housing Authority (BCHA) has implemented the Community Service Requirements, as mandated by Section 12© of the U.S. Housing Act of 1937, for all families effective October 1, 2000. BCHA notified in writing all public housing households of the community service requirements and of the categories of individuals who were exempted from the requirement. If an adult family feels that he/she is exempt, he/she will need to complete the *Community Service Exemption Certification* located in BCHA's Community Service Policy. Each adult family claiming exemption from the community service requirement must complete a Community Service Exemption Certification.

The written notification advised families that their community service obligations began upon the effective date of their first annual reexamination on or after October 1, 2000. For families paying flat rent, their obligation was effective on the date that their annual reexamination would have taken place. The notification also advised the family that failure to comply with the community service requirement would result in ineligibility for continued occupancy at the time of any subsequent annual reexamination.

Community service includes performing work or duties in the public benefit that serve to improve the quality of life and/or enhance resident self-sufficiency, and/or increase the self-responsibility of the resident within the community. Since approximately 99% of the Boise City Housing Authority Residents are exempt from these criteria our Housing Authority chose to utilize the Community Service Volunteer(s) within our own Agency at this time as we felt that we have a variety of job opportunities within our organization to fulfill this requirement. We will continue in our effort to coordinate with social service agencies to identify a list of volunteer community service opportunities.

If a family is found to be in non-compliance with community service requirements, BCHA will notify the family member, provide the opportunity for a grievance procedure and unless the family member(s) enters into an agreement to comply the lease will not be renewed or the lease will be terminated.

BCHA will offer the family member found to be in noncompliance, the opportunity to enter into an agreement to cure prior to the anniversary of the lease. If any applicable family member does not accept the terms of the cure agreement, does not fulfill their obligations to participate in an economic self-sufficiency program, or falls behind in their obligation under the agreement to perform community service, BCHA will take action to terminate the lease agreement.

## **Summary of Pet Policy ID013c01**

The Boise City Housing Authority (BCHA) implemented a Pet Policy as required by Section 31 of the U.S. Housing Act of 1937 regarding the ownership of pets in public housing developments. Under this section, housing authorities must implement policies permitting public housing residents to own pets, which are subject to reasonable requirements determined by BCHA. This is not a new policy to BCHA as we have had a pet policy in place for the past ten (10) years.

Residents requesting to own a pet will be required to pay a \$150.00 pet deposit (for dogs and cats only). This will be refundable at the time the resident moves or disposes of the pet, less any charges for pet-related damages. In the event that the pet deposit will not cover the cost of damages, the Head of Household will be billed the additional amount. If damages are caused by pets not requiring this deposit, the Head of Household may be billed the entire costs of damage due to the pet.

Residents must have prior written approval of the BCHA before they can move a pet into the unit. This request will be made on the Authorization for Pet Ownership Form. Residents will also be required to read and sign a copy of BCHA's Pet Policy. On these forms, the resident will need to list the requested basic information on the pet, as well as, provide license number, veterinarian, emergency caregiver for pet and provide a picture of the pet.

BCHA normally will only allow one common household pet in the unit. However, we have allowed up to two cats with special permission for BCHA. Our pet policy specifies which types of animals are allowed and size requirements. The resident will be required to show proof of current city license and rabies certification (and other current inoculations). Dogs and cats will need to be spayed or neutered prior to being allowed on the property. Residents must comply with all federal, state, municipal, city or county codes regarding pet ownership.

Pets must be kept in the designated areas as outlined in the pet policy and the pet owner must be in control of the animal at all times. The pet owner is responsible for clean up of all animal waste and must dispose of it as outlined in the Pet Policy. The landlord reserves the right to conduct inspections to check compliance with all stated pet policies.

A pet shall not be allowed to interfere with the peaceful enjoyment of other residents/neighbors or interfere with BCHA employees conducting business on or around the property. The pet owner will not allow the animal to damage BCHA property or the property of other residents/neighbors.

Visiting pets are not allowed. No common household pet can be kept for profit making breeding activities.

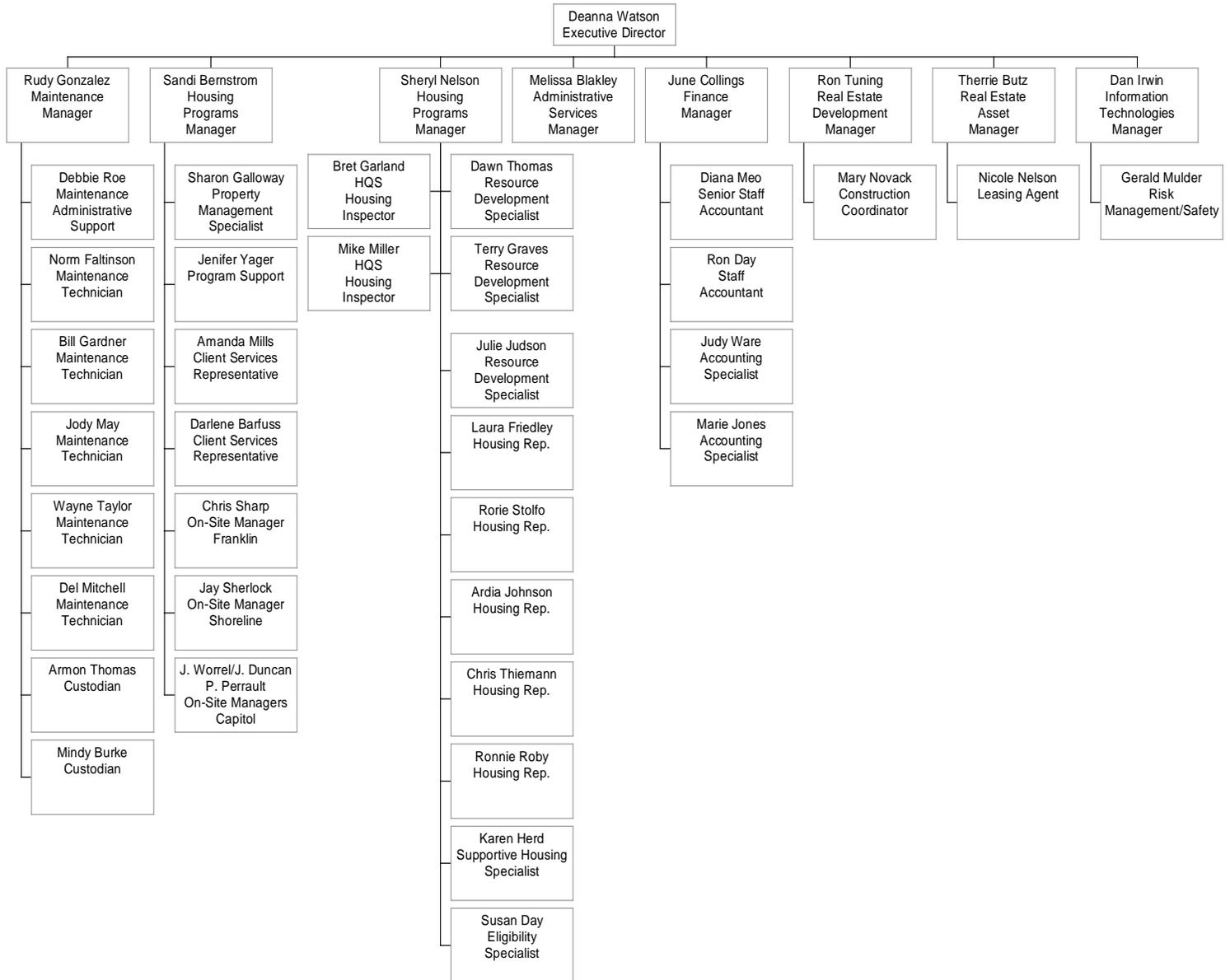
Page Two

### Summary of Pet Policy

If a pet causes harm to any person, the owner will need to permanently remove the pet within 24 hours. This and all other violations of the Pet Policy are considered violations of the Lease Agreement and will be dealt with as such (which includes the right to a grievance procedure).

BCHA will not be held responsible for any claims, actions, suits, judgments, and demands brought by other parties in connection with any activity/damage caused by the resident's pet.

# BOISE CITY/ADA COUNTY HOUSING AUTHORITY ORGANIZATIONAL CHART



**Conversion of Public Housing  
ID013e01**

The Boise City Housing Authority is exempt from doing the voluntary conversion analysis as Capitol and Franklin Plazas were designed as elderly/disabled developments.

Voluntary Conversion  
Federal Register 66 FR 4476

**Membership of the Resident Advisory Board  
ID013f01**

Chris Sharp

Nancy Kennedy

Pat Gasper

DeeRay Solberg

Wanda Johnson

Jodi Worrell

Paul Perault

Jim Duncan

Helen Kruszewshi

Lucille Pepler

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Boise City Housing Authority	Grant Type and Number Capital Fund Program Grant No: ID16P01350100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 03/31/02  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				
2	1406 Operations	37,445.00	29,620.16	29,620.16	24,898.96
3	1408 Management Improvements				
4	1410 Administration	22,555.00	22,555.00	22,555.00	22,555.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	22,949.00	18,838.95	18,838.95	18,292.25
8	1440 Site Acquisition				
9	1450 Site Improvement	70,000.00	81,934.89	81,934.89	66,703.74
10	1460 Dwelling Structures	72,600.00	72,600.00	72,600.00	72,600.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	225,549.00	225,549.00	225,549.00	205,049.95
22	Amount of line 21 Related to LBP Activities				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

<b>PHA Name:</b> Boise City Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: ID16P01350100 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2000
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 03/31/02  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Boise City Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: ID16P01350100 Replacement Housing Factor Grant No:				<b>Federal FY of Grant: 2000</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
ID013001-002	General Operations and maintenance	1406		37,445.00	29,620.16	29,620.16	24,898.96	In progress
ID013001-002	Administration	1410		22,555.00	22,555.00	22,555.00	22,555.00	Complete
ID013001-002	Fees and Costs	1430		22,949.00	18,838.95	18,838.95	18,292.25	In progress
ID013001-002	Sprinkler Systems	1450	100%	70,000.00	66,703.74	66,703.74	66,703.74	Complete
ID013001	Parking Lot	1450	100%		15,231.15	15,231.15	0.00	In progress
ID013001-002	Windows Replacement	1460	25%	72,600.00	72,600.00	72,600.00	72,600.00	Complete
Total Funding Amount				\$225,549		\$225,549	\$205,049.95	

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Boise City Housing Authority			<b>Grant Type and Number</b> Capital Fund Program Grant No: ID16P01350100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
PHA Name: Boise City Housing Authority		<b>Grant Type and Number</b> ID16P01350100 Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
ID013-001	3/31/02			12/31/02			
ID013-002	3/31/02			12/31/02			

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: Boise City Housing Authority		Grant Type and Number ID16P01350100 Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	





**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Boise City Housing Authority	Grant Type and Number Capital Fund Program Grant No: ID16P01350101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 03/31/02  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				
2	1406 Operations	57,000.00		12.00	12.00
3	1408 Management Improvements				
4	1410 Administration	23,039.00		918.89	918.89
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000.00		0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	50,000.00		33,176.85	0.00
10	1460 Dwelling Structures	80,000.00		0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	230,039.00		34,107.74	930.89
22	Amount of line 21 Related to LBP Activities				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Boise City Housing Authority	Grant Type and Number Capital Fund Program Grant No: ID16P01350101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 03/31/02  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Boise City Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: ID16P01350100 Replacement Housing Factor Grant No:				<b>Federal FY of Grant: 2001</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
ID013001-002	General Operations and maintenance	1406		57,000.00		12.00	12.00	In progress
ID013001-002	Administration	1410		23,039.00		918.89	918.89	In progress
ID013001-002	Fees and Costs	1430		20,000.00		0.00	0.00	In progress
ID013001	Parking Lot	1450	100 %	50,000.00		33,176.85	0.00	In progress
ID013001-002	Vent hallways	1460	50%	80,000.00		0.00	0.00	In progress
Total Funding Amount				\$230,039		\$34,107.74	\$930.89	











**RESIDENT MEMBER OF THE PHA GOVERNING BOARD OF  
COMMISSIONERS**

**ID013i01**

The Resident Member of the PHA Board of Commissioners is Tammy Ireby appointed on November 15, 2001 and her term expires on October 31, 2006. This position was advertised through the Resident Advisory Board and submitted to the Mayor of Boise City for selection.

**CAPITAL FUND PROGRAM TABLES START HERE**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
PHA Name: Boise City Housing Authority		Grant Type and Number IDP013501002 Capital Fund Program Grant No: 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				
2	1406 Operations	\$ 83,000			
3	1408 Management Improvements				
4	1410 Administration	\$ 22,524			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 20,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 14,000			
10	1460 Dwelling Structures	\$ 95,718			
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Boise City Housing Authority	Grant Type and Number IDP013501002 Capital Fund Program Grant No: Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending:  Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$225,242			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Boise City Housing Authority		Grant Type and Number: IDP013501002 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			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 Work
				Original	Revised	Funds Obligated	Funds Expended	
<b>Capitol Plaza</b>								
ID0130-001	Operations Funding	1406		\$16,500				
ID013-001	Administration/Coordinator salary	1410		\$11,262				
ID013-001	Fees and Costs	1430		\$10,000				
ID013-001	A/C (5), Refrigerators(5), ranges (5)	1406	15	\$10,000				
ID013-001	Carpet, vinyl flooring	1406	10	\$10,000				
ID013-001	Sidewalk repairs	1406	5%	\$ 5,000				
ID013-001	Seal Coat parking lot	1450	100%	\$ 4,000				
ID013-001	Carpet hallways/common areas	1460		\$ 20,000				
ID013-001	Paint hallways/common areas	1460		\$ 15,000				
ID013-001	Exterior Awnings	1460	46	\$ 21,859				
ID013-001	Replace Exit Signs	1460	43	\$ 2,500				
<b>Sub-total</b>				<b>\$126,121</b>				

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

PHA Name: Boise City Housing Authority		Grant Type and Number <b>IDP013501002</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No:			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 Work
<b>Capitol Plaza</b>				Original	Revised	Funds Obligated	Funds Expended	
<b>Franklin Plaza</b>								
ID013-002	Operations Funding	1406		\$16,500				
ID013-002	Administration/Coordinator Salary	1410		\$11,262				
ID013-002	Fees and Costs	1430		\$10,000				
ID013-002	A/C(5), Refrigerators(5), Ranges (5)	1406	15	\$10,000				
ID013-002	Carpet/vinyl flooring	1406	10	\$10,000				
ID013-002	Sidewalk repairs	1406	5%	\$ 5,000				
ID013-002	Carpet common area/halls	1460		\$6,000				
ID013-002	Paint common area/halls	1460		\$6,000				
ID013-002	Exterior building awnings	1460	46	\$21,859				
ID013-002	Replace Exit Signs	1460	43	\$2,500				
<b>Sub-total</b>				<b>\$99,121</b>				

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: Boise City Housing Authority			Grant Type and Number IDP013501002 Capital Fund Program Grant No: Replacement Housing Factor Grant No:			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 Work
Capitol Plaza					Original	Revised	Funds Obligated	Funds Expended	
Total					\$225,242				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part III: Implementation Schedule								
PHA Name: Boise City Housing Authority			Grant Type and Number ID16P013501002 Capital Fund Program No: Replacement Housing Factor No:			Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
ID013-001- Capitol	3/31/04			9/30/05				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)**  
**Part III: Implementation Schedule**

PHA Name: Boise City Housing Authority		Grant Type and Number ID16P013501002 Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant: 2002
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
ID013-002-Franklin	3/30/04			9/30/05			

**Capital Fund Program Five-Year Action Plan**  
**Part I: Summary**

PHA Name: Boise City Housing Authority						<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>
Development Number/Name/H A-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 3 FFY Grant: 2004 PHA FY:2004	Work Statement for Year 4 FFY Grant:2005 PHA FY: 2005	Work Statement for Year 5 FFY Grant: 2006 PHA FY:2006	
	Annual Stateme nt					
ID013- 001/Capitol		\$95,762	\$57,762	\$73,762	\$57,767	
001/Capitol		\$19,718	\$69,718	\$15,718	\$109,708	
001/Capitol				\$40,000		
<b>Sub-total</b>		\$115,480	\$127,480	\$129,480	\$167,475	
ID013- 002/Franklin		\$95,762	\$57,762	\$73,762	\$57,767	
ID013-002		\$14,000	\$40,000	\$22,000		
<b>Sub-total</b>		\$109,762	\$97,762	\$95,762	\$57,767	
CFP Funds Listed for 5-year planning		\$225,242	\$225,242	\$225,242	\$225,242	

Replacement Housing Factor Funds					
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**Capital Fund Program Five-Year Action Plan  
Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2003 PHA FY: 2003			Activities for Year: <u>3</u> FFY Grant: 2004 PHA FY:2004		
	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
See	Capitol/ID013-001	Operations Funding	\$44,500	Capitol/ID013-001	Operations Funding	\$36,500
Annual	001	Administration/Salary	\$11,262	001	Administration/Salary	\$11,262
Statement	001	Fees & Cost	\$10,000	001	Fees & Cost	\$10,000
	001	Computer Software Management Improvement	\$30,000	001	Upgrade Trash Chute	\$27,000
	001	Patio Resurface	\$9,859	001	Replace showers	\$7,859
	Subtotal		\$105,621			\$92,621
	Franklin/ID013-002	Operations funding	\$44,500	Franklin/ID013-002	Operations Funding	\$36,500
	002	Administration/ Salary	\$11,262	002	Admin/Salary	\$11,262
	002	Fees & Cost	\$10,000	002	Fees & Cost	\$10,000
	002	Computer Software Management Improvements	\$30,000	002	Upgrade Trash Chute	\$27,000
	002	Patio resurface	\$9,859	002	Replace Showers	\$7,859
	002	Rehab Laundry Room	\$14,000	002	Sink/vanity/hot water rehab	\$40,000
	Subtotal		\$119,621			\$132,621



**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages—Work Activities**

Activities for Year :__4__ FFY Grant:2005 PHA FY: 2005			Activities for Year: _5__ FFY Grant: 2006 PHA FY:2006		
<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
Capitol/ID013-001	Operations funding	\$52,500	Capitol/ID013-001	Operations funding	\$36,500
001	Administration/salary	\$11,262	001	Administration/salary	\$11,262
001	Fees & Cost	\$10,000	001	Fees & Cost	\$10,000
001	Sink, vanity hot water heater rehab	\$40,000	001	Vent Hallways	\$54,859
001	Rehab 1 bedroom unit to accessible unit	\$7,859			
<b>Subtotal</b>		<b>\$121,621</b>			<b>\$112,621</b>
Franklin/ID013-002	Operations Funding	\$52,500	Franklin/ID013-002	Operations Funding	\$36,500
002	Administration/salary	\$11,262	002	Administration/salary	\$11,262
002	Fees & Cost	\$10,000	002	Fees & Cost	\$10,000
002	Seal Cost Parking lot	\$22,000	002	Vent Hallways	\$54,859
002	Rehab 1 bedroom unit to accessible unit	\$7,859			

Subtotal		\$103,621		\$112,621
<b>Total CFP Estimated Cost</b>		\$225,242		\$225,242

