

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2002

Indianapolis Housing Agency

Prepared 10/01

PHA Plan Agency Identification

PHA Name: *Indianapolis Housing Agency*

PHA Number: *IN017*

PHA Fiscal Year Beginning: *01/2002*

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)

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

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: **To be a top performing agency that: Provides quality affordable housing; contributes to safe communities; encourages individual and family self-sufficiency; and affirmatively promotes fair housing.**

B. Goals (See Goals & Results Attachment)

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers: **Apply for 2,100 vouchers over 5 years**
 - Reduce public housing vacancies: **Achieve a 97% occupancy rate by 2004**
 - Leverage private or other public funds to create additional housing opportunities: **Submit two tax credit applications per year totaling \$24 million through 2004**
 - Acquire or build units or developments: **Acquire 5 sites by 2004**
 - Other *(list below)*

- X PHA Goal: Improve the quality of assisted housing
Objectives:
 - X Improve public housing management: **Increase PHAS score to 95 by 2004**
 - X Improve voucher management: **Increase SEMAP score to 110 by 2003**
 - X Increase customer satisfaction: **Implement the customer satisfaction policy**
 - X Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections): **Initiate an agency wide cross-training**
 - X Renovate or modernize public housing units: **1250 units over 5 years**
 - X Demolish or dispose of obsolete public housing: **2 developments over 5 years**
 - X Provide replacement public housing: **Complete 2 Hope VI applications in 5 years**
 - X Provide replacement vouchers: **150 over 5 years, based on 2 Hope VI projects**
 - Other: *(list below)*

- X PHA Goal: Increase assisted housing choices
Objectives:
 - X Provide voucher mobility counseling: **12,500 clients over 5 years**
 - X Conduct outreach efforts to potential voucher landlords: **Implement new marketing plan**
 - Increase voucher payment standards: **(Automatic)**
 - X Implement voucher homeownership program: **25-50 clients over 5 years**
 - X Implement public housing or other homeownership programs: **147 clients to receive assistance in purchasing homes over 5 years**
 - X Implement public housing site-based waiting lists: **2 developments**
 - Convert public housing to vouchers:
 - X Other: **Public housing units are deprogrammed and used in an assisted transitional program operated by a local church, non-profit and resident council organization in Beechwood Gardens development (Completed in FY2000)**

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

- X PHA Goal: Provide an improved living environment
Objectives:

- X Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: **10% over 5 years (Analyzed and identified sites—Beechwood and Twin Hills—in FY2000)**
- X Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: **10% over 5 years (Analyzed and identified site—Hawthorne—in FY2000)**
- X Implement public housing security improvements: **20 % reduction in the crime rate**
- X Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- X Other: **Implement housekeeping program by housing management and supported by resident relations**

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

- X PHA Goal: Promote self-sufficiency and asset development of assisted households
 - Objectives:
 - X Increase the number and percentage of employed persons in assisted families: **25% over 5 years**
 - X Provide or attract supportive services to improve assistance recipients' employability: **Add at least 100 new providers to the system of services**
 - X Provide or attract supportive services to increase independence for the elderly or families with disabilities: **Provide needed services**
 - Other: *(list below)*

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

- X PHA Goal: Ensure equal opportunity and affirmatively further fair housing
 - Objectives:
 - X Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: **Provide community education and Spanish translation through workshops and dissemination of printed material.**
 - X Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:

- X** Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: **Issue vouchers to 250 families over 5 years and work with agencies and support groups that serve people with disabilities.**
- 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.

- ◆ **Expand the supply of assisted housing by (1) achieving a 90% occupancy rate and (2) leveraging \$5 million in financial resources (i.e. Tax Credits, Bond financing, and grants).**
- ◆ **Improve the quality of assisted housing by (1) applying for a new HOPE VI project (site selection currently in process), (2) demolishing Clearstream, and (3) improving curb appeal of properties.**
- ◆ **Increase assisted housing choices by (1) improving the agency's PHAS score to 85% and (2) implement the Section 8 Homeownership Program.**
- ◆ **Provide an improved living environment by (1) continuing to reduce the crime rate and (2) working toward deconcentration and income mixing in Hawthorne, Beechwood and Twin Hills.**
- ◆ **Promote self-sufficiency by (1) continuing to increase employment and training in assisted families, and (2) reducing teen pregnancy, drug and alcohol abuse, crime, and school failure. (3) change preferences to promoting employment retention and enrollment in job training programs.**
- ◆ **Ensure equal opportunity by (1) working with the City of Indianapolis, Township schools, and Indianapolis Public Schools to promote fair housing opportunities through the Marion County Center for Housing Opportunities.**

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	7
ii. Table of Contents	8
1. Housing Needs	12
2. Financial Resources	18
3. Policies on Eligibility, Selection and Admissions	19
4. Rent Determination Policies	28
5. Operations and Management Policies	32
6. Grievance Procedures	33
7. Capital Improvement Needs	34
8. Demolition and Disposition	36
9. Designation of Housing	37
10. Conversions of Public Housing	38
11. Homeownership	40
12. Community Service Programs	42
13. Crime and Safety	44
14. Pets (<i>Inactive for January 1 PHAs</i>)	46
15. Civil Rights Certifications (<i>included with PHA Plan Certifications</i>)	46
16. Audit	46
17. Asset Management	46
18. Other Information	47

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:

- A** Admissions Policy for Deconcentration
- B** FY 2001 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (*Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY*)

Optional Attachments:

- D** PHA Management Organizational Chart
- E** FY 2000 Capital Fund Program 5 Year Action Plan
- F** Public Housing Drug Elimination Program (PHDEP) Plan
- G** Comments of Resident Advisory Board or Boards (*must be attached if not included in PHA Plan text*)

Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public housing rent determination policies, including the methodology for setting public housing flat rents X 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 X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies X 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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public housing grievance procedures X check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures X 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
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	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 X check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (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
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	26,217	5	5	5	4	2	3
Income >30% but <=50% of AMI	20,946	3	5	5	3	3	4
Income >50% but <80% of AMI	29,393	3	2	5	1	5	5
Elderly	15,187	4	5	2	4	1	5
Families with Disabilities	72,000 people	3	4	3	5	2	5
Race/Ethnicity:							
White-Total	50,149	3	4	3	4	1	2
White-Hispanic	2,343	3	4	3	4	1	2
Race/Ethnicity:	25,534	5	4	3	4	1	3
Black							
Race/Ethnicity:	260	3	4	3	4	1	3
Am. Indian							
Race/Ethnicity:	612	3	4	3	4	1	3
Asian Pacific Is							

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: **2000-2004**
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") data set
- American Housing Survey data
Indicate year:
- Other housing market study: **A Housing Strategy for Indianapolis by the Indianapolis Housing Task Force, July, 1998**
- Other sources: **IHFA Statewide Housing Market Study**

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1103		Data not tracked
Extremely low income <=30% AMI	<i>Number combined With "Very Low"</i>	<i>See category below</i>	
Very low income (>30% but <=50% AMI)	1067	96.7%	
Low income (>50% but <80% AMI)	29	2.6%	
Families with children	926 children	Family data not available	
Elderly families	32	2.9%	
Families with Disabilities	Data not available	Data not available	
Race/ethnicity: White	775 individuals	Family data not available	
Race/ethnicity: Black	1440 individuals	Family data not available	
Race/ethnicity: American Indian	2 individuals	Family data not available	
Race/ethnicity: Unknown	26 individuals	Family data not Available	
Characteristics by Bedroom Size			
1BR	176	16.0 %	Data not tracked

Housing Needs of Families on the Waiting List			
2 BR	271	24.6%	Data not tracked
3 BR	613	55.6%	Data not tracked
4 BR	33	3.0%	Data not tracked
5 BR	10	.9%	Data not tracked
5+ BR	-0-	-0-	Data not tracked
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? Two months			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1477	100%	Data not tracked
Extremely low income <=30% AMI	1360	92%	
Very low income (>30% but <=50% AMI)	103	7%	
Low income (>50% but <80% AMI)	14	1%	
Families with children	402	27%	
Elderly families	206	14%	
Families with Disabilities	271	18%	
Race/ethnicity: White	130	9%	
Race/ethnicity: Black	1318	89%	
Race/ethnicity:	29	2%	

Housing Needs of Families on the Waiting List			
Other			
Race/ethnicity:			
Characteristics by Bedroom Size <i>(Public Housing Only)</i>			
1BR	481	33.%	Data not tracked
2 BR	553	37%	Data not tracked
3 BR	376	25%	Data not tracked
4 BR	62	4%	Data not tracked
5 BR	6	1%	Data not tracked
5+ BR	N/A	N/A	Data not tracked
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 checked="" 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: **Establish and enhance our working relationship with Indiana Housing Finance Authority, Indianapolis Neighborhood Housing Partnerships, local CDCs, developers, banks, and other financial institutions**

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: **At Concord and Eagle Creek all residents participate in Family Self-Sufficiency as a condition of their lease.**

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

- Affirmatively market to races/ethnicity 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: **Comply with consent decree for public housing**

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.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2001 grants)		
a) Public Housing Operating Fund	\$ 4,600,000	
b) Public Housing Capital Fund	4,927,635	
c) HOPE VI Revitalization	29,180,158	
d) HOPE VI Demolition	1,250,000	
e) Annual Contributions for Section 8 Tenant-Based Assistance	33,000,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	537,000	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
g) Resident Opportunity and self-sufficiency Grants	500,000	
h) Community Development Block Grant	100,000	Public housing supportive services
i) HOME	20,000	
Other Federal Grants (list below)		
COPS	330,000	Public housing safety/security
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$ 3,137,471	Public housing operations
4. Other income (list below)		
4. Non-federal sources (list below)		
Dept. of Family & Children: IMPACT (State grant)	257,000	P.H. & Section 8 Supportive Services
In-Kind (Provider partners)	999,000	P.H. & Section 8 Supportive Services
Total resources	\$ 78,838,264	

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: **Two weeks**
 - Other: **At point of application**
- 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 **Laurelwood Apartments only**
 - Other: **Credit check**
- 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: **IHA Website**
- 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?
Twelve (all)
 2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?

If yes, how many lists? **All**

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

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)
Those who have completed the educational, training, or upward mobility programs.

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

1 Date and Time

Former Federal preferences:

- 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)*

- 1** 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
- 1** 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
- 1** Other preference(s) *(list below)*
Those who have completed the educational, training, or upward mobility programs

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- X** 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)*

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

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

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

(6) Deconcentration and Income Mixing

a. **X** 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: **Twin Hills, Beechwood**

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? *(select all that apply)*

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below: **Hawthorne**

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)*
- 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)*
- None
- Criminal or drug-related activity
- Other *(describe below)*

(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

X Other: **Project Based onsite -- Unity Park, Eastside Comm. Investment CDC and the Phoenix Apartments. Special programs also include VASH (applicants apply through V.A. and FUP-Family Unification Program).**

(3) Search Time

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

If yes, state circumstances below: **(1) If client provides proof that he/she has searched by providing a list of properties (with name and phone number of owners) and outcome of each. (2) If client has a medical reason for the delay and provides proof.**

(4) Admissions Preferences

a. Income targeting

Yes **X** 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. **X** 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

- X** 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)*

- X** 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
- X** 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)
Those who have completed the educational, training, or upward mobility programs.

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

1 Date and Time

Former Federal preferences

- 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)

- 1** 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
- 1** 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
- 1** Other preference(s)
Those who have completed the educational, training, or upward mobility programs.

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: **Informal hearings**

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

- Through published notices
 Other: **Marketing Campaign: Flyers to Community Development Corporations, Local Neighborhood Organizations, Township Trustee’s Office, local churches, etc.**

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: **Admissions and Occupancy Policy is consistent with the QHWRA**

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

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

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

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

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
 For other family members
 For transportation expenses

- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other *(describe below)*

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

- Never
- 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)

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

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)
- The section 8 rent reasonableness study of comparable housing
 - Survey of rents listed in local newspaper
 - Survey of similar unassisted units in the neighborhood
 - Other (list/describe below)

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

- a. What is the PHA's payment standard? (select the category that best describes your standard)
- At or above 90% but below 100% of FMR
 - 100% of FMR
 - Above 100% but at or below 110% of FMR
 - 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) **N/A**
- 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 sub-market
 - 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: **Rent Reasonableness Survey**

(2) Minimum Rent

- a. What amount best reflects the PHA's minimum rent? (select one)
- \$0
 - \$1-\$25
 - \$26-\$50
- b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	1521	23%
Section 8 Vouchers	5238	-0-
Section 8 Certificates	-0-	-0-
Section 8 Mod Rehb	-0-	-0-
Special Purpose Section 8 Certificates/Vouchers (list individually)	1437 Vouchers	
Public Housing Drug Elimination Program (PHDEP)	12,000 duplicated count of residents	15%
Other Federal Programs(list individually)		
Family Investment Center	490 duplicated	20%
Resident Transportation Activities	36,298 duplicated count of residents	-0-

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: **Maintenance Policy Manual, Admissions and Occupancy Policy (ACOP)**
- (2) Section 8 Management: **Section 8 Administrative Plan (includes HQS Inspection Policy)**

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: **Timeframe as to criminal activity review**

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: **Timeframe as to criminal activity review**

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

FY 2002 Annual Plan, Page 34

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

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 A**

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at **Attachment A**

-or-

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

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

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

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

1. Development name: **Concord and Eagle Creek**

2. Development (project) number: **17-09, 17-015**

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: **Brokenburr**

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: **Clearstream and Brokenburr**

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:
Not yet determined

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.)

Demolition/Disposition Activity Description
1a. Development name: Clearstream
1b. Development (project) number: IN36PO17014
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>

3. Application status (select one) Approved <input checked="" type="checkbox"/> (Disposition-10/26/99) Submitted, pending approval <input checked="" type="checkbox"/> (Demolition-submitted 5/4/99) Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission: <u>(10/26/99)</u>
5. Number of units affected: 250
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: Awaiting HOPE VI HUD Funding b. Projected end date of activity:

Demolition/Disposition Activity Description
1a. Development name: Broken Burr Trails 1b. Development (project) number: IN36PO17016
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved Submitted, pending approval Planned application <input checked="" type="checkbox"/> Demolition and Disposition Application submitted March 2001
4. Date application approved , submitted, or planned for submission:
5. Number of units affected: 250
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: Awaiting HOPE VI HUD Funding 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.) N/A

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. N/A

Designation of Public Housing Activity Description	
1a. Development name: <u>Indiana Avenue</u>	
1b. Development (project) number: <u>IN017-027</u>	
2. Designation type:	
Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: <u>(03/31/02)</u>	
5. If approved, will this designation constitute a (select one)	
<input checked="" type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously-approved Designation Plan?	
6. Number of units affected: <u>107</u>	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" 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. N/A

Conversion of Public Housing Activity Description
1a. Development name: <u>N/A</u> 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) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

HOPE VI Homeownership Plan: Proposed to provide at least 29 homeownership opportunities to low- and moderate-income families through the origination of subordinate HOPE VI mortgages to help purchase new, substantially rehabilitated, or existing homes. (\$405,000 has been allocated)

Family Self-Sufficiency Homeownership Program: PHA clients are provided with training and referred to programs (like Habitat, CDC, Fannie Mae) to enable them to purchase homes.

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.)* **N/A**

Public Housing Homeownership Activity Description (Complete one for each development affected)

1a. Development name: N/A
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: **Minimum down payment, maximum time period to locate and purchase a home, income/financial guidelines, eligibility requirements, homeownership counseling requirement**

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? **07/29/98**

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: **Partner to administer Family Unification Program (FUP)**

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA

- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (*list below*)

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Children & Youth Services	10,342	Parent permission	Door-to-door	Both
Senior & Disabled Programs	14,226	Specific criteria & self-identify	Door-to-door	PH
Individual & Family Intervention	1,971	Self-identify	Development office	PH
FSS/Economic Uplift	10,810	Specific criteria	Door-to-door & FIC	Both
Resident Involvement	3,746		Recruited	Both
Transportation	36,338	First come/First-served	FAX or drop-off form-Main	Both
Other (e.g. Family Activities)	908	Outreach	Door-to-door	Both

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants	Actual Number of Participants

	(start of FY 2000 Estimate)	(As of: 10/27/00)
Public Housing	No mandatory number	223
Section 8	1,000	969

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: N/A

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments

- X High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- X Residents fearful for their safety and/or the safety of their children
- X Observed lower-level crime, vandalism and/or graffiti
- X 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
- X Other: **Residents from the neighborhood**

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)*.

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

3. Which developments are most affected? **Beechwood Gardens, Hawthorne, Blackburn**

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)*

- X Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- X Crime Prevention Through Environmental Design
- X Activities targeted to at-risk youth, adults, or seniors
- X Volunteer Resident Patrol/Block Watchers Program
- X Other: **Youth summer camps, soap box derby**

2. Which developments are most affected? **Beechwood Gardens, Hawthorne, Blackburn**

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)*

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

2. Which developments are most affected? **Beechwood Gardens, Hawthorne, Blackburn**

D. Additional information as required by PHDEP/PHDEP Plan

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

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

(Please see Attachment)

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? N/A
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: *(if comments were received, the PHA MUST select one)*

- Attached at **Attachment E: Comments of Resident Advisory Board**
 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: **Increased 5-year goal to renovate or modernize public housing units, and increased capital improvement funding for Barton***
- 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.) **City ordinance requires 2 residents to serve on Board***

3. Description of Resident Election Process

- a. Nomination of candidates for place on the ballot: *(select all that apply)*
- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: *(describe)*
- b. Eligible candidates: *(select one)*
- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other *(list)*
- c. Eligible voters: *(select all that apply)*
- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other *(list)*

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: **Indianapolis, IN, Marion County**
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: *(select all that apply)*
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. *(list below)* **See #4 below**
 - Other: *(list below)*
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: **The Consolidated Plan incorporates the PHA's activities to further define and service the housing needs in this jurisdiction.**

D. Other Information Required by HUD

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

Pursuant to the Quality Housing and Work Responsibility Act of 1998, the Indianapolis Housing Agency is specifically made eligible for Home Rule. IHA is still considering Home Rule, move to work and other options available to the agency.

Attachments

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

PHA Plan Table Library

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

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

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
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	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
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

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)

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	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

Table Library

Table Library

Attachment A

Admissions Policy for Deconcentration

SECTION IV DECONCENTRATION RULE

1. The objective ~~of the~~of the Deconcentration Rule for public housing ~~units~~is units is to

Ensure that ~~families~~families are housed in a manner that will prevent a concentration of poverty families and/or a concentration of higher income families in any one development. The specific objective of the housing authority is to house no less than 40 percent of its public housing inventory with families that have ~~income~~income at or below 30% of the area median income by public housing development. Also the housing authority will take action to ensure that no ~~individual has~~individual has a concentration of higher income families in one or more of the developments. To ensure that the housing authority does not concentrate families with higher income levels, it is the goal of the housing authority not to house more than 60% of its units in any one development with families whose income exceeds 30% of the area medium income. The housing authority will track the status of family income by, development on a monthly basis by utilizing income reports generated by the housing authority's computer system.

- ~~2.~~2. To accomplish the deconcentration goals, the ~~housing authority~~housing authority will take the following actions:

- A. At the beginning of each housing authority fiscal year, the housing authority will establish a goal for housing 40% of its new admissions with families whose incomes are at or below the area median income. The annual goal will be calculated by taking 40% of the total number of move-ins from the previous housing authority fiscal year.

- B. To accomplish the goals of:

1. Housing not less than 40% of its public housing inventory on an annual basis with families that have incomes at or below 30% of the area median income, and
2. Not housing families with incomes that exceed 30% of the area median income in development that have 60% or more of the total household living in the development with incomes that exceed 30% of the area median income, the housing authority's Tenant Selection and Assignment Plan, which is a part of this policy, provides for skipping families on the waiting list to accomplish these goals.

ATTACHMENT B

FY 2001 Capital Fund Program Annual Statement

Indianapolis Housing Agency

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

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number IN36P01750102 FFY of Grant Approval: (2002)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	482,977
3	1408 Management Improvements	780,000
4	1410 Administration	482,649
5	1411 Audit	0
6	1415 Liquidated Damages	0
7	1430 Fees and Costs	328,751
8	1440 Site Acquisition	0
9	1450 Site Improvement	
10	1460 Dwelling Structures	2,111,160
11	1465.1 Dwelling Equipment-Nonexpendable	275,000
12	1470 Nondwelling Structures	80,716
13	1475 Nondwelling Equipment	386,382
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	\$4,927,635
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	150,000
24	Amount of line 20 Related to Energy Conservation Measures	

Attachment D

PHA management Organizational Chart



Indianapolis Housing Agency



Executive Director
Chief Financial Officer
Director of Special Projects
Director of HOPE VI
Director of Public Safety
Director of M C C H O

Rufus Bud Myers
Robert Wilkes
Greg Whipple
Thomas Creasser
William Wright
Sandra Sandifer

Deputy Director/ General Counsel
Director of Section 8
Director of Housing Mgt.
Director of Maintenance
Director of Modernization
Director of Resident Relations

Patrick Chavis, IV
Debra Umphrey
Katie Goar
Jeffrey Thompson
Dorothy Henderson
Pamela Morrison

ATTACHMENT F

**Public Housing Drug Elimination Program (PHDEP)
Plan**

Attachment F

**INDIANAPOLIS HOUSING AGENCY DRUG ELIMINATION PROGRAM PERFORMANCE OBJECTIVES
2000-2004**

Component	Performance Measures and Outcomes	Baseline 1999	5 Year Goal: 2000-2004	2000-2001 Outcomes	2002 Goals
Public Safety Awareness and Crime Issues	Continue to implement Community Policing concept	In place	Continuous operation	Increase interaction of Public Safety Officers with residents	Same
	Expand Crime Watch to all IHA communities through community policing officers	6 crime Watch groups	Establish 15 crime watch groups	Develop 2 new crime Watch groups	Establish two additional watch groups
	Public Safety Officers, IHA staff and resident councils conduct monthly review of crime statistics and issues	Monthly meetings	Monthly	Monthly Public Safety staff will attend 75% of all monthly reviews	Same
	Involve Police, public housing residents jointly plan crime prevention and/or neighborhood improvement activities	None	Quarterly meetings and events	Initial planning meetings and one event	Same
	Provide domestic violence prevention educational outreach to public housing families	200	Outreach to 100% of all families conducted annually	Outreach to 100% of the population to distribute educational materials on domestic violence. Teach conflict resolution and anger management and mandate anger management class for any resident who commits 2 violent acts in one year. Conduct quarterly education events with a minimum of 10 families per session.	N/A
	Report domestic violence incidents separately	None	Develop tracking system	Identify domestic violence incidences	Same
	Reduce incidences of domestic violence on site	85	Decrease by 50%	Decrease by 20%	Maintain or decrease by 5%

	Sustain crime reduction activities such that IHA developments have fewer per capita incidences of Part I and II crimes than city-wide total	Part I (284) Part II (213)	Decrease by 20% for both	Decrease by 5% for both	Maintain or decrease by 5%
Youth Educational Programs	Increase number of youth actively participating in after school tutorial programs that involve parents, schools & teachers	140 youth	Increase by 100%	300 each year	360
Teen pregnancy	Reduce teen pregnancy by educating males and females on responsibilities of parenting, teaching life skills, building self-esteem and trust between residents, IHA and providers	None	Increase by 10% each year	50 females 20 males	55 females 25 males
Youth Recreational Programs	Involve youth in sports and recreation activities which include prevention themes	180 Youth	Increase youth participants to 360 youths	Increase youth participants to 250	400
	High Hopes Program Involve youth in after-school programs	400 Youth	Increase youth participants to 600 youths	Increase youth participants to 360	400
	Involve youth in career/leadership development programs	60 youth	Increase youth participants to 120 youth	Increase youth participants to 120	150
Teen Court Program	Establish a Teen Court Program as diversion to Juvenile Court. Promotes safe environment for your and teaches respect for the law as well as themselves	None	Court is established and operating	Develop implementation Plan and sign partnership with Marion County Juvenile Court	N/A
Special Olympics Programs	Provide residents with opportunities to participate in all types of sports activities	None	40 residents	N/A	N/A

	Obtain facility that will serve both elderly and young adults	None	Facility is operating and serving IHA residents	N/A	N/A
Family Support Services	Sister to Sister Program	None	25 residents graduate 15 foster families	N/A	N/A
Fairbanks Hospital	Natural Helpers Program In-home treatment program	None	25 residents complete treatment	24 residents complete treatment	30 residents to treat
Teen Crime and Community Program	Engaging teens as crime prevention resources	None	Involve 100 teens	Involve 50 teens in training	50
WISE Program	Intensive services to families "at risk" for abuse/neglect	None	Involve 25 families	Involve 35 families	50
Family self-sufficiency Efforts	Increase the number of public housing FSS participants who are employed	30	Increase the number of public housing FSS participants who are employed by 40%	Increase the number of public housing FSS participants who are employed by 20%	N/A
	Increase the public housing participation in the FIC Computer lab and other community centers and learning labs	150	Increase participation by 100%	Increase participation by 30% to 572.	650
Community Survey	Conduct annual survey of all public Housing residents	Ongoing	90% return on population survey	75% return on population survey	N/A
	Conduct annual review of survey information with IHA, Resident Councils and Police	Ongoing	80% attainment of established one year goals	Identify 5 one year goals based on needs identified in survey	N/A

ATTACHMENT G

Comments of Resident Advisory Boards

2002 IHA Annual Plan Resident Questions and Responses

- IHA noted extensive crime and safety challenges throughout all public housing communities in the Annual Plan. Substantial funds will be required to remedy these widespread problems.**
- Given the great need for increased crime and safety measures, will the COPS grant provide sufficient finances to provide these needed services?**
- What other specific financial resources besides the COPS Grant will IHA pursue to provide these crime and safety services?**
- Is there a possibility that IHA will have to decrease crime and safety services during the next year?**
- What are the existing partnerships between IHA Public Safety Department and other law enforcement agencies?**
- The residents would like a renewed commitment from IHA Public Safety Department to eradicate late night drug trafficking as well as continued efforts to eradicate drug use in our communities.**
- The residents would also like IHA Public Safety Department to increase community patrols and increase the presence of law enforcement in the communities to discourage conduct that jeopardizes the safety of the residents and the properties.**
- Finally, the residents would like increased street lighting, painted speed bumps, and painted parking lot spaces to further enhance safety and improve the appearance of our communities.**

Regarding the reference within the IHA annual plan citing a “High incidence of violent and \ or drug related crime in some or all of the PHA’s developments” (24 CFR Part 903.79(m)) this should be construed as a relative term without quantifiers. For example, consider the family that was recently burglarized or the family that was the victim of an errant shooting, to those families and certainly the PHA, they would classify their area as having “high incidence of crime” in spite of the fact that criminal activity has been substantially reduced throughout the PHA’s communities. One should also consider the PHA’s desire for complete eradication of criminal activity, regardless of viability. With these goals in mind any remaining criminal activity, however small, is certainly intolerable. The PHA’s position is one of such that any criminal activity or other activity that affects the quality of life, however insignificant to some, shall be dealt with expeditiously and given the highest priority.

The Indianapolis Housing Agency is actively seeking Federal, State, and private funds to augment the fiscal shortcomings of HUD. Additionally, the IHA is also partnering with the Indianapolis Police Department, Marion County Sheriff’s department, Marion County Prosecutors Office and other city and private organizations to share in the costs of providing public safety services to the IHA communities.

Attachment G

The Indianapolis Housing Agency administration and the mayor's office has vehemently expressed the safety of the residents is foremost and shall remain as such. In tandem, the Indianapolis Housing Agency would also like to reaffirm its commitment to the IHA residents and the city of Indianapolis that we are resolved to eradicating drug use and criminal activity within the IHA communities.

The Indianapolis Housing Agency is also committed to providing resident patrols and increasing the presence of law enforcement to discourage any type of conduct that may jeopardize the safety of any individual within the IHA community. However, the Indianapolis Housing Agency using due diligence and being cognizant of the fiscal shortcomings imposed upon us, are facing a reality in which all services being provided will need to be prioritized and evaluated for viability. And unfortunately the Indianapolis Housing Agency Department of Public safety is not immune from these proceedings.

Please explain the special-purpose vouchers mentioned on page 11 pertaining to the elderly and families with special disabilities.

Annually HUD publishes a Notice of Funding Availability (NOFA) offering Housing Authorities and other community agencies the opportunity to apply for Vouchers, which require utilization by a special population such as:

Persons with disabilities
Elderly (62 and older)

IHA is committed to applying for these Vouchers in order to provide housing assistance to the special needs population referenced above.

In addition to Indiana Avenue, will any other sites be designated for elderly residents?

At the present time, IHA does not intend to designate any other development as elderly. However, that does not mean that IHA would not entertain that idea in the next five years.

What steps will IHA take to maximize all Section 3 opportunities for training and employment during the upcoming year?

IHA currently manages its Section 3 program and policy via a Section 3 Coordinator. The coordinator is responsible for identifying employment, training, and contract opportunities for IHA residents. The Section 3 Coordinator is also charged with reviewing and monitoring all IHA contracts and vendors to ensure the inclusion and implementation of Section 3 plans and commitments. Year 2002 Section 3 enhancements will include:

- Forecasting of contract opportunities to ready residents for work and contract opportunities.
- Increase vendor monitoring of plans to ensure compliance
- Increase creative planning with vendors to result in greater job placement and contracts.

Mr. Myers noted that between January 1 – May 2001, over 60% of IHA contracts were with Resident Owed Businesses.

Attachment G

What type of rent policies will IHA develop that are designed to encourage residents to pursue employment and training opportunities?

IHA is currently implementing several rent policies that encourage residents to go to work. Efforts to educate residents surrounding the following policies will be increased through new resident orientations, annual recertification, Section 8, briefings, promotional campaign, etc:

1. Earned Income Disregard for IHA residents
2. Escrow Account for Section 8 Family Self Sufficiency Participants
3. Community Service Program – Volunteer program for unemployed residents

Residents are concerned that IHA Youth Services Department exhausts all opportunities to partner with local youth serving organizations... Has IHA Youth Services Department succeeded in creating such partnerships?

The Resident Relations Department has been charged with integrating the needs of residents into the social service fiber of the county. It will result in a working smarter vs. harder approach to meeting the needs of residents in IHA developments and Section 8 households. IHA currently offers 198 programs and partners with 128 local providers, 75 are youth serving agencies. We continue to recruit and respond to new partnership driven by resident needs and expressed interest. Program activity occurs on and off-site. The Resident Relations Department is currently conducting a geographic asset inventory to identify new partners. All quality providers are welcome.

Residents are concerned that sufficient funds will be set aside for resident enhancement activities that include such events as training conferences. What procedure will IHA follow to assure that residents are able to participate in appropriate training events?

Residents are concerned that sufficient funds will be set aside for resident enhancement activities that include such events as training conferences. What procedure will IHA follow to assure that residents are able to participate in appropriate training events?

Continued training of IHA resident leadership is a priority of IHA. The past method in training topic, location and trainee selection will change. Resident organizations will be asked to be a part of this change by developing a training plan and a method, which allows the use of new information and/or skills. IHA has allocated capital funds for resident leadership training; however, resident organizations will be asked to invest in their own development through the use of Resident Participation Funds and other grant dollars.

ATTACHMENT E

FY 2000 Capital Fund Program 5 Year Action Plan

Optional 5-Year Action Plan Tables				
Development Number	Development Name	Number Vacant Units	20% Vacancies in Development	
IN17-18	Beechwood Gardens	11		
	2915 Graham			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Building	Structure		\$785,940	06/30/03
	Roof Entry		\$421,946	
	Walls		\$631,573	
	Windows		\$136,862	
			\$0	
			\$0	
Heating & Cooling	HVAC		\$286,606	
Site	Amenities		\$20,417	06/30/01
	Improvements		\$595,225	
	Paving		\$409,897	
	Distribution		\$0	
Dwelling Units	Finishes		\$1,124,550	06/30/01
	Kitchens		\$ 41,154	
	Bathrooms		\$284,749	
	In-Unit Mechanical & Electrical		\$227,450	
	Other		\$35,000	
Total estimated cost over next 5 years			\$4,968,420	

Optional 5-Year Action Plan Tables				
Development Number	Development Name	Number Vacant Units	20% Vacancies in Development	
IN17-19	Laurelwood Apartments			
	3340 Teakwood	21		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Building	Structure		\$85,940	06/30/03
	Roof Entry		\$421,946	
	Walls		\$131,573	
	Windows		\$436,862	
			\$0	
Heating & Cooling	Boilers HVAC		\$286,606	
Site	Amenities		\$20,417	06/30/03
	Improvements		\$595,225	
	Paving		\$409,897	
	Distribution		\$0	
Dwelling Units	Finishes		\$665,649	06/30/03
	Kitchens		\$ 51,154	
	Bathrooms		\$284,749	
	In-Unit Mechanical & Electrical		\$227,450	
	Other		\$35,000	
Total estimated cost over next 5 years			\$3,652,468	

Optional 5-Year Action Plan Tables				
Development Number	Development Name	Number Vacant Units	Vacancies in Development	
IN17-07	John Barton Towers			
246	555 Massachusetts Avenue	71		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Building	Structure		\$ 85,940	06/30/01
	Roof Entry		\$421,946	
	Walls		\$330,000	
	Windows		\$735,600	
			\$0	
			\$0	
Heating & Cooling	Boilers HVAC		\$ 86,606	
Site	Amenities		\$20,417	06/30/01
	Improvements		\$595,225	
	Paving		\$409,897	
	Distribution		\$0	
Dwelling Units	Finishes		\$1,124,550	06/30/01
	Kitchens		\$ 350,500	
	Bathrooms		\$ 284,749	
	In-Unit Mechanical & Electrical		\$2,427,450	
	Other		\$ 35,000	
Total estimated cost over next 5 years			\$5,867,460	

Optional 5-Year Action Plan Tables				
Development Number	Development Name	Number Vacant Units	Vacancies in Development	
IN17-10	Twin Hills			
	2210 East 36 th Street	6		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Building	Structure		\$	06/30/01
	Roof Entry		\$	
	Walls		\$631,573	
	Windows		\$	
			\$0	
Heating & Cooling	Boilers HVAC		\$286,606	
Site	Amenities		\$20,417	06/30/01
	Improvements		\$195,225	
	Paving		\$209,897	
	Distribution		\$0	
Dwelling Units	Finishes		\$112,445	06/30/01
	Kitchens		\$ 41,154	
	Bathrooms		\$284,749	
	In-Unit Mechanical & Electrical		\$227,450	
	Other		\$35,000	
Total estimated cost over next 5 years			\$2,044,516	

Optional 5-Year Action Plan Tables				
Development Number IN17-13	Development Name Blackburn Terrace	Number Vacant Units	% Vacancies in Development	
	3091 Baltimore Avenue	11		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Building	Structure		\$ 5,940	06/30/04
	Roof Entry		\$ 21,946	
	Walls		\$ 0	
	Windows		\$ 6,862	
			\$0	
			\$0	
Heating & Cooling	Boilers HVAC		\$286,606	
Site	Amenities		\$ 20,417	06/30/04
	Improvements		\$ 95,225	
	Paving		\$ 40,897	
	Distribution		\$ 0	
Dwelling Units	Finishes		\$0	06/30/04
	Kitchens		\$ 41,154	
	Bathrooms		\$ 284,749	
	In-Unit Mechanical & Electrical		\$ 227,450	
	Other		\$ 35,000	
Non-Dwelling Facilities (2)	HVAC		\$ 75,000	0/06/02
	Finishes		4 150,000	
	Bathrooms		\$22,150	
	Mech/Electrical		\$118,250	
	Elevator/Lift		\$ 25,000	
		\$390,395		
Total estimated cost over next 5 years			\$1,456,646	

Table Library

Optional 5-Year Action Plan Tables				
Development Number	Development Name	Number Vacant Units	% Vacancies in Development	
IN17-21	Rowney Terrace			
	1535 South Riley Avenue	15		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Building	Structure		\$785,940	06/30/02
	Roof Entry		\$521,946	
	Walls		\$631,573	
	Windows		\$536,862	
Heating & Cooling	Boilers HVAC		\$786,606	
Site	Amenities		\$ 20,417	06/30/02
	Improvements		\$ 95,225	
	Paving		\$509,897	
	Distribution		\$0	
Dwelling Units	Finishes		\$ 824,550	06/30/02
	Kitchens		\$ 41,154	
	Bathrooms		\$ 284,749	
	In-Unit Mechanical & Electrical		\$ 27,450	
	Other		\$ 35,000	
Non-Dwelling Facility				
Total estimated cost over next 5 years			\$4,314,763	

Optional 5-Year Action Plan Tables				
Development Number	Development Name	Number Vacant Units	% Vacancies in Development	
IN17-18	Beechwood Apartments			
	2915 N. Graham	11		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Building	Structure		\$ 85,940	06/30/02
	Roof Entry		\$1,754,305	
	Walls		\$ 877,153	
	Windows		\$ 780,000	
Heating & Cooling	Boilers HVAC		\$886,606	06/30/03
Site	Amenities		\$20,417	
	Improvements		\$595,225	06/30/03
	Paving		\$409,897	
	Distribution		\$0	
Dwelling Units	Finishes		\$1,124,550	06/30/03
	Kitchens		\$ 641,154	
	Bathrooms		\$ 484,749	
	In-Unit Mechanical & Electrical		\$ 587,450	
	Other		\$ 35,000	
Non-Dwelling Facility				
Total estimated cost over next 5 years			\$7,913,446	

Table Library

Optional 5-Year Action Plan Tables				
Development Number IN17-16	Development Name Brokenburr	Number Vacant Units	87% Vacancies in Development	
	2300 Perkins Avenue	221		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Building	Structure		\$1,785,940	12/30/03
	Roof Entry		\$521,946	
	Walls		\$2,031,573	
	Windows		\$639,862	
Heating & Cooling	Boilers HVAC		\$786,606	
Site	Amenities		\$20,417	12/30/03
	Improvements		\$595,225	
	Paving		\$409,897	
	Distribution		\$1,616,572	
Dwelling Units	Finishes		\$2,124,550	12/30/03
	Kitchens		\$ 1,166,154	
	Bathrooms		\$ 684,749	
	In-Unit Mechanical & Electrical		\$ 227,450	
	Other		\$35,000	
Non-Dwelling Facility				
Total estimated cost over next 5 years			\$11,961,189	

Optional 5-Year Action Plan Tables				
Development Number	Development Name	Number Vacant Units	% Vacancies in Development	
IN17-20	Barton Annex	0		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Building	Structure			06/30/02
	Roof / Entry		\$160,000	
	Walls		\$225,000	
	Windows			
Heating & Cooling	Boilers HVAC			
Site	Amenities		\$20,417	06/30/04
	Improvements			
	Paving			
	Distribution			
Dwelling Units	Finishes		\$45,000	06/30/02
	Kitchens		\$41,154	
	Bathrooms		\$60,000	
	In-Unit Mechanical & Electrical		\$35,000	
	Other			
Non-Dwelling Facility				
Total estimated cost over next 5 years			\$586,571	

Optional 5-Year Action Plan Tables				
Development Number IN17-22	Development Name Lugar Towers	Number Vacant Units	20% Vacancies in Development	
	901 Ft. Wayne Avenue	15		
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Building	Structure			06/30/02
	Roof Entry		\$521,946	
	Walls			
	Windows			
Heating & Cooling	Boilers HVAC		\$786,606	
Site	Amenities		\$20,417	06/30/02
	Improvements		\$195,250	
	Paving		\$209,897	
	Distribution		\$0	
Dwelling Units	Finishes		\$1,124,550	06/30/02
	Kitchens		\$ 41,154	
	Bathrooms		\$284,749	
	In-Unit Mechanical & Electrical		\$227,450	
	Other		\$35,000	
Non-Dwelling Facility			\$390,000	
Total estimated cost over next 5 years			\$3,837,019	

Optional 5-Year Action Plan Tables				
Development Number	Development Name	Number Vacant Units	% Vacancies in Development	
IN17-27	Indiana Avenue			
	825 Indiana Avenue			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Building	Structure		\$	06/30/02
	Roof Entry		\$521,946	
	Walls		\$100,000	
	Windows		\$	
Heating & Cooling	Boilers HVAC		\$	
Site	Amenities		\$175,417	
	Improvements		\$595,225	06/30/03
	Paving		\$20,897	
	Distribution		\$0	
Dwelling Units	Finishes		\$1,124,550	06/30/04
	Kitchens		\$ 41,154	
	Bathrooms		\$284,749	
	In-Unit Mechanical & Electrical		\$227,450	
	Other 504		\$205,000	6/30/02
Total estimated cost over next 5 years			\$3,296,388	

Optional 5-Year Action Plan Tables				
Development Number IN17-09	Development Name Concord/Eaglecreek	Number Vacant Units	% Vacancies in Development	
	West Side			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Building	Structure		\$0	06/30/02
	Roof Entry		\$0	
	Walls		\$50,000	
	Windows		\$0	
Heating & Cooling	Boilers HVAC		\$0	
Site	Amenities Improvements		\$0	06/30/02
	Paving		\$0	
	Distribution		\$0	
Dwelling Units	Finishes		\$0	06/30/02
	Kitchens		\$0	
	Bathrooms		\$0	
	In-Unit Mechanical & Electrical		\$0	
	Other		\$60,000	6/30/02
Total estimated cost over next 5 years			\$110,000	

Table Library

Optional 5-Year Action Plan Tables				
Development Number	Development Name	Number Vacant Units	20% Vacancies in Development	
IN17-17	Hawthorne Apartments			
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Building	Structure		\$785,940	06/30/01
	Roof Entry		\$421,946	
	Walls		\$631,573	
	Windows		\$136,862	
			\$0	
Heating & Cooling	Boilers HVAC		\$286,606	
			\$0	
Site	Amenities Improvements		\$20,417	06/30/01
	Paving		\$595,225	
	Distribution		\$409,897	
			\$0	
Dwelling Units	Finishes		\$1,124,550	06/30/01
	Kitchens		\$ 41,154	
	Bathrooms		\$284,749	
	In-Unit Mechanical & Electrical		\$227,450	
	Other		\$35,000	
Total estimated cost over next 5 years			\$4,968,420	

Table Library

