

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

PHAPLans

5YearPlanforFiscalYears2001-2005

AnnualPlanforFiscalYear2002

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

PHA Plan Agency Identification

PHAName: HousingAndCommunityServicesAgency(HACSA)ofLaneCounty

PHANumber: OR-006

PHAFiscalYearBeginning:10/01/2002

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
PHAF ISCAL YEARS 2001-2005
[24CFR 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:

Working together we are making a difference in the quality of housing and related community services .

B. Goals

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

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

PHA Goal: Expand the supply of assisted housing
Objectives:

Apply for additional rental vouchers:

Reduce public housing vacancies:

Leverage private or other public funds to create additional housing opportunities:

Acquire or build units or developments

Other (list below)

PHA Goal: Improve the quality of assisted housing
Objectives:

Improve public housing management: (PHAS score) 90% >

Improve voucher management: (SEMAP score)

Increase customer satisfaction:

Concentrate one effort to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

Renovate or modernize public housing units:

Demolish or dispose of obsolete public housing:

Providereplacementpublichousing:
Providereplacementvouchers:
Other:(listbelow)

- X PHAGoal:Increaseassistedhousingchoices
Objectives:
X Providevoucher mobilitycounseling:
X Conductoutreacheffortstopotentialvoucherlandlords
X Increasevoucherpaymentstandards
X Implementvoucherhomeownershipprogram:
Implementpublichousingorotherhomeownershipprograms:
Implementpublichousing site-basedwaitinglists:
Convertpublichousingtovouchers:
X Other:(listbelow)
IncreaseFMRandpaymentstandard .

HUDStrategicGoal:Improvecommunityqualityoflifeandeconomicvitality

- X PHAGoal:Provideanimprovedlivingenvironment
Objectives:
X Implementmeasurestodeconcentratepovertybybringinghigherincomepublichousing householdsintolowerincomeddevelopments:
X Implementmeasurestopromoteincomemixinginpublichousingbyassuringaccessfor lowerincomefamiliesinto higherincomeddevelopments:
X Implementpublichousingsecurityimprovements:
Designateddevelopmentsorbuildingsforparticularresidentgroups(elderly, personswith disabilities)
X Other:(listbelow)
Firstprioritygiventosenior/disabledapplicantsatParkviewTerrace, Veneta Villa, Cresview Villa, RiverviewTerrace, 6-3McKenzieVillage, LindeborgPlaceand LaurelwoodHomes.

HUDStrategicGoal:Promoteself-sufficiencyandassetdevelopmentoffamiliesandindividuals

- X PHAGoal:Promoteself-sufficiencyandassetdevelopmentofassistedhouseholds
Objectives:
X Increasethenumberandpercentageofemployedpersonsinassistedfamilies:
X Provideor attractsupportiveservicestoimproveassistancerecipients'employability:
X Provideor attractsupportiveservicesto increaseindependencefortheelderlyorfamilies withdisabilities.
X Other:(listbelow)
Continuetoprovideahighlevelofservicetodisabledresidents.
AppliedforROSSGrants.

HUDStrategicGoal:EnsureEqualOpportunityinHousingforallAmericans

- X PHAGoal:Ensureequalopportunityandaffirmativelyfurtherfairhousing
Objectives:

- X Undertakeaffirmativemeasurestoensureaccesstoassistedhousingregardlessofrace, color,religionnationalorigin,sex,familialstatus,anddisability:
- X Undertakeaffirmativemeasurestoprovideasuitablelivingenvironmentforfamilies livinginassistedhousing,regardlessofrace,color,religionnationalorigin,sex,familial status,anddisability:
- X Undertakeaffirmativemeasurestoensureaccessiblehousingtopersonswithallvarieties ofdisabilitiesregardlessofunitsizerequired:
Other:(listbelow)

Other PHA Goals and Objectives: (list below)

Other PHA Goals and Objectives: (list below)

Goal 1: Increase the number of affordable housing units by September 2005.

Indicator:- Build and/or purchase 150 housing units using a mix of local and federal funding.

Goal 2: Continue to receive high performer status through September 2005.

Indicators: -Obligate all Comp Grant (Capital Funds) within 18 months of grant award.
-Expend all Comp Grant (Capital Funds) with 36 months of grant award.
-Submit all MASS, RASS, and PHAS reports within required timelines.
-Score over 25 in the PHAS physical condition indicator.
-Score over 25 in the PHAS management operation indicator.
-Score over 6 in the Resident Services and Satisfaction indicator in PHAS.

Goal 3: Maintain a PHAS financial score of at least 27 (out of 30) or 90% through September 2005.

- Indicators:
- Maintain a current ratio (unrestricted current assets/current liabilities) of at least 1.75:1
 - Maintain an expendable fund balance {unrestricted current assets current liabilities (excluding current portion of long-term debt)} to cover at least 3 months of operations.
 - Maintain tenant receivables outstanding of an average of less than 30 days.
 - Maintain an occupancy loss ratio of less than 3%.
 - Maintain total routine expenses of less than \$310 per unit (leased) per month in public housing. (To be adjusted annually for costs increases)
 - Maintain a percentage positive ratio of net income (excluding depreciation) to expendable fund balance.

Goal 4: Continue to reduce crime in Public Housing through September 2005.

- Indicators:
- Keep the rate of Public Housing youth participating in PHDEP programs rate of referral to the juvenile justice system at or below the countywide percentage. (Lane County youth are referred at a rate of 8%.)
 - Lower the current rate of adjudication among Public Housing youth by 3%.
 - Lower the current rate of drug arrests at HACSA developments (as recorded by LEDS) by 5%.
 - Lower the current incidence of Part I and Part II crimes at HACSA developments (as recorded by LEDS) by 3%.

Goal 5: Continue to encourage and promote resident involvement through September 2005.

- Indicators:
- Maintain the level of resident-elected Public Housing Advisory Committee (PHAC) representation at approximately 70% (69.23%) of Public and Assisted Housing complexes (9 out of 13 complexes).
 - Assist residents in maintaining Resident Coordinating Groups and/or Resident Councils at 100% of Public and Assisted Housing complexes (13 out of 13 complexes).
 - Assist residents in maintaining Resident Newsletters at approximately 60% (61.54%) of Public and Assisted Housing complexes (8 out of 13 complexes).

Goal 6: Maintain a minimum enrollment of ninety (90) Section 8 and twenty-eight (28) Public Housing families in the Family Self-Sufficiency Program.

- Indicator: -Maintain a minimum representation of twenty (20) community service

agencies on the Family Self-Sufficiency Advisory Board.

-Promote the Family Self-Sufficiency Program, within the Section 8 Program, by presenting FSS information at a minimum of 50% of the new tenant Briefings for new Section 8 participants through September 2005.

-Continue the promotion of the FSS program through annual mailings of FSS information brochures to all Section 8 and Public Housing residents.

Goal 7: Increase educational opportunities for Public Housing residents.

Indicator: Enable fifty (50) Public Housing residents to attend classes at Lane Community College through September 2005.

Goal 8: Create two local preferences for persons with disabilities and for victims of domestic violence who are leaving transitional housing. (Section 8 tenant-based assistance only)

Indicators: -Allocate a maximum number (25) of Housing Choice Vouchers, to be used during a 5 year period with agencies or non profits that provide services to low income disabled individuals or families with disabled individuals. During the 5 year period the agency or non profit will provide on-going case management and services that allow the Section 8 family to maintain independent living.

-Allocate a maximum number (25) of Housing Choice Vouchers, to be used during a 5 year period to victims of domestic violence and have completed the transitional housing program through Women Space. Women Space would need to provide on-going case management to these Section families to maintain their housing.

-Work with a broad base of agencies that provide these services.

Goal 9: To provide decent, safe and sanitary housing for very low income families while maintaining their rent payments at an affordable level.

Indicators: -To increase the payment standard to 100 percent of the Fair Market Rents and to monitor the private market rents so Section 8 families have a greater opportunity to rent outside of poverty areas and increase the supply of housing choices for families.
-Staff will perform quality control inspections of recently completed Housing Quality Standards (HQS) inspections at 120 per year to maintain decent, safe and sanitary housing for families.

Goal 10: To increase our allocation of Housing Choice Vouchers to meet the needs of the very low income families in our area.

Indicators: -To apply for and receive new voucher allocations through grant applications.

Goal 11: To promote a housing program which maintains quality service and integrity while providing an incentive to private property owners to rent to very low income families.

Indicators: -Maintain a professional working relationship with landlords/owners in our community through education and seminars on the Section 8 program. Through quality service to landlords/owners they will recognize the value of renting to Section 8 families. The Section 8 Division Director will continue to be a board member on the local Rental Owners Association.
-By increasing the payment standard to 100 percent of the FMR's it will allow landlords/owners to increase their rents while allowing families to maintain affordable rent levels.

Goal 12: Establish a Section 8 Homeownership Program (Add 10/1/01)

Indicators: - Utilize Section 8 Vouchers in a small pilot program for homeownership.

Goal 13: To maintain Section 8 lease rate at 98% through 2005 added 10/01/01)

Indicators: - Increase the number of Section 8 orientations to have a ready supply of applicants to participate in the Section 8 Program.
- Conduct active outreach with social service agencies in Lane County to increase applicants for the Section 8 waiting list.

AnnualPHAPlan
PHAFiscalYear2002
[24CFRPart903.7]

AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

- HighPerformingPHA**
- SmallAgency(<250PublicHousingUnits)**
- AdministeringSection8Only**

TroubledAgencyPlan

ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiatives anddiscretionarypolicies,thePHAhasincludedintheAnnualPlan.

TheHousingAuthorityandCommunityServicesAgencyofLaneCountyhas preparedthisAgencyPlaninaccordancewithSection511oftheQualityHousingand WorkResponsibilityActof1998andtheensuingHUDrequirements.

Theplans,statements,budgetsummary,andpoliciessetforthintheAnnualPlanall leadtowardstheaccomplishmentoffourgoalsandobjectives.Takenasawhole,they outlineacomprehensiveapproachtowardsourgoalsandareconsistentwiththe ConsolidatedPlanofEugeneandSpringfield.

AnnualPlanTableofContents

[24CFRPart903.79(r)]

ProvideatableofcontentsfortheAnnualPlan ,includingattachments,andalistofsupporting documentsavailableforpublicinspection .

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
 FY2000 Capital Fund Program Annual Statement
 Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
 FY2000 Capital Fund Program 5 Year Action Plan
 Public Housing Drug Elimination Program (PHDEP) Plan
 Comment of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
 Other (List below, providing each attachment name)

Attachment A Capital Fund 5-Year Plan

Attachment B	Capital Fund 02' Annual Statement
Attachment C	Capital Fund 00' P & E Report
Attachment D	Comp Grant 01' P & Evaluation Report
Attachment E	Initial Assessment Conversion of Public Housing
Attachment F	Substantial Deviations
Attachment G	Resident Membership of the PHA Governing Board
Attachment H	TAG Representatives
Attachment I	5 Year Progress Report
Attachment J	Deconcentration

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 Certification 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	PublicHousingDeconcentrationandIncomeMixing Documentation: 1. PHAboardcertificationsofcompliancewith deconcentrationrequirements(section16(a)oftheUS HousingActof1937,asimplementedinthe2/18/ 99 <i>QualityHousingandWorkResponsibilityActInitial Guidance;Notice</i> andanyfurtherHUDguidance)and 2. Documentationoftherequireddeconcentrationand incomemixinganalysis	AnnualPlan:Eligibility, Selection,andAdmissions Policies
X	Publichousingrentdeterminationpolicies,includingthe methodologyforsettingpublichousingflatrents X checkhereifincludedinthepublichousing A&OPolicy	AnnualPlan:Rent Determination
X	Scheduleofflatrentsofferedeacheachpublichousing development checkhereifincludedinthepublichousing A&OPolicy	AnnualPlan:Rent Determination
X	Section8rentdetermination(paymentstandard)policies X checkhereifincludedinSection8 AdministrativePlan	AnnualPlan:Rent Determination
X	Publichousingmanagementandmaintenancemaintenancepolicy documents,includingpoliciesforthe preventionor eradicationofpestinfestation(includingcockroach infestation)	AnnualPlan:Operations andMaintenance
X	Publichousinggrievanceprocedures X checkhereifincludedinthepublichousing A&OPolicy	AnnualPlan:Grievance Procedures
X	Section8informalreviewandhearingprocedures checkhereifincludedinSection8Administrative Plan	AnnualPlan:Grievance Procedures
X	TheHUD-approvedCapitalFund/ComprehensiveGrant ProgramAnnualStatement(HUD52837)fortheactivegrant year	AnnualPlan:CapitalNeeds
N/A	MostrecentCIAPBudget/ProgressReport(HUD52825)for anyactiveCIAPgrant	AnnualPlan:CapitalNeeds
	Mostrecent,approved5YearActionPlanfortheCapital Fund/ComprehensiveGrantProgram,ifnotincludedasan attachment(providedatPHAOption)	AnnualPlan:CapitalNeeds
N/A	ApprovedHOPEVIapplicationsor,ifmore recent, approvedorsubmittedHOPEVIREvitalizationPlansorany otherapprovedproposalfordevelopmentofpublichousing	AnnualPlan:CapitalNeeds
N/A	Approvedorsubmittedapplicationsfordemolitionand/or dispositionofpublichousing	AnnualPlan:Demolition andDisposition
N/A	Approvedorsubmittedapplicationsfordesignationofpublic housing(DesignatedHousingPlans)	AnnualPlan:Designationof PublicHousing
X	Approvedorsubmittedassessmentsofreasonable revitalizationofpublichousingandapprovedorsubmitted conversionplanspreparedpursuanttosection202ofthe 1996HUDAppropriationsAct	AnnualPlan:Conversionof PublicHousing
N/A	Approvedorsubmittedpublichousinghomeownership programs/plans	AnnualPlan: 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 (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Resident Police Officer Documentation	Safety and Crime Prevention

1. Statement of Housing Needs

[24 CFR Part 903.79(a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	9,020*	5	5	3	1	N/A	N/A

Income>30% but <=50%ofAMI	7,634*	5	5	3	1	N/A	N/A
Income>50% but <80%ofAMI	9,053*	4	5	3	1	N/A	N/A
Elderly	4,252	5	5	3	N/A	N/A	N/A
Familieswith Disabilities	45,714	5	5	3	5	N/A	N/A
White	299,872	5	5	3	1	N/A	N/A
Black	2,750	5	5	3	1	N/A	N/A
AmericanIndian	3,604	5	5	3	1	N/A	N/A
Asian	7,892	5	5	3	1	N/A	N/A
Hispanic	20,000	5	5	3	1	4	N/A

*FiguresforEntitlementArea(Eugene/Springfield)

WhatsourcesofinformationdidthePHAusetoconductthisanalysis?(Checkallthat apply;allmaterials mustbemadepublicforpublicinspection.)

ConsolidatedPlanoftheJurisdiction/s
Indicateyear:

U.S.Censusdata:theComprehensiveHousingAffordabilityStrategy(“CHAS”)dataset
AmericanHousingSurveydata

Indicateyear:

Otherhousingmarketstudy

Indicateyear:

Othersources:(listandindicateyearofinformation)

B. HousingNeedsofFamiliesonthePublicHousingandSection8 Tenant-BasedAssistanceWaitingLists

StatethehousingneedsofthefamiliesonthePHA’swaitinglist/s **.Completeonetableforeachtype ofPHA-widewaitinglistadministeredbythePHA.** PHAsmayprovideseperatetablesfor site-basedorsub-jurisdictionalpublichousingwaitinglistsattheiropion.

HousingNeedsofFamiliesontheWaitingList			
Waitinglisttype:(selectone) Section8tenant-basedassistance PublicHousing <input checked="" type="checkbox"/> CombinedSection8andPublicHousing PublicHousingSite-Basedorsub-jurisdictionalwaitinglist(optional) Ifused,identifywhichdevelopment/subjurisdiction:			
	#offamilies	%oftotalfamilies	AnnualTurnover
Waitinglisttotal	4,207		33%
Extremelylowincome <=30%AMI	3,155	75%	
Verylowincome (>30%but<=50% AMI)	841	20%	

Lowincome (>50%but<80%AMI)	168	4%	
Familieswithchildren	2,468	59%	
Elderlyfamilies	406	10%	
Familieswith Disabilities	1,464	35%	
White	3,969	94%	
Hispanic	352	8%	
Black	100	2%	
AmericanIndian	93	2%	
Asian	45	1%	
Characteristicsby BedroomSize(Public HousingOnly)			
1BR	641	15%	50%
2BR	425	10%	100%
3BR	26	6%	100%
4BR	97	2%	0%
5BR	0	0%	0%
5+BR	0	0%	0%
Isthewaitinglistclosed(selectone)? <input checked="" type="checkbox"/> No			
Ifyes:			
Howlonghasitbeenclosed(#ofmonths)?			
DoesthePHAexpectreopenthelistinthePHAPlanyear? No Yes			
DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist,evenifgenerallyclosed?			
No <input checked="" type="checkbox"/> Yes			

C.StrategyforAddressingNeeds

ProvideabriefdescriptionofthePHA'sstrategyforaddressingthehousingneedsoffamiliesinthe jurisdictionandonthewaitinglist **INTHEUPCOMINGYEAR** ,andtheAgency'sreasonsfor choosingthisstrategy.

(1)Strategies

Need:Shortageofaffordablehousingforalleligiblepopulations

Strategy1.MaximizethenumberofaffordableunitsavailabletothePHAwithin itscurrentresourcesby:

Selectallthatapply

- Employeffectivemaintenanceandmanagementpoliciestominimizethe numberofpublichousingunitsoff-line

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

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 voucher 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 voucher targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

[24CFR Part 903.79(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 2002 grants)		
a) Public Housing Operating Fund	1,539,819	
b) Public Housing Capital Fund	1,481,639	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	14,205,097	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below) ROSS 2000	116,000	
Capital Fund 2001	615,000	Modernization & Mgt Imp.
PHDEP00' & 01'	150,000	

3.PublicHousingDwellingRental Income	1,387,720	PHOperations
4.Otherincome (listbelow)	40,000	Operations
	20,000	PHOperations
	46,000	PHOperations
4.Non-federalresources (listbelow)		
Totalresources	19,601,275	

3.PHAPoliciesGoverningEligibility,Selection,andAdmissions

[24CFRPart903.79(c)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto completesubcomponent 3A.

(1)Eligibility

a. WhendoesthePHAverifyeligibilityforadmissiontopublichousing?(selectall thatapply)

Whenfamiliesarewithinacertainnumberofbeingofferedaunit:(statenumber)

Whenfamiliesarewithinacertaintimeofbeingofferedaunit:(statetime)

Other:(describe)

Initialeligibilityisdeterminedatthetimetheapplicationissubmitted.

b. Whichnon-income(screening)factorsdoesthePHAusetoestablisheligibilityforadmissionto publichousing(selectallthatapply)?

CriminalorDrug-relatedactivity

Rentalhistory

Housekeeping

Other(describe)

c. Yes No:DoesthePHArequestcriminalrecordsfromlocallawenforcementagenciesfor screeningpurposes?

d. Yes No:DoesthePHArequestcriminalrecordsfromStatelawenforcementagenciesfor screeningpurposes?

e. Yes No:DoesthePHAaccessFBIcriminalrecordsfromtheFBIfor screeningpurposes?(either directlyorthroughanNCIC-authorizedsource)

(2)WaitingListOrganization

a. WhichmethodsdoesthePHAplantousetoorganizeitpublichousingwaitinglist (selectallthatapply)

Community-widelist

Sub-jurisdictionallists

Site-basedwaitinglists

Other(describe)

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

- PHA main administrative office(s)
- PHA development site management office
- Other (list below)

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

1. How many site-based waiting lists will the PHA operate in the coming year?

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

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

In what circumstances will transfer 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)

Working families and those unable to work because of age or disability.

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection (5) **Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

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

Other preference(s) (list below)

If needed, preference will be given to meet the 40% requirement.
If needed, preference will be given to meet deconcentration requirements.
Incentive transfers.
Participants who are over/underhoused.

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 points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

2 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

Working families and those unable to work because of age or disability
Veterans and veterans' families
Residents who live and/or work in the jurisdiction

- Those enrolled currently in educational, training, or upward mobility programs
 - Households that contribute to meeting income goals (broad range of incomes)
 - Households that contribute to meeting income requirements (targeting)
 - Those previously enrolled in educational, training, or upward mobility programs
 - Victims of reprisals or hate crimes
 - 1 Other preference(s) (list below)
- Preference is only used when needed. If not needed, time and date of application are 1.

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

SEE DECONCENTRATION ATTACHMENT

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) development to determine concentration 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 development 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
Action 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 effort to attract or retain higher-income families? (select all that apply)

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

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

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

B. Section 8

Exemptions: PHA 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) One year for drug and criminal activity. If complying with court order or drug treatment program, applicant qualifies for program.

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

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for

screening purposes?

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

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

Criminal or drug-related activity

Other (describe below)

Tenant caused damages.

Name and address of last two Section 8 landlords.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

None

Federal public housing

Federal moderate rehabilitation

Federal project-based certificate program

Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

PHA main administrative office

Other (list below)

Through the mail.

(3) Search Time

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

If yes, state circumstances below:

If unable to locate a suitable unit, applicant must provide a list of units and reasons why they were unsuitable.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
- Fired displaced renters who are income eligible
- Through Fair Share allocation, 20% of tenant based assistance is dedicated to families with a disability
- Homeless mentally ill adults through County and nonprofit case management programs.
- SDS Title XIX

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 points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

2 Date and Time

Former Federal preferences

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

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- 1 Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 1 Other preference(s) (list below)
- Fired displaced income eligible renters.
- Through Fair Share allocation, 20% of tenant based assistance is dedicated to families with a

disability.
HomelessmentallyilladultsthroughCountyandnonprofitcasemanagement
programs.
SDSTitleXIX

4. Among applicants on the waiting list with the 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 ensure 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 admission to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
 Briefing sessions and written materials
 Other (list below)
Top of the list or orientations

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

- Through published notices
 Other (list below)
Networking and partnerships with other agencies.

4. PHA Rent Determination Policies

[24 CFR Part 903.79(d)]

A. Public Housing

Exemptions: PHA 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 :

d. 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

Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \$100
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.)

- This 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)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
 The PHA has chosen to serve additional families by lowering the payment standard

Reflects market or submarket
Other (list below)

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

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

d. How often are repayment 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 burden of assisted families
Other (list below)

(2) Minimum Rent

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

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

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

5. Operations and Management

[24CFR Part 903.79(e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.
(select one)

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

B. HUD Programs Under PHA Management

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

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

C. Management and Maintenance Policies

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

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.79(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 addition to federal requirements below:

2. Which PHA offices should residents or applicant stop 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 addition to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- PHA main administrative office
 - Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.79(g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment B

-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)Optional5-YearActionPlan

Agenciesareencouragedtoincludea5-YearActionPlancoveringcapitalworkitems.Thisstatement canbecompletedbyusingthe5YearActionPlantableprovidedinthetablelibraryattheendofthe PHAPlantemplate **OR**bycompletingandattachingaproperlyupdatedHUD-52834.

a. Yes No: IsthePHAprovidinganoptional5-YearActionPlanfortheCapitalFund?(ifno,skip tosub-component7B)

b.If yestoquestiona,selectone:

TheCapitalFundProgram5-YearActionPlanisprovidedasanattachmenttothePHAPlanat AttachmentAB

-or-

TheCapitalFundProgram5-YearActionPlanisprovidedbelow:(ifselected,copytheCFP optional5YearActionPlanfromtheTableLibraryandinsertthere)

B.HOPEVIandPublicHousingDevelopmentandReplacement Activities(Non-CapitalFund)

Applicabilityofsub-component7B:AllPHAsadministeringpublichousing.Identifyanyapproved HOPEVIand/orpublichousingdevelopmentorreplacementactivitiesnotdescribedintheCapital FundProgramAnnualStatement.

Yes No:a)HasthePHAreceivedaHOPEVIrevitalizationgrant?(ifno,skiptoquestionc;if yes,provideresponsestoquestionbforeachgrant,copyingandcompleting asmanytimesasnecessary)

b)StatusofHOPEVIrevitalizationgrant(completeonesetof questionsforeachgrant)

1.Developmentname:

2.Development(project)number:

3.Statusofgrant:(selectthestatementthatbestdescribesthecurrent status)

RevitalizationPlanunderdevelopment

RevitalizationPlansubmitted,pendingapproval

RevitalizationPlanapproved

ActivitiespursuanttoanapprovedRevitalizationPlanunderway

Yes No:c)DoesthePHAplantoapplyforaHOPEVIrevitalizationgrantinthePlanyear?

Ifyes,listdevelopmentname/sbelow:

Yes No:d)WillthePHAbeengaginginanymixed-financedevelopmentactivitiesforpublic housinginthePlanyear?

Ifyes,listdevelopmentsoractivitiesbelow:

Yes No:e)WillthePHAbeconductinganyotherpublichousingdevelopmentorreplacement activitiesnotdiscussedinthecapitalFundProgramAnnualStatement?

Ifyes,listdevelopmentsoractivitiesbelow:

8. Demolition and Disposition

[24CFR Part 903.79(h)]

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

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

2. Activity Description

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

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

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

[24CFR Part 903.79(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

PHAplantoapplytodesignateanypublichousingforoccupancyonlyby theelderlyfamiliesoronlybyfamilieswithdisabilities,orbyelderly familiesandfamilieswithdisabilitiesorwillapplyfordesignationfor occupancybyonlyelderlyfamiliesoronlyfamilieswithdisabilities,orby elderlyfamiliesandfamilieswithdisabilitiesasprovidedbysection7ofthe U.S.HousingActof1937(42U.S.C.1437e)intheupcomingfiscalyear? (If“No”,skiptocomponent10.If“yes”,completeoneactivitydescription foreachdevelopment,unlessthePHAiseligibletocompleteastreamlined submission;PHAscompletingstreamlinedsubmissionsmaykskipto component10.)

2.ActivityDescription
Yes No:

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24CFR Part 903.79(j)]

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

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY1996 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 FY1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development,

unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.79(k)]

A. Public Housing

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

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 HOPEI program (42 U.S.C. 1437aaa) or has the PHA applied or plans to apply to administer any homeownership programs under section 5(h), the HOPEI program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

- 25 or fewer participants
- 26-50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

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

12. PHA Community Service and Self-sufficiency Programs

[24CFR Part 903.79(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 entered into a cooperative agreement with the TANF Agency, to share information and/or target support services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

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

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

Other policies (list below)

b. Economic and Social self-sufficiency programs

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

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

(2) Family Self-Sufficiency program/s

a. Participation Description

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

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

C. Welfare Benefit Reductions

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

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.

Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
Establishing a protocol for exchange of information with all appropriate TANF agencies
Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79(m)]

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

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

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

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

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

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

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

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

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

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

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

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

Yes No: Has the PHA included the PHDEP Plan for FY2000 in this PHA Plan?

Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

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

16. Fiscal Audit

[24CFRPart903.79(p)]

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

17.PHA Asset Management

[24CFRPart903.79(q)]

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

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

18.Other Information

[24CFRPart903.79(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 (Filename)
Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
Considered comments, but determined that no changes to the PHA Plan were necessary.
The PHA changed portions of the PHA Plan in response to comments

List changes below:

Other: (list below)

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

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

3. Description of Resident Election Process

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

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

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: (provide name here)

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the

development of this PHA Plan.

- X Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Increase the supply of rental housing and consider the related service needs of low and very low income households.
 - Expand the conservation and improvement of existing renter housing to support neighborhood stability and revitalization activities.
 - Increase the range of housing options and related services for special needs populations.
 - Ensure equal access to affordable and supportive housing for all individuals.
 - Work towards removing barriers to provide affordable and supportive housing.

Other: (list below)

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

D. Other Information Required by HUD

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

Onsite Police Officer documentation included in Supporting Documents.

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 III

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-CGPF 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	

**AnnualStatement
CapitalFundProgram(CFP)PartII:SupportingTable**

Development Number/Name HA-WideActivities	GeneralDescriptionofMajorWork Categories	Development Account Number	Total Estimated Cost

**AnnualStatement
CapitalFundProgram(CFP)PartIII:ImplementationSchedule**

Development Number/Name HA-WideActivities	AllFundsObligated (QuarterEndingDate)	AllFundsExpended (QuarterEndingDate)

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 years. 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				

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition/ disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHAName: HOUSING AUTHORITY & COMMUNITY SERVICES AGENCY OF FLA NE COUNTY Grant Type and Number
 Capital Fund Program Grant No: **OR16P00650102**
 Replacement Housing Factor Grant No: **Federal FY of Grant:**

2002

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	291,219.00			
3	1408 Management Improvements	31,500.00			
4	1410 Administration *\$90,098A/Enot subject to cap	235,707.50			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	7,500.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	29,000.00			
10	1460 Dwelling Structures	740,400.00			
11	1465.1 Dwelling Equipment --Non-expendable	10,200.00			
12	1470 Nondwelling Structures	0.00			
13	1475 Nondwelling Equipment	36,390.50			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	21,000.00			
18	1499 Development Activities	0.00			
19	1501 Collateralization or Debt Service	0.00			
20	1502 Contingency	53,178.00			
21	Amount of Annual Grant: (sum of lines 2 -20)	1,456,095.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security -Soft Costs				
25	Amount of Line 21 Related to Security -Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	55,200.00			

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

PHAName: HOUSING AUTHORITY & COMMUNITY SERVICES AGENCY OF LANECOUNTY		Grant Type and Number Capital Fund Program Grant No. : OR16P00650102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHYSICAL IMPROVEMENTS								
OR6-01 Laurelwood Homes, Florence	Comprehensive modernization of units. Stage 2 of 5 1450 News sidewalks, porches and storage buildings, all designed for better drainage and ease of accessibility 1460 Total Interior and Exterior Rehab of the buildings, all new plumbing, electrical, insulation, siding, windows, doors, roofs. Includes abatement of asbestos floor tiles 1465. All new appliances 1475: Riding Lawnmower/tractor for grounds at OR6-01, relative to work at site.	1450 1460 1465 1475	14 Units 1 TOTAL	\$29,000.00 595,400.00 10,200.00 4,000.00 638,600.00				
OR6-04 Parkview Terrace	Community Room furnishings ie: tables, chairs, storage, display boards, easels, etc. -resident meeting equipment/furniture for room completed under previous grant	1475		19,000.00				
OR6-16 Pengra Ct & Scattered Sites	Siding & Window Replacements for Scattered Sites Units (stage 2 of 2) <i>Pengra Ct. completed with FY2000 grant</i>	1460	10	\$145,000.00				
MANAGEMENT IMPROVEMENTS	Resident Council reimbursement for travel and child care during meetings	1408	15	\$1,000.00				
	Modernization/Grant Staff Training	1408	4	\$1,500.00				

	SoftwareImprovementsforconventional andMaintenanceDepartments,andnet workimprovementsrelatedtothe software.	1408		\$9,500.00				
	PAGETOTAL			<i>816,600.00</i>				

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

PHAName: HOUSING AUTHORITY & COMMUNITY SERVICES AGENCY OF FLANECOUNTY	Grant Type and Number Capital Fund Program Grant No.: OR16P00650102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
<i>MANAGEMENT IMPROVEMENTS CONTINUED</i>	Copiers for Resident Managers offices for distribution of notices & flyers; <i>Completion of Management Improvement for faster, more efficient communication with residents and site managers .</i>	1408	9	18,500.00				
	Small Maintenance Department Tools for continued maintenance at sites.	1408		1,000.00				
<i>EQUIPMENT PURCHASES</i>	A. Computer Improvements for staff including network upgrade for backup of data B. Electric Binding Machine for Modernization Dept. Bid/Project Manual Preparation	1475 1475	- 1	<u>11,500.00</u> 1,890.50				
	PAGE TOTAL			<u>30,890.50</u>				

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

PHAName: HOUSING AUTHORITY & COMMUNITY SERVICES AGENCY OF FLANECOUNTY	Grant Type and Number Capital Fund Program Grant No.: OR16P00650102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
OTHER:	Administration of Grant & Contracts Staff Salary and Fringe Benefits	1410		145,609.50				
	Architect Services (staff) -Exempt from 10% Cap according to 24CFR 968.112	1410		90,098.00				
	Grant's Fees, Sundries, Advertising, Engineering Services, and Environmental Review Report	1430		7,500.00				
	Relocation	1495.1		21,000.00				
	Contingency	1502		53,178.00				
	Transfer Funds	1406		291,219.00				
	PAGE TOTAL			608,604.50				
	GRANT YEAR TOTAL			1,456,095.00				

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

PHAName: Housing and Community Service Agency of Lane County		Grant Type and Number Capital Fund Program No: : OR16P00650102 Replacement Housing Factor No:					Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
OR6-01 Laurelwood Homes, Florence	9/30/04			9/30/05				
OR6-16 Scattered Sites	9/30/04			9/30/05				
Mgmt Improvements	9/30/04			9/30/05				
Equipment Purchases	9/30/04			9/30/05				

CapitalFundProgramFive-YearActionPlan

PartI:Summary

PHANName		HOUSINGAUTHORITY&COMMUNITYSERVICESAGENCYOFLANECOUNTY				<input checked="" type="checkbox"/> Original5-YearPlan OR16P00650102 <input type="checkbox"/> RevisionNo:
Development Number/Name/HA-Wide	Year1 Annual Statement2002	WorkStatementforYear2 FFYGrant: 2003 PHAFY:Oct2003	WorkStatementforYear3 FFYGrant: 2004 PHAFY:Oct2004	WorkStatement forYear4 FFYGrant: 2005 PHAFY:Oct2005	WorkStatementforYear5 FFYGrant: 2006 PHAFY:Oct2006	
OR6-01 LaurelwoodHomes-		404,200.00	410,050.00	281,920.00	65,000.00	
OR6-02 McKenzieVillage		144,700.00	220,200.00	373,800.00	666,200.00	
OR6-05 LindeborgPlace		0.00	0.00	51,000.00	63,200.00	
OR6-06CresviewVilla, Creswell		0.00	0.00	60,700.00	0.00	
OR6-07RiverviewTerr., CottageGrove		0.00	125,000.00	0.00	0.00	
OR6-24MapleWood Meadows		280,000.00	-0-	0.00	0.00	
<i>PhysicalImprTotal</i>		<i>\$ 828,900.00</i>	<i>\$ 755,250.00</i>	<i>\$ 767,420.00</i>	<i>\$ 794,400.00</i>	
Management Improvements-1408		6,000.00	7,500.00	1,000.00	4,000.00	
Man.Improv.1475		13,000.00	67,000.00	26,300.00	4,250.00	
Administration1410		145,609.50	145,609.50	145,609.50	145,609.50	
StaffA&E1410		90,098.00	90,098.00	90,098.00	90,098.00	
Fees&Costs1430		8,000.00	9,000.00	9,000.00	9,000.00	
Relocation1495		24,500.00	21,000.00	30,000.00	38,000.00	
Contingency1408		48,768.50	69,418.50	95,448.50	79,518.50	
TransferstoOperations		291,219.00	291,219.00	291,219.00	291,219.00	
CFPFundsListedfor 5-yearplanning		\$1,456,095.00	\$1,456,095.00	\$1,456,095.00	\$1,456,095.00	

CapitalFundProgramFive-YearActionPlan
 PartII:SupportingPages —WorkActivities

Activitiesfor Year1 2002	ActivitiesforYear:Two FFYGrant: 2003 PHAFY:2003			ActivitiesforYear:Three FFYGrant 2004: PHAFY:2004		
	Development Name/Number	MajorWorkCategories	EstimatedCost	Development Name/Number	MajorWorkCategories	EstimatedCost
SeeAnnual Statement	OR6-01 LaurelwoodHomes, Florence	(continuing) Modernizationof6two bedroomUnits,interior andexteriortotal reconstruction:siding, windows,roof,flooring, electrical,plumbing, cabinets,HVAC. Stage3of6	\$ 404,200.00	OR6-01 LaurelwoodHomes, Florence	(continuing)Modernization of6two-bedroomUnits, interiorandexteriortotal reconstruction:siding, windows,roof,flooring, electrical,plumbing, cabinets,HVAC Stage4of6	\$ 410,050.00
	OR6-02 McKenzieVillage, Springfield	AccessibilityRemodelof2 units:interiorrenovation foraccessibilityincluding kitchenappliances, cabinets,shower/bath, exteriorrampsandrails,	\$ 144,700.00	OR6-02 McKenzieVillage, Springfield	AccessibilityRemodelof2 Units:InteriorRenovation foraccessibility,including kitchenappliances, bath/shower,exterior rampsandrails. Kitchen&bathremodels andAppliance replacements,including asbestosileabatement (Stage1–8units)	\$ 150,000.00 <u>70,200.00</u>
	OR6-24 MaplewoodMeadows, Eugene	Replacesidingand improvegutterdrainage. Currentsidingmold infested	\$ 280,000.00	OR6-07 RiverviewTerrace, CottageGrove	Parkingarea improvements:relocate sidewalks,installparking bumpers.,upgradelighting, fillandrepave&stripe.	\$125,000.00
TotalCFPEstimatedCost			\$838,900.00			755,250.00

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

Activities for Year: Four FFY Grant: 2005 PHAFY: 2005			Activities for Year: Five FFY Grant: 2006 PHAFY: 2006		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
OR6-01 Laurelwood Homes, Florence	(continuing) Stage 5 of 6 Modernization of four-4 bedroom units, Modernization of 6 two bedroom units, interior and exterior total reconstruction: siding, windows, roof, flooring, electrical, plumbing, cabinets, HVAC	\$ 281,920.00	OR6-01 Laurelwood Homes	Stage 6-Final Work at 6-01 Modernization of Community Building including additional Accessibility improvements and parking area improvements, windows & siding replacement, lighting upgrade, parking improvements - Furnishings for Community Center	\$ 65,000.00
OR6-02 McKenzie Village, Springfield	Accessibility remodel of 2 Units	163,200.00	OR6-02 McKenzie Village, Springfield	'504 Accessibility Remodel of 1 Units (final '504)	\$ 69,500.00
OR6-02 McKenzie Village	Kitchen and Bath Modernization: i.e. cabinets, floors, lighting and appliances, includes asbestos tile abatement 24 units, Stage 2	\$ 210,600.00	OR6-02 McKenzie Village	Kitchen and Bath Modernization i.e. cabinets, floors, lighting and appliances, includes asbestos tile abatement 68 units - Stage 3	\$ 596,700.00
OR6-05 Lindeborg Place Junction City	Replace all appliances including refrigerators and built-in cooking surface and wall ovens. Includes counter top replacement. To accommodate new cooktop.	\$ 51,000.00	OR6-05 Lindeborg Place Junction City	'504 Accessibility Remodel of 1 apartment, change kitchen and cabinet to accommodate accessibility use, remodel bath, adjust electrical and plumbing as needed for disabled use, change door access and flooring.	\$ 63,200.00
OR6-06 Cresview Villa, Creswell	'504 Accessibility Remodel of 1 apartment; install wheel chair ramp for accessibility, change kitchen and cabinets to accommodate accessibility use, remodel bath, adjust electrical and plumbing as needed for disabled use, change door access and flooring	\$ 60,700.00			
Total CFP Physical Imp. Estimated Cost		767,420.00			784,400.00

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

PHAName: HOUSING AUTHORITY & COMMUNITY SERVICES AGENCY OFLANE COUNTY	Grant Type and Number; Capital Fund Program Grant No: OR16P000650100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: TWO)
 Performance and Evaluation Report for Period Ending: 3/31/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	214,659.85	217,073.64	217,073.64	217,073.64
3	1408 Management Improvements	69,600.00	55,846.88	55,846.88	55,846.88
4	1410 Administration	143,698.65	143,698.65	143,698.65	143,698.65
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	98,498.00	82,539.89	82,539.89	64,582.01
8	1440 Site Acquisition				
9	1450 Site Improvement	79,625.00	97,391.29	97,391.29	28,061.72
10	1460 Dwelling Structures	753,610.00	762,296.72	762,296.72	420,723.65
11	1465.1 Dwelling Equipment —Non-expendable	11,700.00	10,700.00	10,700.00	5,170.16
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	54,595.00	62,275.93	62,275.93	38,842.83

14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts	12,000.00	17,170.00	17,170.00	11,365.90
18	1499DevelopmentActivities				
19	1501CollaterizationorDebtService				
20	1502Contingency	11,006.50	0.00	0.00	0.00
21	AmountofAnnualGrant:(sumoflines2 -20)	1,448,993.00	1,448,993.00	1,448,993.00	985,365.44
22	Amountofline21RelatedtoLBPActivities				
23	Amountofline21RelatedtoSection504compliance	95,700.00	94,961.75	94,961.75	94,961.75
24	Amountofline21RelatedtoSecurity -SoftCosts				
25	AmountofLine21RelatedtoSecurity - HardCosts				
26	Amountofline21RelatedtoEnergyConservationMeasures				

AnnualStatement/PerformanceandEvaluationReport CapitalFundProgramandCapitalFundProgramReplacementHousingFactor(CFP/0CFPRHF) PartII:SupportingPages						
PHAName: HOUSINGAUTHORITY&COMMUNITYSERVICESAGENCY OFLANECOUNTY		GrantTypeandNumber CapitalFundProgramGrantNo: OR16P000650100 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2000	
Development Number Name/HA-Wide Activities0	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost	TotalActualCost	Statusof Work

			Original 10/2001	Revised	Funds Obligated	Funds Expended		
6-04Parkview Terrace	('504Remodelinteriorfortotal accessibility) Appliances	1460 1465	2Units	94,000.00 1700.00	93,261.75 1,700.00	93,261.75 1,700.00	93,261.75 1,700.00	Complete
6-09VenetaVilla	ModernizationofUnits(continuedPhase 3of4;)workincludesinteriorremodel, cabinets,fixtures,HVAC. Allnewappliances- Drainagereconfigurationforbuilding, newsidewalks,porchesandentryaccess.	1460 1465 1450	12Units	406,890.00 10,000.00 79,625.00	410,890.00 9,000.00 97,391.29	410,890.00 9,000.00 97,391.29	140,238.99 3,470.16 28,061.72	<i>Lastbuildingof Phase3tobe completedAug '02;Extensive drainage systemrequired</i>
6-16PengraCourt &Scattersites	PhaseII-RoofingReplacements, gutters,relateddryrotrepairs; ImprovementstoExteriorbuilding envelopeatPengraCourt(movedfrom 01grantyear)	1460	32	\$230,000.00	\$237,500.00	237,500.00	\$170,224.55	90% complete- weather relateddelays
OR6-ALL	ReasonableAccommodationtounits,as approvedthroughAccommodation Requestprocess.Workperformedby MaintenanceDept.	1460		\$22,720.00	\$20,644.97	20,644.97	\$16,998.36	On-going
Management Improvements	BuildingSignageatthetwo AdministrationBuildings	1475	2	\$7,500.00	\$13,572.92	13,572.92	\$500.00	Bidsreceived
	MaintenanceDeptTools;FaxMachine; Laserjetprinters;Network&computer upgradestosystemasrequired. ResidentManagersitecomputers,	1475		\$47,095.00	\$48,703.01	48,703.01	\$38,342.83	
PAGE 899,530.00932,663.94932,663.94492,798.36								

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/0CFPRHF)
Part II: Supporting Pages

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original 10/2001	Revised	Funds Obligated	Funds Expended	
Management Improvements <i>continued</i>	Resident Resource Assistance: Staff to supervise and coordinate program; Resident Advisory Council training for Committee functions, volunteers, etc. Reimbursements to Resident Council for travel and child care to attend meetings.	1408		\$61,000.00	\$51,000.00	\$51,000.00	\$51,000.00	Expended Training performed at no charge.
				2,000.00	-0-	-0-	-0-	
	Training of Modernization Staff	1408		1,000.00	1,027.09	1,027.09	1,027.09	
	Improvement to software system report generation of occupancy and maintenance departments; Windows system upgrades	1408		\$2,600.00	\$2,494.62	2,494.62	2,494.62	Expended
				\$3,000.00	\$1,325.17	1,325.17	\$ 1,325.17	

TOTAL 1408
69,600.00
55,846.88

55,846.88
55,846.88

Other:	Relocation of residents due to planned construction work	1495.1		\$12,000.00	\$17,170.00	17,170.00	\$11,365.90	In progress
	Architect Services performed by staff; Sundries as required for procurement	1430		\$90,000.00	79,000.00	79,000.00	\$61,220.77	
				8,498.00	3,539.89	3,539.89	3,361.24	

	Administration of Grant and Contracts (staff)	1410		\$143,698.65	\$143,698.65	143,698.65	\$143,698.65	
	Contingency	1502		\$11,006.50	\$0.00	0.00	\$0.00	
	Transfer to Operations (15%)	1406		\$214,659.85	\$217,073.64	217,073.64	\$217,073.64	

PAGE

549,463.00

516,329.06

492,567.08

516,329.06

			TOTAL	\$1,448,993.00	\$1,448,993.00	1,448,993.00	985,365.44	
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Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHAName: HOUSING AUTHORITY & COMMUNITY SERVICES AGENCY OF FLANECOUNTY			Grant Type and Number Capital Fund Program No: OR16P0006709 Replacement Housing Factor No:			Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OR6-04 Parkview Terrace	3/31/02		3/30/01	9/30/03		6/30/01	
OR6-09 Veneta Villa	3/31/02		12/30/01	9/30/03			
OR6-16 Pengra & Scattered Sites (Roofs)	3/31/01		3/30/01	9/30/02		12/30/01	
OR6-16 Pengra Ct (siding and windows)	3/31/02		9/30/01	9/30/03			
Reasonable Accommodation Improvements	3/31/02		3/31/02	9/30/03			
Management Improvements	3/31/02		3/31/02	9/30/03			

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName: HOUSING AUTHORITY & COMMUNITY SERVICES AGENCY OF LANECOUNTY		Grant Type and Number Capital Fund Program Grant No: OR16P00650101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: ONE)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	286,802.00	296,327.80	286,802.00	286,802.00
3	1408 Management Improvements	1,000.00	1,474.20	400.00	
4	1410 Administration (\$81,098 for Staff A/E)	148,163.00	229,261.00	229,261.00	24,318.38
5	1411 Audit	0.00	0	0	0
6	1415 Liquidated Damages	0.00	0	0	0
7	1430 Fees and Costs	99,098.00	18,000.00	1,007.80	183.60
8	1440 Site Acquisition	0.00	0	0	0
9	1450 Site Improvement	59,000.00	88,787.69	0	0
10	1460 Dwelling Structures	782,900.00	790,300.00	99,817.98	0
11	1465.1 Dwelling Equipment —Non-expendable	15,500.00	13,500.00	3,724.00	0
12	1470 Non Dwelling Structures	0.00			

13	1475NondwellingEquipment	27,000.00	27,000.00	12,326.00	0
14	1485Demolition	0.00			
15	1490ReplacementReserve	0.00			
16	1492MovingtoWorkDemonstration	0.00			
17	1495.1RelocationCosts	12,750.00	12,750.00	82.40	15.90
18	1499DevelopmentActivities	0.00			
19	1501CollaterizationorDebtService	0.00			
20	1502Contingency	49,426.00	4,238.31		
21	AmountofAnnualGrant: (sumoflines2 -20)	1,481,639.00	1,481,639.00	633,421.18	311,319.88
22	Amountofline21RelatedtoLBPActivities				
23	Amountofline21RelatedtoSection504compliance	224,000.00	245,000.00	102,392.65	
24	Amountofline21RelatedtoSecurity -SoftCosts				
25	AmountofLine21RelatedtoSecurity -HardCosts				
26	Amountofline21RelatedtoEnergyConservationMeasures				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHAName: HOUSING AUTHORITY & COMMUNITY SERVICES AGENCY OF FLANECOUNTY			Grant Type and Number Capital Fund Program Grant No: OR16P00650101 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHYSICAL IMPROVEMENTS								
OR6-01 Laurelwood Homes, Florence	Comprehensive modernization of units. Stage 1 of 5; replacement of porches, sidewalks, and driveways Reconstruction of Interior and Exterior of Unit include total remodel and upgrade, cabinets, fixtures, windows, doors, siding, All new Appliances	1450	4 Units	9,000.00	38,787.69			First bid over budget- revised pkg issued May
		1460		205,000.00	242,000.00			
		1465		<u>4,000.00</u> 218,000.00	<u>4,000.00</u> 284,787.69			
OR6-02 McKenzie Village, Springfield	'504 Remodel for Accessibility includes entry access ramps Interior: doorways, bath, cabinets, lighting All new appliances	1450	1 unit of a duplex	5,000.00	5,000.00			
		1460		68,000.00	68,000.00			
		1465		<u>1,000.00</u> 74,000.00	<u>1,000.00</u> 74,000.00			
OR6-04 Parkview Terrace, Eugene	'504 Remodel for Accessibility All interior work, includes cabinets, fixtures, walls, bath and fixtures New Appliances	1460	2 units	120,000.00	100,400.00	\$99,817.98		Awarded
		1465		<u>4,000.00</u> 124,000.00	<u>2,000.00</u> 102,400.00	<u>2,000.00</u>		

	PAGETOTAL			416,000.0	461,187.69	101,817.98		
OR6-09 Veneta Villa, Veneta	Comprehensive Modernization ,(Stage4of4;final),Interiorand Siding/Windows Appliances Sidewalks,porches,landscaping Drainageandparkingarea improvements	1460 1465 1450	6units	379,900.00 6,500.00 <u>45,000.00</u> 431,400.00	379,900.00 6,500.00 <u>45,000.00</u> 431,400.00	0 0 <u>\$1,724.00</u>		Outtobid inJune; appliances pre-ordered
6-All PublicHousing Units	Approvedchangestounitforreasonable accommodations,performedby MaintenanceDepartment.	1460	asrequired	\$10,000.00	-0-			Movedto 1406per instructions fromJ.Chan
MANAGEMENT IMPROVEMENTS	ResidentCouncilreimbursementfor travelandchildcareduringmeetings	1408	30	\$ 1,000.00	1,474.20	400.00	0	

Equipmentformanagementandmaintenanceofprograms
 :ProductionCopierforFairviewOfficetodobidpackages;MaintenanceDepartmentToolsforon-goingMaintenance
 ;DigitalCamerasforinspectionrecords
 ;ComputerImprovements-Networkanddesk;printers

1475

1

\$27,000.00

27,000.00

12,326.00

0

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Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary								
PHAName: HOUSING AUTHORITY & COMMUNITY SERVICES AGENCY OF LANECOUNTY			Grant Type and Number Capital Fund Program Grant No: OR16P00650101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001	
OTHER	Transfer to Operations (20%)	1406		\$286,802.00	296,327.80	\$286,802.00	\$286,802.00	
	Administration of Grant & Contracts	1410		\$148,163.00	148,163.00	\$148,163.00	\$24,318.38	
	Architect Services (staff)	1410		\$-0-	81,098.00	\$81,098.00	0	(new) Changed Per J Chan
	Sundries, Staff & ES Services, — Environmental Reviews -	1430		\$99,098.00	18,000.00	1,007.80	183.60	
	Relocation	1495.1		\$12,750.00	12,750.00	\$82.40	\$15.90	
	Contingency	1502		\$49,426.00	4,238.31	-	-	
	PAGE			596,239.00	560,577.11	517,153.2	311,319.88	
	TOTAL GRANT			\$ 1,481,639.00	1,481,639.00	\$633,421.18	\$311,319.88	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHAName: HACSA of Lane County		Grant Type and Number OR16P00650101 Capital Fund Program No: Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OR6-01 Laurelwood Homes, Florence	3/30/03			6/30/04			
OR6-02 McKenzie Village, Springfield	3/30/03			6/30/04			
OR6-04 Parkview Terrace, Eugene	3/30/03		3/30/02	6/30/04			
OR6-09 Veneta Villa, Veneta	3/30/03			6/30/04			
Special Accommodations	3/30/03			6/30/04			
Mgmt Improvements	3/30/03			6/30/04			

HACSA certifies that it has completed an initial review of all of its public housing developments, that are for general occupancy, to determine if it is feasible to convert them to tenant-based assistance. HACSA has concluded that these general occupancy developments should not be converted at this time. In making this determination, HACSA has concluded that it would be more expensive than continuing to operate the developments as public housing, and that the conversion would not principally benefit residents or the community, and any such conversion would adversely affect the availability of affordable housing in these various community's.

Component 10(B) Voluntary Conversion Initial Assessments

How many of the PHA's developments are subject to the Required Initial Assessments?

Nine.

How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?

Six.

Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
None	None

SUBSTANTIAL DEVIATIONS
TO THE AGENCY'S ANNUAL PLAN

OCTOBER 1, 2002 - SEPTEMBER 30, 2003

Substantial Deviations are defined as deviations to the annual plan that would require the Agency to seek public comment on the proposed changes.

Changes to Section 8 or Public Housing Admission Policies.

Significant dollar or work item changes to Comp Grant (Capital Fund). Significant dollar change to be defined as more than 10% of the total annual grant. Moving a work item from one year to another will not be considered a significant change even if that change produces a dollar change over 10%.

Three or more findings on the Agency audit.

Any change with regard to demolition or disposition, designation, homeownership programs, or conversion activities.

**INTHEBOARD OF COUNTY COMMISSIONERS
OF LANE COUNTY, OREGON**

ORDER NO.

**02-4-17-3
)In the Matter of Appointing Two
)Resident Commissioners to the HACSA
Board of Commissioners**

WHEREAS, ORS 456.095(1)(b) requires the appointment of at least one but no more than two resident commissioners; and

WHEREAS, a direct solicitation was made to all public housing residents, and applications were reviewed; and

WHEREAS, the Board recommends that two resident commissioners be appointed to the HACSA Board of Commissioners

NOW THEREFORE, IT IS HEREBY ORDERED that the following named persons be appointed as the HACSA Board resident Commissioners.

<u>NAME</u>	<u>TERM</u>
<u>June Gallagher</u>	<u>2 years</u>
<u>Judith Pothier</u>	<u>4 years</u>

DATED this 17th day of April, 2002.

Chair, Lane County Board of Commissioners

In the Matter of Appointing Two Resident Commissioners to the HACSA Board of Commissioners

TAG MEMBER ROSTER – 2002
ACTING AS RESIDENT ADVISORY BOARD
(RAB)

Complex	Representative	Alternate Representative
LaurelwoodHomes	FrancesWebster997-7683 1336 11 ^{जी} जतममज छ ठवग 2545 शसवतमदबम व 97439	.टंबंदज.
McKenzie Village	RickTaylor736-3040 1583 छ 1 ^ज चतपदहपिमसक व 97477	JoeElam746-0867 1618 जतममज चतपदहपिमसक व 97477 मसउरवम / वजउपसणवउ
Parkview Terrace	JuneGallagher338-7824 255 भही जतममज रु318 महमदम व 97401 रकहंससहीमत / वतमहवदबिनणवउ	EstherBurkhart683-1173 255 भही जतममज रु105 महमदमए व 97401
Lindeborg Place	AmyFeinberg998-6857 840 भससल जतममज रु116 श्रनदबजपवद बजलए व 97448 उलउति / उलमगबमसणवउ	.टंबंदज.
Riverview Terrace	RayDean942-4683 925 डंपद ज रु106 बजजंम ठतवअमए व 97424	BunnyBreckel942-9336 925 डंपद ज रु306 छ ठवग 497 बजजंम ठतवअमए व 97424
Cresview Villa	JudithPothier895-5438 350 वनजी 2 ^{दक} रु30 बामेसस व 97426 रचवजीपमत / जज्जदमज	.टंबंदज.
PengraCourt	AnitaCochrum744-7144 1282 तै जतममज चतपदहपिमसकए व 97477	.टंबंदज.
ScatteredSites	MaeBrownlee342-8004 1672 बजल टपमू महमदम व 97402 उंमइ77 / वजउपसणवउ	.टंबंदज.
MapleWoodMeadows	MonicaFitzgerald345-9911 2882 डंजज वतपअम महमदमए व 97408 वकपुंनममद2001 / लीवणवउ	.टंबंदज.
Veneta	.टंबंदज.	.टंबंदज.
VillageOaks	LoriCleverley431-3446 3618 18 ^{जी} रु8 महमदम व 97402	.टंबंदज.
Abbie Lane Courts	VictoriaFisher606-3730 1011 इइपम संदम रु3 महमदम व 97401 अपबजवतपपीमत78 / वजउपसणवउ	PatFisher345-1721 1011 इइपम संदम रु3 महमदम व 97401
Fourteen Pines	GregEwert685-9097 2714 पससामद्रपम महमदमए व 97401 हतमहमतक्रम / मदिणवतह	.टंबंदज.

* TheabovenotedaddressesandphonenumberarenottobepublishedandareforexclusiveuseoftheTAG.
(UpdatedApril2002)

Housing and Community Services Agency (HACSA)
of Lane County

Agency Plan
5-Year and Annual Plan Update
May 10, 2002

This update to HACSA's 5-Year and Annual Plan has been prepared in accordance with the requirements of Section 511 of the Quality Housing and Work Responsibilities Act of 1998 and ensuing HUD requirements. This document outlines the changes and updates to both the 5-Year and Annual Plan.

5-Year Plan

For each year of the original 5-year plan (fiscal years 2001 through 2005), HUD requires a progress report on our goals. The following is an update of the goals listed in our original 5-year plan.

HUD Strategic Goals

HACSA is either meeting or exceeding the HUD Strategic Goals. The status of HUD's goals are incorporated in the following update of HACSA's goals.

HACSA Goals

Goal 1: Increase the number of affordable housing units by September 2005.

- HACSA carried out the development of the 43 unit Sheldon Village (Phase I), an affordable housing project, using CDBG, HOME, Low-income housing tax credits, and other State and local sources. Sheldon Village (Phase I) leased up during the first three months of 2002.
- Construction began on the 35 unit Sheldon Village (Phase II) for low-income families and individuals. The development is scheduled for completion in November 2002.
- In 2002, HACSA purchased a 16-unit apartment complex. These apartments are being used to house mentally ill residents of the Shelter Plus Care program. During 2002, a \$175,000 rehabilitation program was carried out, including accessibility improvements, exterior residing and painting, and replacing the roof.

Goal 2: Continue to receive high performer status through September 2005.

- For the most recent scoring period, FY 01', HACSA received a PHAS score of 96 (out of 100). HACSA has been a high performer since PHAS went into effect.

Goal 3: Maintain a PHAS financial score of at least 27 (out of 30) or 90% through September 2005.

- As of 9/30/01, PHAS score of 30 out of 30.
- Delete indicator 5. Because HACSA now has greater flexibility in transferring Capital Fund dollars to the Operating budget, the dollar amount listed in the indicator will vary depending on the transfer amount.

Goal 4: Continue to reduce crime in Public Housing through September 2005.

- Currently meeting or exceeding all indicators.
- HUD has eliminated the Public Housing Drug Elimination Program (PHDEP); which will negatively impact HACSA's ability to continue meeting all indicators.

Goal 5: Continue to encourage and promote resident involvement through September 2005.

- Currently exceeding all indicators.
- The Public Housing Advisory Committee (PHAC), referred to in the original Goal 5, has been renamed the Tenant Advisory Group (TAG), to more accurately reflect the membership; i.e., residents from both Public and Assisted Housing.
- Effective April 2002, HACSA's Board includes two Public Housing residents, serving 4-year and 2-year terms.
- HACSA has developed, and is implementing, a Resident Participation Fund (RPF) for the purpose of encouraging and promoting resident involvement. The RPF budget was developed cooperatively with the TAG.

Goal 6: Maintain a minimum enrollment of ninety (90) Section 8 and twenty-eight (28) Public Housing families in the Family Self-Sufficiency Program.

- Currently meeting or exceeding all indicators.
- HACSA received funding for a second Section 8 FSS coordinator in order to assist more families. Therefore, Goal 6 is amended to readone hundred and two (102) Section 8....

Goal 7: Increase educational opportunities for Public Housing residents.

- Currently meeting the indicator.

Goal 8: Create two local preferences for persons with disabilities and for victims of domestic violence who are leaving transitional housing. (Section 8 tenant-based assistance only)

- Currently meeting or exceeding all indicators.

Goal 9: To provide decent, safe, and sanitary housing for very low income families while maintaining their rent payments at an affordable level.

- Currently meeting all indicators.

Goal 10: To increase our allocation of Housing Choice Vouchers to meet the needs of very low income families in our area.

- Received 100 Fair Share vouchers (effective 8/01/01).
- Applied for an additional 100 Fair Share vouchers (04/25/02).

Goal 11: To promote a housing program which maintains quality services and integrity while providing an incentive to private property owners to rent to very low income families.

- The Section 8 Division Director continues to serve as a board member on the local Rental Owners Association.

Goal 12: Establish a Section 8 Homeownership Program.

- Currently meeting the indicator.
- HACSA is currently seeking funding for an additional FSS homeownership coordinator to assist Section 8 FSS participants.

Goal 13: To maintain Section 8 lease rate at 98 percent through 2005.

- Currently meeting or exceeding the indicators.

Component 3,(6) Deconcentration and Income Mixing

a. X Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. X Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name :	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
6-16	22	Scattered site housing	
6-17	27	Scattered site housing	
6-20	20	Scattered site housing	
6-23	40	Scattered site housing	