

PHAPlans

5YearPlanforFiscalYears2002 -2006
AnnualPlanforFiscalYear2002

**NOTE:THISPHAPLANSTEMPLATE(HUD50075)ISTOBE COMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan
Agency Identification**

PHAName: FAYETTECOUNTYHOUSINGAUTHORITY

PHANumber: PA015

PHAFiscalYearBeginning 07/2002

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 2000 -2004
[24CFRPart903.5]

A.Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

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 EN COURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS .** (Quantifiable measures would include target sets 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)
FCHA reached 99% in rental vouchers utilization in January 2002 and plan to apply for 25 additional rental vouchers.
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:

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

In the Public Housing area, demolish 37 buildings with 255 units at four developments. Demolition application is being forwarded to HUD's SAC for approval. Also perform conversion or reconfigure 85 units at four developments to improve the livelihood and provide services of quality to the residents of Fayette County. A conversion application has been included with this Plan for Field Office approval as Attachment **pa015a003**.

The actual configuration of the targeted developments is an obstacle for marketing purposes and management of the development, due to the number and quality of non-assisted housing and other assisted housing in the jurisdiction and the reduction in new development and economic activities in this area of the State. The demolition and conversion efforts will improve the marketability of the communities provoking applicants to move in areas that are at present not tenable.

Demolition activities have been scheduled under Capital Funds, although a HOPEVID Demolition application will be submitted for FY 2002 to fund these works.

Concurrent with the demolition and conversion activities FCHA is committed to meet all 504 requirements and address modernization needs with current Capital Funds allocation.

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

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

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

FCHA will use FY99 and 00 PHDEP funds to further secure the Communities. Funds will also be used to continue the provision of Services to residents such as After School Programs, Summer Sports Programs, Summer Camps and Computer Activity and Learning Centers.

FCHA will also submit for HUD's approval applications for partial Elderly and Near Elderly Designation at 5 developments.

Flat rents were revised in December 2001 conforming with the current Market rents at the jurisdiction.

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)

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

- PHA Goal: Ensure equal opportunity and affirmatively further the fair housing
Objectives:

- Undertakeaffirmativemeasurestoensureaccesstoassistedhousing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertakeaffirmativemeasurestoprovideasuitablelivingenvironment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertakeaffirmativemeasurestoensureaccessiblehousingtopersons with all varieties of disabilities regardless of units size required:
- Other:(listbelow)

OtherPHAGoalsandObjectives:(listbelow)

FCHA was officially removed from HUD's Troubled Category in January 2001 and it is working towards a definite and steady improvement. During this year, we accomplished the division of the PHA's properties into three geographical regions. We will continue the rollout of management and financial responsibilities to the Housing Managers. FCHA will also continue perfecting the Maintenance Divisions and the flow of responsibilities in the work order and inspection process. Also, continuing our Management reorganization, new staff has been hired to further comply with maintenance needs at the developments.

In the Financial/Capital Funds area, FCHA has properly obligated all outstanding Capital Funds from previous years and is complying with schedules as established.

AnnualPHAPlan
PHAFiscalYear2002
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

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

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiativesanddiscretionarypolicies thePHAhasincludedin theAnnualPlan.

FayetteCountyHousingAuthorityiscommittedtoprovidehousinginaccordancetoHUD'sandallotherapplicableperformancestandards.FCHA hasadoptedandimplementedalloftherequirementsoftheQualityHousingandWorkResponsibilityAct.Thisyear'sAnnualPlanincludesa conversionapplicationfor85unitsat4developments.WearealsoemphasizinginaDemolitionApplicationthatwasforwardedtoHUD'sSACon April12,2002fordemolitionof37buildingswith255unitsatfour developments.

Ourfocuscontinuestobet enhancementinthequalityofexistingprograms.

iii. AnnualPlanTableofContents

[24CFRPart903.79(r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- FY2002 Capital Fund Program Annual Statement (**attachmentpa015a001**)
- Most recent board -approved operating budget (Required Attachment for PHA that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart Attachment (mailed to Field Office)
- FY2002 Capital Fund Program 5 Year Action Plan (**attachmentpa015a002**)
- Public Housing Drug Elimination Program (PHDEP) Plan (**attachmentpa015a004**)
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (**Included as part of the Conversion attachment – can also be found in page 54**)
- Other (List below, providing each attachment name)

Conversion/redistribution of units application (**Attachmentpa015a003**)
 Minutes of Consultation Meeting with RAB Attachment _____
 (included as part of the Conversion attachment)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
	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
	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
	Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD - approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
N/A	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Application for Conversion/redistribution of units	

1. Statement of Housing Needs

[24CFR 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	4557	5	3	5	5	5	5
Income > 30% but ≤ 50% of AMI	1647	2	2	2	2	5	2
Income > 50% but < 80% of AMI	396	1	1	1	1	1	1
Elderly	2224	3	2	3	5	2	5

Housing Needsof FamiliesintheJurisdiction byFamilyType							
FamilyType	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Familieswith Disabilities	556	3	2	3	5	2	5
Race/Ethnicity	1703	NA	NA	NA	NA	NA	NA

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

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

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

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

Housing Needsof Families on the Waiting List
--

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	212		339
Extremely low income ≤ 30% AMI	180	85%	
Very low income (>30% but ≤ 50% AMI)	25	12%	
Low income (>50% but <80% AMI)	7	.03%	
Families with children	162	.76%	
Elderly families	12	06%	
Families with Disabilities	35	17%	
Race/ethnicity White	167	79%	
Race/ethnicity Black	43	20%	
Race/ethnicity Indian	1	0%	

Housing Needs of Families on the Waiting List			
Race/ethnicity	1	0%	
Hispanic			
NonHispanic	211	99.52%	
1BR	80	38%	69
2BR	78	37%	128
3BR	41	19%	116
4BR	12	6%	1
5BR	1	0%	1
5+BR	0		0
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families on to the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant -based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site -Based or sub -jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover

Housing Needs of Families on the Waiting List

Housing Needs of Families on the Waiting List			
Waiting list total	520		141
Extremely low income <= 30% AMI	435	84%	
Very low income (>30% but <=50% AMI)	78	15%	
Low income (>50% but <80% AMI)	7	01%	
Families with children	345	.66%	
Elderly families	30	.06%	
Families with Disabilities	109	.21%	
Race/ethnicity White	406	78%	
Race/ethnicity Black	112	22%	
Race/ethnicity Indian	1	0%	
Race/ethnicity Asian Pacific	1	0%	
Race/ethnicity Hispanic	1	0%	
NonHispanic 51999.80%			
Characteristics by Bedroom Size			

Housing Needs of Families on the Waiting List			
(Public Housing Only)			
1BR			
2BR			
3BR			
4BR			
5BR			
5+BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been enclosed (# of months)? 3 months Does the PHA expect to open the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units

- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease -uprates 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 -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease -uprates 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 resource so other than public housing or Section 8 tenant -based assistance.
- Other: (list below)
Apply for 25 additional Section 8 Vouchers. Actual utilization rate at 99% with
A closed waiting list of 520 applicants.

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:(listbelow)

Need:SpecificFamilyTypes:Familiesatorbelow50%ofmedian

Strategy1:Targetavailableassistanceto familiesatorbelow50%ofAMI

Selectallthatapply

- Employadmissionspreferencesaimedatfamilieswhoareworking
 Adoptrentpoliciestosupportandencouragework
 Other:(listbelow)

Need:SpecificFamilyTypes:TheElderly

Strategy1: Targetavailableassistancetotheelderly:

Selectallthatapply

- Seekdesignationofpublichousingfortheelderly
 Applyforspecial -purposevoucherstargetedtotheelderly,shouldtheybecomeavailable
 Other:(listbelow)
FCHAwillbesubmittinganapplicationforelderlydesignationin2002.

Need:SpecificFamilyTypes:FamilieswithDisabilities

Strategy1: TargetavailableassistancetoFamilieswithDisabilities:

Selectallthatapply

- 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 support services, Section 8 tenant-based assistance, Section 8 support services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2002 grants)		
a) Public Housing Operating Fund	3,422,708	PH Operations
b) Public Housing Capital Fund	3,331,423	
c) HOPEVI Revitalization		
d) HOPEVI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,915,346	Rental Assistance

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
f) Public Housing Drug Elimination Program (including any Technical Assistance funds) (FY 2000 & 01)	541,992	Prevention Programs
g) Resident Opportunity and Self-Sufficiency Grants	40,000	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2000 Capital Funds	2,234,389.	PH Capital Improvements
2001 Capital Fund	3,331,423.	PH Capital Improvements
3. Public Housing Dwelling Rental Income		
Dwelling Rent	1,899,492	PH Operations
4. Other income (list below)		
Financial Income	140,000	PH Operations
Miscellaneous Income	120,252	PH Operations
4. Non-federal sources (list below)		
HSDFC County Block Grant	127,312	Resident Services

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Senior AAA	626,587	County Resident Services
Total resources	18,730,924.	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

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

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) At time of application and for a second time when they reach the top of the waiting list

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug -related activity
- Rental history
- Housekeeping
- Other (describe)

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

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

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

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

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

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

Mail in applications

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? 21

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 approved site-based waiting list plan)? -HUD-
If yes, how many lists?

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

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. Incometargeting:

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

new admission to public housing

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)

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

Highrentburden(rentis>50percentofincome)

Otherpreferences:(selectbelow)

- Workingfamiliesandthoseunabletoworkbecauseofageordisability
- Veteransandveterans'families
- Residentswholiveand/orworkinthejurisdiction
- Thoseenrolledcurrentlyineducational,training,orupwardmobilityprograms
- Householdsthatcontributeetomeetingincomegoals(broadrangeofincomes)
- Householdsthatcontributeetomeetingincomerequirements(targeting)
- Thosepreviouslyenrolledineducational,training,orupwardmobility programs
- Victimsofreprisalsorhatecrimes
- Otherpreference(s)(listbelow)

- IncomeTiers
- Aresidency preferenceisgrantedtoapplicantstholiveorworkintheFayetteCountygeographicalarea.

2. IfthePHAwillemployadmissionspreferences,pleaseprioritizebyplacinga“1”inthespacethatrepresentsyourfirstpriority,a“2”inthebox representingyoursecondpriority,andsoon.Ifyougiveequalweighttooneormoreofthesechoices(eitherthroughanabsolutehierarchyor throughapointsystem),placethesamenumbernexttoeach.Thatmeansyoucanuse“1”morethanonce,“2”morethan once,etc.

1IncomeTier

2.InvoluntaryDisplacement

3Residentswholiveorworkinthejurisdiction

4DateandTime

FormerFederalpreferences:

- 2 InvoluntaryDisplacement(Disaster,GovernmentAction,ActionofHousing Owner,Inaccessibility,PropertyDisposition)
- Victimsofdomesticviolence

Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families 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)

PHAstaff

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)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site -based waiting lists
If selected, list targeted developments below:
23 developments
- 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)
Income Tiers

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income -mixing
- Other (list below)

Conversion and Demolition

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher -income families? (select all that apply)

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

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

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

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub -component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug -related activity only to the extent required by law or regulation
- Criminal and drug -related activity, more extensively than required by law or regulation
- More general screening than criminal and drug -related activity (list factors below)
- Other (list below)

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)

Upon the request of a prospective owner, the FCHA will provide any factual information or third party written information they have relevant to a voucher holder's history of, or ability to, comply with material standard lease terms or any history of drug trafficking.

(2)WaitingListOrganization

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)
- Mail in applications

(3)SearchTime

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

If yes, state circumstances below:

After review of justification, if the family documents their efforts and additional time can reasonably be expected to result in success, the Housing Authority will grant the length of requests sought by the family or 60 days, whichever is less.

If the family includes a person with disabilities and the family requires an extension due to the disability, the Housing Authority will grant an extension allowing the family the full 120 days search time or longer if required as a documented reasonable accommodation with HUD approval.

(4)AdmissionsPreferences

a. Incometargeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissionsto 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)

A residency preference is granted to applicants who live in the Fayette County geographical area.

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.

1. Income Tiers
2. Involuntary Displacement
3. Residency
4. Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

A residency preference is granted to applicants who live in the Fayette County geographical area.

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 preference 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 program administered by the PHA contained? (select all that apply) -purpose section 8

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

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

- Through published notices
- Other (list below)

4.PHARentDeterminationPolicies

[24CFRPart903.79(d)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredto complete sub -component 4A.

(1)IncomeBasedRentPolicies

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?

2. If yes to question 2, list these policies below :

The Minimum Rent shall be \$50 per month, but a hardship exemption shall be granted to residents who can document that they are unable to pay the \$50 because of a long-term hardship (over 90 days). Examples under which residents would qualify for the hardship exemption to the minimum rent would include but not be limited to the following:

- The family has lost eligibility for or is applying for an eligibility determination for a Federal, State or local assistance program;
- The family would be evicted as a result of the imposition of the minimum rent requirements;
- The income of the family has decreased because of changed circumstances, including loss of employment;
- A death in the family has occurred; or
- Other circumstances as determined by FCHA

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

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

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

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

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

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general a 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
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below)

Residents are required to report interim increases in income if they have been granted interim rent reductions. FCHA wishes to encourage families to improve their economic circumstances, changes in family income between reexaminations will not result in a rent change. However, residents are required to report all changes in income to the housing manager within 10 days of the occurrence.

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

(1) Payment Standards

Describe the voucher payment standards and policies .

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

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

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

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

- Annually
- Other (list below)

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

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

FCHA will consider vacancy rates and rents in the market area, size and quality of units leased under the program, rents for units leased under the program, success rates of voucher holders in finding units, and the percentage of annual income families are repaying for rent under the Voucher Program

(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)

The FCHA has set the minimum rent as \$50.00. However, if the family requests a hardship exemption, the FCHA will suspend the minimum rent for the family beginning the month following the family's hardship request. The suspension will continue until the FCHA can determine whether hardship exists and whether the hardship is of a temporary or long-term nature. During suspension, the family will not be required to pay a minimum rent and the Housing Assistance Payment will be increased accordingly.

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. (forwarded to the Field Office with additional required certifications)
- 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.)

urnover in each. (Use "NA" to indicate

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	1261	300-325
Section 8 Vouchers	887	124
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	4	2
Special Purpose Section 8 Certificates/Vouchers (list individually) SRO	14	11
Public Housing Drug Elimination Program (PHDEP)	640	150-160
Other Federal Programs (list individually)		
FSS	2166	425

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.

Public Housing Maintenance and Management: (list below)

- Admission and Continued Occupancy Policy (ACOP)
- Residential Lease
- Maintenance/Preventive Maintenance Plan
- Grievance Policy
- Pest Eradication Policy
- Facilities Use
- House Rules
- Crime Tracking
- Pet Policy
- Rent Collection

Section 8 Management: (list below)

- Section 8 Administrative Plan
- Related HUD Forms (request for Tenancy etc)
- HQS Guidebook and Checklist
- Inspections Procedures

FCHA Management

- Drug Free Policy
- Procurement Policy
- Disposition Policy
- Hazardous Materials
- EEO

6. PHAGrievanceProcedures

[24CFRPart903.79(f)]

Exemptionsfromcomponent6:HighperformingPHAsarenotrequiredtocompletecomponent6.Section8 -OnlyPHAsareexemptfromsub -component6A.

A. PublicHousing

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

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

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

B. Section 8 Tenant -Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24CFR 982?

If yes, list additions 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(listbelow)

7.CapitalImprovementNeeds

[24CFRPart903.79(g)]

ExemptionsfromComponent7:Section8onlyPHAsarenorequiredtocompletethiscomponent andmayskiptoComponent8.

A.CapitalFundActivities

Exemptionsfromsub -component7A:PHAsthatwillnotparticipateintheCapitalFundProgrammayskiptoComponent7B.AllotherPHAsmustcomplete7Aasinstructed.

(1)CapitalFundProgramAnnualStatement

UsingpartsI,II,andIIIoftheAnnualStatementfortheCapitalFundProgram(CFP),identifycapitalactivitiesthePHAisproposingfortheupcomingyeartoensurelong -term physicalandsocialviabilityofitspublichousingdevelopm ents.ThisstatementcanbecompletedbyusingtheCFPAnnualStatementtablesprovidedinthetablelibraryattheend ofthePHAPlantemplate **OR**,atthePHA'soption,bycompletingandattachingaproperlyupdatedHUD -52837.

Selectone:

TheCapitalFundProgramAnnualStatementisprovidedasanattachmenttothePHAPlanatAttachment **pa015a003**
-or-

TheCapitalFundProgramAnnualStatementisprovidedbelow:(ifselected,copytheCFPAnnualStatementfromthe TableLibraryand inserthere)

(2)Optional5 -YearActionPlan

Agenciesareencouragedtoincludea5 -YearActionPlancoveringcapitalworkitems.Thisstatementcanbecompletedbyusingthe5YearActionPlantableprovidedinthetable libraryattheendofthePHAPlantemplate **OR**bycompletingandattachingaproperlyupdatedHUD -52834.

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

b. If yes to question a, select one:

The Capital Fund Program 5 -Year Action Plan is provided as an attachment to the PHA Plan at Attachment **pa015a002**
-or-

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

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

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

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

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plans submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPEVI Revitalization grant in the Plan year?

If yes, list development name/s below: FCHA will apply for a
Wood Acres, Dunlap Creek Village and Snowden Terrace

HOPEVIDemolition grant for Bierer Wood Acres, Lemon

Yes No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?
If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund
Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[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.)

FCHA submitted a Demolition Application to the SA Con April 12, 2002, addressing the activities listed below. Demolition work has been scheduled in the Capital Fund table attached to this Plan. However, FCHA will be applying for HOPEVIDemolition funds for this objective. For further information on the proposed demolition, please refer to the application forwarded to the Field Office.

Demolition/DispositionActivityDescription	
1a. Development name:	BiererWoodAcres
1b. Development(project) number:	PA15 -1
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>March2002</u>
5. Number of units affected:	106
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity:)9/30/02 b. Projected end date of activity: 09/30/03

Demolition/DispositionActivityDescription	
1a. Development name:	L emonWoodAcres
1b. Development(project) number:	PA 15-4
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>March2002</u>

5. Number of units affected: 75
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 9/30/02 b. Projected end date of activity: 09/30/03

Demolition/Disposition Activity Description
1a. Development name: Dunlap Creek Village
1b. Development (project) number: PA15 -7
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>March 2002</u>
5. Number of units affected: 69
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 9/30/02 b. Projected end date of activity: 09/30/03

Demolition/DispositionActivityDescription	
1a. Development name:	Snowden Terrace
1b. Development (project) number:	PA15 -9
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>March 2002</u>
5. Number of units affected:	5
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 09/30/02 b. Projected end date of activity: 09/30/03

FCHA is submitting as Attachment **pa015a003a** Conversion Application for the redistribution of units at 4 developments.

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 PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name: Mulligan Manor	
1b. Development (project) number: PA15 -11	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
Occupancy by elderly and near elderly	<input checked="" type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (03/31/02)	
5. If approved, will this designation constitute a (select one)	
<input checked="" type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously approved Designation Plan?	
6. Number of units affected: 65	

7. Coverage of action (select one)

Part of the development

Total development

Designation of Public Housing Activity Description

1a. Development name: **White Swan Apartments**

1b. Development (project) number: **PA15 -12**

2. Designation type:

Occupancy by only the elderly

Occupancy by families with disabilities

Occupancy by only elderly families and families with disabilities

Occupancy by elderly and near elderly

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: (03/31/02)

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: 78

7. Coverage of action (select one)

Part of the development

Total development

Designation of Public Housing Activity Description

1a. Development name: **Marshall Manor**

1b. Development(project)number: PA15 -13
2. Designationtype: Occupancybyonlytheelderly <input type="checkbox"/> Occupancybyfamilieswithdisabilities <input type="checkbox"/> Occupancybyonlyelderlyfamiliesandfamilieswithdisabilities <input type="checkbox"/> Occupancybyelderlyandnearlyelderly <input checked="" type="checkbox"/>
3. Applicationstatus(selectone) Approved;includedinthePHA'sDesignationPlan <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input checked="" type="checkbox"/>
4. Datethisdesignationapproved,submitted,orplannedforsubmission: <u>(03/31/02)</u>
5. Ifapproved,willthisdesignationconstitutea(selectone) <input checked="" type="checkbox"/> NewDesignationPlan <input type="checkbox"/> Revisionofapreviously -approvedDesignationPlan?
6. Numberofunitsaffected: 100
7. Coverageofaction(selectone) <input type="checkbox"/> Partofthedevelopment <input checked="" type="checkbox"/> Total development

DesignationofPublicHousingActivityDescription
1a. Developmentname: BelleVernonApartments
1b. Development(project)number: PA15 -16
2. Designationtype: Occupancybyonlytheelderly <input type="checkbox"/> Occupancybyfamilieswithdisabilities <input type="checkbox"/> Occupancybyonlyelderlyfamiliesandfamilieswithdisabilities <input type="checkbox"/> Occupancybyelderlyandnearlyelderly <input checked="" type="checkbox"/>

3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(03/31/02)</u>	
5. If approved, will this designation constitute a (select one)	
<input checked="" type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously -approved Designation Plan?	
6. Number of units affected: 150	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	

Designation of Public Housing Activity Description	
1a. Development name: South Hill Terrace	
1b. Development (project) number: PA15 -5	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
Occupancy by elderly and near elderly	<input checked="" type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(03/31/02)</u>	
5. If approved, will this designation constitute a (select one)	

<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously -approved Designation Plan?
6. Number of units affected: 20 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Snowden Terrace 1b. Development (project) number: PA15 -9
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/> Occupancy by elderly and near elderly <input checked="" type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(03/02/02)</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously -approved Designation Plan?
6. Number of units affected: 5 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name: EastViewTerrace	
1b. Development (project) number: PA15 -10	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
Occupancy by elderly and near elderly	<input checked="" type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(03/31/02)</u>
5. If approved, will this designation constitute a (select one)	
<input checked="" type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously -approved Designation Plan?	
6. Number of units affected: 12	
7. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
Designation of Public Housing Activity Description	
1a. Development name: ClarenceHessTerrace	
1b. Development (project) number: PA15 -15	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>

Occupancy by elderly and near elderly	<input checked="" type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	(03/31/02)
5. If approved, will this designation constitute a (select one)	
<input checked="" type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously approved Designation Plan?	
7. Number of units affected:	11
7. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> 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. Assessment of Reasonable Revitalization Pursuant to Section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

As required by HUD's June 22, 2001 Final Rule: Voluntary Conversion of Developments from Public Housing Stock; Required Initial Assessments, FCHA conducted an initial assessment for each of its 17 family developments to determine the viability of conversion.

In its assessment, FCHA considered the implications of converting the public housing units to tenant -based assistance and concluded that the conversion is not viable because the conversion would be inappropriate because removal of the development would not meet the necessary conditions for voluntary conversion. The assessment also concluded that Fayette County does not have enough affordable housing that meets HQS requirements making inappropriate the conversion.

FCHA's conducted the required initial assessment in 17 family developments; four elderly developments were not subject to the initial assessment.

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? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPEVI demolition application (date submitted or approved: _____) <input type="checkbox"/> 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

[24CFR Part 903.79(k)]

A. Public Housing

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

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHAs** 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: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below)

(copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

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

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

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

b. PHA - established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self -sufficiency Programs

[24CFR Part 903.79(1)]

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

- Only PHAs are not required to complete sub

NOT APPLICABLE. NO HOPE VILLAGES

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer 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 home ownership option participation
- Preference/eligibility for section 8 home ownership 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)
Resident Owned Business \ PH residents owned business for painting and groundwork	16	Specific Criteria	FCHA Program dept.	Public Housing

(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: 02/01/02)
Public Housing	20	16

Section 8	92	11
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- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

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

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

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

FCHA adopted a Community Service Policy on October 1, 2000. Program is not active as per changes prompted by Congress 2002 Appropriation Act.

13. PHA Safety and Crime Prevention Measures

[24CFRPart903.79(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
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anti-crime/anti-drug programs
- Other (describe below)

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

Lemon Wood Acres, Bierer Wood Acres, South Hill Terrace, Dunlap Creek Village, Snowden Terrace, East View Terrace, Fort Mason Village

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 -risky youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)
Demolition and Conversion

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

Lemon Wood Acres, Bierer Wood Acres, South Hill Terrace, Dunlap Creek Village, Snowden Terrace, East View Terrace

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)

Lemon Wood Acres, Bierer Wood Acres, South Hill Terrace, Dunlap Creek Village, Snowden Terrace, East View Terrace

D. Additional information as required by PHDEP/PHDEP Plan

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

FCHA PHDEP Annual Plan for FY2000 and 2001 funds is included as

Attachment **pa015a004**

NOT REQUIRED TO COMPLETE

- 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)]

FCHA submitted its Pet Policy with FY2001 Annual plan.

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 package submitted to the Field Office.

16. Fiscal Audit

[24CFR Part 903.79(p)]

- 1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
- 2. Yes No: Was the most recent fiscal audit submitted to HUD?
- 3. Yes No: Were there any findings as the result of that audit?
- 4. Yes No: If there were any findings, do any remain unresolved?

5. Yes No: If yes, how many unresolved findings remain? ____
Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24CFR Part 903.79(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?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24CFR Part 903.79(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) pa015a003 and pa015a005

Provided below:

Meeting with Resident Advisory Board:

On January 8, 2002, the FCHA met with the Resident Advisory Board who represents all the residents PHA -wide. The meeting was attended by Mary West from South Hill Terrace, Eva Nicholson from *Bierer Wood Acres*, Jaci Roby from White Swan Apartments, Jenna Thomas from *Lemon Wood Acres*, and Bernice Windom from South Hill Terrace.

The FCHA presented a description of the proposed conversion and also a proposed demolition plan that will be forwarded to HUD for approval. FCHA staff presented a site map of the four developments and pointed out the buildings proposed for demolition as well as those for conversion. Changes and additions/deletions were made following the RAB's recommendations.

The following were the RAB's comments:

- 1- Regarding Snowden - Would like to have all the buildings rehabilitated and modernized.
 - The PHA indicated that this development has been included for both, demolition and conversion. The conversion will result in better configuration of the actual building and adding better appeals such as porch and balcony roof.
- 1- Regarding Snowden - would like to have building demolished throughout the development, not just in one area.
 - PHA informed that the plan is to reduce density and that has been taken into consideration in the proposed plan
- 1- All RAB representatives agreed that the proposed conversion and demolition is needed since it cannot be foreseen that there will be a market for the amount of buildings that the developments currently have. They also emphasized the actual configuration of the units is not comparable to other housing in the community, including other available assisted housing.

- 2- RAB would like stricter Lease Compliance at all of the developments and that the residents returning to the units after demolition/conversion need to be properly screened to ensure Lease Compliant Tenants.
 - The PHA indicated that it is committed to strict screening and furthering Lease Compliance. The PHA adopted in 2002 a new Admission and Occupancy Policy and the staff has been trained on its contents. The PHA has also adopted new and strict screening and verification procedures.

- 1- RAB requested a revision of the current Flat Rents since they consider that this can affect the number of vacancies.
 - The PHA informed that the Flat Rents have been recently revised reflecting current situation

- 1- RAB expressed their desire of having a Laundromat in all the developments
 - PHA will take recommendation in the design of converted units at the development targeted for demolition.
 - PHA informed that the plan is to reduce density and that has been taken into consideration in the proposed plan

- 1- All RAB representatives agreed that the proposed conversion and demolition is needed since it is not foreseen that there will be a market for the number and type of buildings that the developments currently have. They also emphasized the actual configuration of the units is not comparable to other housing in the community, including other available assisted housing.

- 2- RAB would like stricter Lease Compliance at all of the developments and that the residents returning to the units after demolition/conversion need to be properly screened to ensure Lease Compliant Tenants.
 - The PHA indicated that it is committed to strict screening and furthering Lease Compliance. The PHA adopted in 2002 a new Admissions and Continued Occupancy Policy and the staff has been trained on its contents. The PHA has also adopted new and strict screening and verification procedures.

- 1- RAB requested a revision of the current Flat Rents since they consider that this can affect the number of vacancies.
- The PHA informed the RAB that the Flat Rents have been recently revised reflecting current situation and that the Board will be asked to approve the rents in February

1- RAB expressed their desire of having a Laundromat in all the developments

- PHA will take this recommendation into consideration in the design of converted units at the development targeted for demolition

Residents and Resident Council of the affected four developments had an opportunity to comment on the proposed conversion as part of the 45 days public review period as required for the PHA Plan. The public hearing took place April 5, 2002. No comments were received from residents.

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)
No modifications were required, RAB unanimously approved activities included in the Plan as presented.

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.)

Nancy Sutton, Resident on the Board appointed by Fayette County Board of Commissioners. Ms. Sutton term ends on

12/31/05

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)

Fayette County, Pennsylvania

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

- Other: (list below)

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.

Attachments

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

Attachment _____ Organizational Chart –(mailed to Field Office)

Attachment **pa015a003** Conversion/Redistribution of funds Application

Attachment **pa015a001** Capital Funds Annual Plan

Attachment **pa015a002** 5 Yr Annual Plan

Attachment **pa015a003** RAB Consultation –Minutes —also, page 54

Attachment **pa015a004** PHDEP Annual Plan 2002 –2003

Attachment **Page 45** Component 10 Conversion of Public Housing

CAPITALFUNDPROGRAMTABLESSTARTHERE

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

Activities for Year 1	Activities for Year: <u>2</u> ___ FFY Grant: 2003 PHAFY: 7/01/03			Activities for Year: <u>3</u> ___ FFY Grant: 2004 PHAFY: 7/01/04		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PA15 -4, Lemon Wood Acres	Reconfigure two –eight unit, row type buildings into two –five unit, row type buildings; and one –six unit, row type building into four apartments:		Administration Building	Construct a new Administration Building	\$2,291,000
Annual		1. Replace front & rear entrances and porches	\$200,000.00	Management Improvements	1. Staff training	\$30,000.00
Statement		2. Replace windows	\$50,000.00		2. Resident initiatives	\$80,000.00
		3. Replace entrance, interior and storm doors	\$50,000.00		3. Computer software	\$40,000.00
		4. Roof replacement	\$65,000.00		4. Applications/planning services	\$150,000.00
		5. Kitchens	\$105,000.00		5. Management analysis planning human resources	\$55,000.00
		6. Bathrooms	\$70,000.00		6. Tenant Patrols	\$12,000.00
		7. Floors	\$100,000.00			
		8. Concrete	\$100,000.00	Administration	1. Mod salary/benefits	\$318,140.00
		9. Landscape/drainage	\$56,000.00		2. Mod legal costs	\$10,283.00
		10. HVAC replacement	\$98,000.00		3. Bid advertisements	\$5,000.00
		11. Smoke detectors	\$35,000.00			
		12. Siding	\$210,000.00	Fees & Costs	1. A&E Services	\$130,000.00
					2. Financial consultants	\$80,000.00

TotalCFPEstimatedCost | \$Continued

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\$

**CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities**

Activitiesfor Year1	ActivitiesforYear: __ 2__ FFYGrant :2003 PHAFY:7/01/03			ActivitiesforYear: __3_ FFYGrant:2004 PHAFY:7/01/04		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
See	PA15 -4,LemonWood AcresContinued	13.Soff it& fascia/gutters& downspouts	\$56,000.00	Fees&CostsContinued	3.ConstructionManager	\$80,000.00
Annual		14.Demointeriorunits	\$56,000.00			
Statement		15.Parkingarea	\$70,000.00	Non-Dwelling	1.Computerhardware	\$40,000.00
		16.Storageareas	\$70,000.00		2.Officeequipment	\$10,000.00
		17.Plumbingupgrade	\$100,000.00			
		18.Electricalupgrade	\$150,000.00			
		19.Fencing	\$56,000.00			
		20.Replacedrywalland finish	\$100,000.00			
		21.Demolition3 -bldgs 19units	76,000			
	PA.15 -1Biererwood Acres	1.Demolition4 -bldgs 24units	96,000			
	PA.15-7DunlapCreek Village	1.Demolition4bldgs. 28units	112,000			
	PA15 -16,BelleVernon Apartments	1.Replaceallunitdoors &locksandexi tdoors inCommunityRoom	\$110,000.00			
		2.Replacecarpetinall hallways	\$40,000.00			

		3.Installcanopyover CommunityRoom entrances	\$20,000.00		
		4.Concrete	\$10,000.00		
	Management Improvements	1.Stafftraining	\$30,000.00		
TotalCFPEstimatedCost			\$Continued		\$

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

Activitiesfor Year1	ActivitiesforYear: __ 2__ FFYGrant:2003 PHAFY:7/01/03			ActivitiesforYear: __ FFYGrant: PHAFY:		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
See	Management Improvements Continued	2.Residentinitiatives	\$80,000.00			
Annual		3.Computersoftware	\$40,000.00			
Statement		4.Applications/planning services	\$100,000.00			
		5.Managementanalysis planninghuman resources	\$55,000.00			
		6.Tenantpatrols	\$12,000.00			
	Administration	1.Modsalary/benefits	\$318,140.00			
		2.Modlegalcost s	\$10,283.00			
		3.Bidadvertisements	\$5,000.00			
	Fees&Costs	1.A&EServices	\$130,000.00			
		2.FinancialConsultants	\$80,000.00			
		3.ConstructionManager	\$80,000.00			

	Non-Dwelling	1.Computerhardware	\$40,00.00		
	TotalCFPEstimatedCost		\$Continued		\$

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

Activities for Year: 4__
FFY Grant: 2005
PHAFY: 7/01/05

Activities for Year: 5_
FFY Grant: 2006
PHAFY: 7/01/06

Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PA15 -5, South Hill Terrace	Reconfigure two –four unit, row type building to two –two unit buildings; and one –six unit, row type building to four units; and one – five unit, row type building to three units:		PA15 -12, White Swan Apartments	Convert 59 efficiency apartments to 30 –1BR apartments in two phases:	\$2,495,000.00
	1. Replace front & rear entrances and porches	\$187,000.00		Phase 1 of 2006 (Phase 2 will be in 2007)	
	2. Replace windows	\$55,000.00			
	3. Replace entrance, interior and storm doors	\$55,000.00	Management Improvements	1. Staff training	\$30,000.00
	4. Roof replacement	\$76,000.00		2. Resident initiatives	\$80,000.00
	5. Kitchens	\$82,500.00		3. Computers software	\$40,000.00
	6. Bathrooms	\$79,000.00		4. Applications/ planning services	\$150,000.00
	7. Floors	\$88,000.00		5. Management analysis planning human resources	\$55,000.00
	8. Concrete	\$88,000.00		6. Tenant patrols	\$12,000.00
	9. Landscape/drainage	\$44,000.00			
	10. HVAC replacement	\$77,000.00	Administration	1. Mod. salary/benefits	\$318,140.00
	11. Smoke detectors	\$27,500.00		2. Mod. legal costs	\$10,283.00
	12. Siding	\$165,000.00		3. Bid advertisements	\$5,000.00
Total CFPE Estimated Cost		\$Continued			\$Continued

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

Activities for Year: 4
FFY Grant: 2005
PHAFY: 7/01/05

Activities for Year: 5
FFY Grant: 2006
PHAFY: 7/01/06

Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PA15 -5, South Hill Terrace Continued	13. Soffit & fascia/gutters & downspouts	\$44,000.00	Non-Dwelling	1. Computer hardware	\$40,000.00
	14. Demo interior units	\$44,000.00		2. Office equipment	\$10,000.00
	15. Parking area	\$55,000.00			
	16. Storage sheds	\$55,000.00	PA15 -7, Dunlap Creek	Demolition 2 Buildings	\$80,000.00
	17. Plumbing upgrade	\$100,000.00		14 units	
	18. Electrical upgrade	\$100,000.00			
	19. Fencing	\$44,000.00			
	20. Replaced dry wall and finish	\$100,000.00		Relocation	\$6,000.00
PA.15 -1 Biererwood Acres	1. Demolition 4 bldgs. 26 units	\$104,000			
PA.15 -7 Dunlap Creek Village	1. Demolition 4 -bldgs 27 units	\$108,000			
PA.15 -9 Snowden Terrace	1. Demolition 1 -bldg. 5 - units	\$20,000			
PA15 -9, Snowden Terrace	Refonfigure one –five unit, row type building to three apartments:				
	1. Replace front & rear entrances and porches	\$40,000.00			

	2.Replacewindows	\$10,000.00			
	3.Replaceentrance, interiorandstormdoors	\$10,000.00			
	4.Roofreplacement	\$25,000.00			
	5.Kitchens	\$25,000.00			
	6.Bathrooms	\$15,000.00			
	7.Floors	\$20,000.00			
	TotalCFPEstimatedCost	\$Continued			\$

CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities

ActivitiesforYear: 4			ActivitiesforYear: ____		
FFYGrant:2005			FFYGrant:		
PHAFY:7/01/05			PHAFY:		
Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
PA15 -9,Snowden TerraceContinued	8.Concrete	\$30,000.00			
	9.Landscape/drainage	\$25,000.00			
	10.HVACreplacement	\$18,000.00			
	11.Smokedetectors	\$4,000.00			
	12.Siding	\$30,000.00			
	13.Soffit& fascia/guttersand downspouts	\$12,000.00			
	14.D emointeriorunits	\$20,000.00			
	15.Parkingarea	\$5,000.00			
	16.Storage sheds	\$12,000.00			
	17.Plumbingupgrade	\$30,000.00			
	18.Electricalupgrade	\$40,000.00			
	19.Fencing	\$10,000.00			
	20.Replacedrywalland finish	\$30,000.00			

Management Improvements	1. Staff training	\$30,000.00			
	2. Resident initiatives	\$80,000.00			
	3. Computer software	\$40,000.00			
	4. Applications/planning services	\$50,000.00			
Total CFPE Estimated Cost		\$Continued			\$

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

Activities for Year: <u>4</u> FFY Grant: 2005 PHAFY: 7/01/05			Activities for Year: <u> </u> FFY Grant: <u> </u> PHAFY: <u> </u>		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Management Improvements Continued	5. Management analysis planning human resources	\$55,000.00			
	6. Tenant patrols	\$12,000.00			
Administration	1. Mod salary/benefits	\$318,140.00			
	2. Mod legal costs	\$10,283.00			
	3. Bid advertisements	\$5,000.00			
Fees & Costs	1. A&E Services	\$130,000.00			
	2. Financial Consultants	\$40,000.00			
	3. Construction manager	\$40,000.00			
Non-dwelling equipment	1. Computer hardware	\$40,000.00			
	2. Office equipment	\$10,000.00			
HA. Wide	Relocation	\$62,000			

TotalCFPEstimatedCost	\$			\$

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/01 <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	0.00	720,000.00	720,000.00	720,000.00
3	1408 Management Improvements	720,000.00	266,666.00	266,666.00	88,215.42
4	1410 Administration	360,304.00	360,265.00	360,265.00	43,510.02
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	170,000.00	207,000.00	207,000.00	53,979.62
8	1440 Site Acquisition				
9	1450 Site Improvement	160,100.00	486,000.00	0.00	0.00
10	1460 Dwelling Structures	615,150.00	1,317,550.00	458,650.00	77,595.11
11	1465.1 Dwelling Equipment — Nonexpendable	39,000.00	25,000.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	103,000.00	0.00	0.00
13	1475 Nondwelling Equipment	200,000.00	105,566.00	105,566.00	105,566.00
14	1485 Demolition				
15	1490 Replacement Reserve	1,338,493.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	0.00	12,000.00	0.00	0.00
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550100 Replacement Housing Factor Grant No:		Federal FY of Grant: 2000	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 20-26)	3,603,047.00	3,603,047.00	2,118,147.00	1,088,866.17
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01550100 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2000		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -1,Bierer WoodAcres	1.Leadbasepainttestingandabatement	1460	50%	0.00	13,000.00	0.00	0.00	
	2.Sitelighting/security	1450	L.S.	0.00	40,000.00	0.00	0.00	
PA15 -2, CrosslandPlace	1.Sitelighting/security	1450	L.S.	0.00	15,000.00	0.00	0.00	
PA15 -3,Gibson Terrace	1.Leadbasepainttestingandabatement	1460	50%	0.00	13,000.00	0.00	0.00	
PA15 -4,Lemon WoodAcres	1.RetainingWalls	1450	L.S.	20,000.00	0.00	0.00	0.00	
	2.EliminatePonding	1450	L.S.	8,000.00	0.00	0.00	0.00	
	3.Replaceconcrete	1450	L.S.	14,100.00	0.00	0.00	0.00	
	4.Sitelighting/security	1450	L.S.	0.00	100,000.00	0.00	0.00	
	5.Replaceelectricmetercenters	1460	20	0.00	160,000.00	0.00	0.00	
	6.Leadbasepainttesting&abatement	1460	L.S.	0.00	13,000.00	0.00	0.00	
PA15 -5,South HillTerrace	1.Spraypool	1450	1	16,000.00	0.00	0.00	0.00	

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01550100 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2000		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
	2.Replacecloset/interiordoors	1460	228	182,500.00	0.00	0.00	0.00	

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

PHAName: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -5, South Hill Terrace	3. Replace storm doors/screens	1460	200	135,000.00	0.00	0.00	0.00	
	4. Site lighting/security	1450	L.S.	0.00	30,000.00	0.00	0.00	
	5. Lead base paint testing and abatement	1460	L.S.	0.00	12,000.00	0.00	0.00	
PA15 -6, Fort Mason Village	1. Spray pool	1450	1	16,000.00	0.00	0.00	0.00	
	2. Replace porch lights	1460	200	15,000.00	0.00	0.00	0.00	
	3. 504 Compliance	1460	4	0.00	0.00	0.00	0.00	
	4. Caulk windows/doors	1460	200	11,000.00	0.00	0.00	0.00	
	5. Site lighting/security	1450	L.S.	0.00	40,000.00	0.00	0.00	
	6. Lead base paint testing & abatement	1460	L.S.	0.00	12,000.00	0.00	0.00	
PA15 -7, Dunlap Creek Village	1. Site lighting/security	1450	L.S.	0.00	20,000.00	0.00	0.00	
	2. Remodel manager's office	1470	1	0.00	0.00	0.00	0.00	
	3. HVAC Upgrade - manager's office	1470	1	0.00	8,000.00	0.00	0.00	

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01550100 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2000		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -8,Marion Villa	1.Repaveparking	1450	L.S.	36,000.00	36,000.00	0.00	0.00	
	2.Spraypool	1450	1	16,000.00	0.00	0.00	0.00	
PA15 -9,Snowden Terrace	1.Windows/securityscreens	1460	335	45,000.00	0.00	0.00	0.00	
	2.Sitelighting/security	1450	L.S.	0.00	20,000.00	0.00	0.00	
PA15 -10,East ViewTerrace	1.Sitelighting/security	1450	L.S.	0.00	45,000.00	0.00	0.00	
	2.Remodelmanager'soffice	1470	1	0.00	70,000.00	0.00	0.00	
	3.HVACupgrademanager'soffice	1470	1	0.00	10,000.00	0.00	0.00	
	4.Buildstorageshedformaintenance equipment	1470	1	0.00	15,000.00	0.00	0.00	
PA15 -11, MulliganManor	1.Bathrooms	1460	65	47,500.00	0.00	0.00	0.00	
	2.Elevator upgrade -504	1460	1	0.00	0.00	0.00	0.00	
	3.Replacemake -upairvents	1460	2	0.00	60,000.00	0.00	0.00	

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01550100 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2000		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -12, White Swan Apartments	1.Recaulkwindows	1460	248	14,000.00	0.00	0.00	0.00	
	2.Replacerefrigerators	1465	100	39,000.00	0.00	0.00	0.00	
PA15 -13, Marshall Manor	1.Installcanopyatbothentrances	1460	2	10,000.00	0.00	0.00	0.00	
	2.Coverslopeds ills	1460	2	2,000.00	0.00	0.00	0.00	
	3.Enclosemetersockets	1460	10	6,000.00	0.00	0.00	0.00	
	4.Improvementstostairwells	1460	2	8,000.00	0.00	0.00	0.00	
	5.Replacepanichardwareandentry doors	1460	29	15,000.00	0.00	0.00	0.00	
PA15 -16, Belle Vernon Apts.	1.Recaulkwindows	1460	834	26,250.00	0.00	0.00	0.00	
	2.Newentrydoors	1460	150	57,900.00	57,900.00	0.00	0.00	
	3.Replacemake -upairunits	1460	2	40,000.00	40,000.00	0.00	0.00	
	4.Elevatorupgrade	1460	2	0.00	143,750.00	143,750.00	0.00	
	5.Firealarmsystem	1460	1	0.00	200,000.00	200,000.00	75,837.41	
	6.Entrydoorsandhallways	1460	L.S.	0.00	114,900.00	114,900.00	1,757.70	

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01550100 ReplacementHousingFactor GrantNo:				FederalFYofGrant: 2000		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -17, SembowerTerrace	1.Sitelighting/security	1450	L.S.	0.00	20,000.00	0.00	0.00	
	2.Replacefurnaces	1460	32	0.00	30,000.00	0.00	0.00	
	3.Smokedetectorupgrade	1460	136	0.00	0.00	0.00	0.00	
	4.Rep laceroofandflashing	1460	4Bldgs.	0.00	40,000.00	0.00	0.00	
PA15 -19, FairchanceHsg.	1.Relocationcosts	1495	2	0.00	2,000.00	0.00	0.00	
PA15 -22, ScatteredSites	1.Landscape/drainage	1450	L.S.	0.00	20,000.00	0.00	0.00	
	2.Gutters&downspouts	1460	L.S.	0.00	10,000.00	0.00	0.00	
	3.Replaceentrancedoorsandlocks	1460	50	0.00	20,000.00	0.00	0.00	
	4.Replacestormdoors	1460	50	0.00	15,000.00	0.00	0.00	
	5.Replacewindows	1460	158	0.00	120,000.00	0.00	0.00	
	6.R eplacekitchens	1460	13	0.00	60,000.00	0.00	0.00	
	7.Replacebathrooms	1460	13	0.00	30,000.00	0.00	0.00	
	8.Replaceflashing	1460	9Bldgs.	0.00	10,000.00	0.00	0.00	
	9.Smokedetectorupgrade	1460	98	0.00	20,000.00	0.00	0.00	

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01550100 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2000		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -22, ScatteredSites Continued	10.Paintunits	1460	13	0.00	13,000.00	0.00	0.00	
	11.Replacetilefloors	1460	13	0.00	25,000.00	0.00	0.00	
	12.Replacefrontentrances	1460	13	0.00	25,000.00	0.00	0.00	
	13.Replaceinteriordoors	1460	181	0.00	30,000.00	0.00	0.00	
	14.Repairbrickonbuildings	1460	4Bldgs.	0.00	10,000.00	0.00	0.00	
	15.Appliances	1465	50	0.00	25,000.00	0.00	0.00	
	16.Relocationcosts	1495	13units	0.00	10,000.00	0.00	0.00	
	17.Concrete	1450	L.S.	0.00	20,000.00	0.00	0.00	
	18.Roofs	1460	L.S.	0.00	20,000.00	0.00	0.00	
PA15 -24,Lemont Heights	1.SiteLighting/security	1450	L.S.	0.00	10,000.00	0.00	0.00	
	2.Replaceretainingswallsandfencing	1450	L.S.	0.00	70,000.00	0.00	0.00	
	3.Playground	1450	1	0.00	0.00	0.00	0.00	
	4.Securityscreens	1460	144	0.00	0.00	0.00	0.00	
	5.Replaceentranceandsheddoorlocks	1460	72	0.00	0.00	0.00	0.00	
	6.Concreteupgrade	1450	L.S.	0.00	0.00	0.00	0.00	
	7.Landscape/Drainage	1450	L.S.	0.00	0.00	0.00	0.00	

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01550100 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2000		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -26, Outcrop	1.Repairdrainage	1450	L.S.	16,000.00	0.00	0.00	0.00	
	2.Installfencing	1450	L.S.	18,000.00	0.00	0.00	0.00	
HA-Wide Management Improvements	1.Stafftraining	1408	L.S.	165,000.00	30,000.00	30,000.00	8,015.42	
	2.Residentinitiatives	1408	L.S.	40,000.00	36,508.00	36,508.00	0.00	
	3.Utilitysurvey	1408	L.S.	10,000.00	0.00	0.00	0.00	
	4.Review&updatepolicies/procedures	1408	L.S.	100,000.00	143,574.00	143,574.00	75,936.00	
	5.PhysicalNeedsAssessment	1408	L.S.	150,000.00	48,000.00	48,000.00	0.00	
	6.ComputerSoftware	1408	L.S.	250,000.00	8,584.00	8,584.00	4,264.00	
	7.CADSystem	1408	L.S.	5,000.00	0.00	0.00	0.00	
HA-Wide Administration	1.ModernizationStaff(Salary/Benefits)	1410	L.S.	360,304.00	329,800.00	329,800.00	23,247.83	
	2.Modernizationlegalcosts	1410	L.S.	0.00	1,000.00	1,000.00	162.58	
	3.ClerkoftheWorks	1410	1	0.00	17,673.60	17,673.60	14,642.68	
	4.BidAdvertisements	1410	L.S.	0.00	11,791.40	11,791.40	5,456.93	

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrant No: PA28P01550100 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2000		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WideFees& Costs	1.Architectural&Engineer	1430	L.S.	170,000.00	135,000.00	135,000.00	0.00	
	2.FinancialConsultants	1430	L.S.	0.00	70,000.00	70,000.00	51,979.62	
	3.EnvironmentalReview	1430	L.S.	0.00	2,000.00	2,000.00	2,000.00	
HA-WideNon - Dwelling Equipment	1.Vehicles	1475	5	25,000.00	96,280.00	96,280.00	96,280.00	
	2.Officeequipment&furniture	1475	L.S.	75,000.00	0.00	0.00	0.00	
	3.Computerhardware&accessories	1475	L.S.	100,000.00	9,286.00	9,286.00	9,286.00	
HA-Wide	1.Replacementreserve	1490	L.S.	1,338,493.00	0.00	0.00	0.00	
	2.Contingency	1502	L.S.	0.00	0.00	0.00	0.00	
	3.GeneralOperations	1406	L.S.	0.00	720,000.00	720,000.00	720,000.00	

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

PHAName: Fayette County Housing Authority	Grant Type and Number Capital Fund Program No: PA28P01550100 Replacement Housing Factor No:	Federal FY of Grant: 2000
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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	
HA Wide 1406 Operations	9/30/02			9/30/03			
HA Wide 1408 Mgmt. Improve.	9/30/02			9/30/03			
HA Wide 1410 Administration	9/30/02			9/30/03			
HA Wide 1430 Fees & Costs	9/30/02			9/30/03			
HA Wide 1475 Non-dwelling	9/30/02			9/30/03			
PA15 -1, Bierer Wood Acres	9/30/02			9/30/03			
PA1 5-2, Crossland Place	3/31/02			9/30/03			
PA15 -3, Gibson Terrace	9/30/02			9/30/03			
PA15 -4, Lemon Wood Acres	9/30/02			9/30/03			
PA15 -5, South Hill Terrace	9/30/02			9/30/03			
PA15 -6, Fort Mason Village	9/30/02			9/30/03			
PA15 -7, Dunlap Creek Village	9/30/02			9/30/03			

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

PHAName: Fayette County Housing Authority	Grant Type and Number Capital Fund Program No: PA28P01550100 Replacement Housing Factor No:	Federal FY of Grant: 2000
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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	
PA15 -8, Marion Villa	9/30/02			9/30/03			
PA15 -9, Snowden Terrace	9/30/02			9/30/03			
PA15 -10, East View Terrace	9/30/02			9/30/03			
PA15 -11, Mulligan Manor	9/30/02			9/30/03			
PA15 -16, Belle Vernon Apartments	9/30/02			9/30/03			
PA15 -17, Sembower Terrace	9/30/02			9/30/03			
PA15 -19, Fairchance	9/30/02			9/30/03			
PA15 -22, Scattered Sites	9/30/02			9/30/03			
PA15 -24, Lemont Heights	9/30/02			9/30/03			

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

Activities for Year 1	Activities for Year: __ __ FFY Grant: PHAFY:			Activities for Year: ____ FFY Grant: PHAFY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement						
Total CFPEstimatedCost			\$			\$

CapitalFundProgramFive -YearActionPlan
PartI:Summary

SAMPLE

PHAName <i>AnytownHousing Authority</i>		<input type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:			
Development Number/Name/HA-Wide	Year1	WorkStatementforYear2 FFYGrant: 2002 PHAFY: 2002	WorkStatementforYear3 FFYGrant: 2003 PHAFY: 2003	WorkStatementforYear4 FFYGrant: 2004 PHAFY: 2004	WorkStatementforYear5 FFYGrant: 2005 PHAFY: 2005
	Annual Statement				
<i>10-01/MainStreet</i>		<i>\$80,000</i>	<i>\$36,000</i>	<i>\$65,000</i>	<i>\$55,000</i>
<i>10-02/Broadway</i>		<i>\$90,000</i>	<i>\$40,900</i>	<i>\$40,000</i>	<i>\$43,000</i>
<i>HA-wide</i>		<i>\$100,000</i>	<i>\$50,000</i>	<i>\$35,000</i>	<i>\$27,000</i>
CFPFundsListedfor 5-yearplanning		<i>\$270,000</i>	<i>\$162,900</i>	<i>\$140,000</i>	<i>125,000</i>
ReplacementHousing FactorFunds		<i>\$40,000</i>			

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

PHAName: Fayette County Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA28P01550201 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/01
 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				
3	1408 Management Improvements	295,000.00		184,000.00	
4	1410 Administration	333,100.00		333,100.00	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	285,000.00		85,000.00	
8	1440 Site Acquisition				
9	1450 Site Improvement	190,000.00		50,000.00	
10	1460 Dwelling Structures	1,842,000.00			
11	1465.1 Dwelling Equipment — Nonexpendable	30,000.00			
12	1470 Nondwelling Structures	196,323.00			
13	1475 Nondwelling Equipment	70,000.00			
14	1485 Demolition	226,323.00			
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	60,000.00			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	3,331,423.00		652,100.00	
22	Amount of line 21 Related to LBP Activities	23,000.00			
23	Amount of line 21 Related to Section 504 compliance				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550201 Replacement Housing Factor Grant No:		Federal FY of Grant: 2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01550201 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2001			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -1, Bierer WoodAcres	Reconfigureone –eightunit, rowty pe buildingintofiveapartments(2 -1Br,2 -2BR,1 -3BR):							
	1.Replacefront&reentrancesand porches	1460	5units	80,000.00				
	2.Replacewindows	1460	5units	25,000.00				
	3.Replaceentrance,interiorandstorm doors	1460	5units	35,000.00				
	4.Roofreplacement	1460	1Bldg.	35,000.00				
	5.Kitchens	1460	5	35,000.00				
	6.Bathrooms	1460	5	25,000.00				
	7.Floors	1460	5units	35,000.00				
	8.Concrete	1460	5units	30,000.00				
	9.Landscape/Drainage	1450	5units	25,000.00				
	10.HVACReplacement	1460	5units	30,000.00				
	11.Smokedetectorupgrade	1460	5units	8,000.00				
	12.Siding	1460	5units	50,000.00				
	13.Soffit&fascia/gutters&downspouts	1460	5units	25,000.00				
	14.Demointeriorunits	1460	5units	25,000.00				
	15.Parkingarea	1450	5units	30,000.00				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHAName: FayetteCountyHousingAuthority			GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01550201 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2001		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
	16.Storageareas	1460	5	25,000.00				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHAName: FayetteCountyHousingAuthority			GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01550201 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2001		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -1, Bi erer WoodAcres Continued	17.Plumbingupgrade	1460	5units	60,000.00				
	18.Electricalupgrade	1460	5units	80,000.00				
	19.Fencing	1450	5units	40,000.00				

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01550201 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2001			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
	20.Cleancrawlspace	1460	1	5,000.00				
	21.Replacedrywallandfinish	1460	5units	80,000.00				
	22.Demolition	1485	4bldgs.30 units	120,000.00				
PA15 -2, CrosslandPlace	1.Leadbasepainttesting	1460	L.S.	3,000.00				
PA15 -4,Lemon WoodAcres	Reconfigureone –eightunit,row -type buildingintofiveapartme nts(2 -1BR,2 -2BR,1 -3BR):							
	1.Replacefront&rearentrancesand porches	1460	5units	80,000.00				
	2.Replacewindows	1460	5units	25,000.00				
	3.Replaceentrance,interiorandstorm doors	1460	5units	35,000.00				
	4.Roofreplacement	1460	1Bldg.	35,000.00				
	5.Kitchens	1460	5	35,000.00				
	6.Bathrooms	1460	5	25,000.00				

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01550201 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2001			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -4,Lemon WoodAcre s Continued	7.Floors	1460	5units	35,000.00				
	8.Concrete	1460	5units	30,000.00				
	9.Landscape/Drainage	1450	5units	25,000.00				
	10.HVACReplacement	1460	5units	30,000.00				
	11.Smokedetectorupgrade	1460	5units	8,000.00				
	12.Siding	1460	5units	50,000.00				
	13.Soffit&fascia/gutters&downspouts	1460	5units	25,000.00				
	14.Demointeriorunits	1460	5units	25,000.00				
	15.Parkingarea	1450	5units	30,000.00				
	16.Storageareas	1460	5	25,000.00				
	17.Plumbingupgrade	1460	5units	60,000.00				
	18.Electricalupgrade	1460	5units	80,000.00				
	19.Fencing	1450	5units	40,000.00				
	20.Replacedrywallandfinish	1460	5units	80,000.00				
	21.Demolition	1485	3bldgs.24 units	106,323				

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01550201 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2001		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajor Work Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -7,Dunlap CreekVillage	1.Leadbasepainttesting	1460	L.S.	6,000.00				
PA15 -8,Marion Villa	1.Leadbasepainttesting	1460	L.S.	5,000.00				
PA15 -9,Snowden Terrace	1.Leadbasepainttesting	1460	L.S.	3,000.00				
PA15 -10,East ViewTerrace	1.Leadbasepainttest ing	1460	L.S.	6,000.00				
PA15 -19, FairchanceHsg.	1.Replacekitchens	1460	26	80,000.00				
	2.Replacebathrooms	1460	26	80,000.00				
	3.ReplaceHVACunits	1460	28	90,000.00				

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01550201 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2001			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -19, FairchanceHsg.	4.Repair&replacefloorsinallunits	1460	26	70,000.00				
	5.Replaceentrancedoors&locks/storm doors	1460	26	30,000.00				
	6.Replace&installinteriorlighting whereneeded	1460	28	20,000.00				
	7.Paint&patchallunits	1460	28	30,000.00				
	8.Smokedetectorupgrade	1460	28	28,000.00				
	9.Appliances	1465	56	30,000.00				
	10.Upgradelaundryrooms	1460	28	10,000.00				
	11.Replaceshelvinginallcupboards& laundryareas	1460	28	10,000.00				
HA-Wide Management Improvements	1.Applications/planningservices	1408	L.S.	150,000.00		39,000.00		
	2.Stafftraining	1408	L.S.	45,000.00		45,000.00		
	3.Residentinitiatives	1408	L.S.	80,000.00		80,000.00		
	4.Computersoftware	1408	L.S.	20,000.00		20,000.00		

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01550201 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2001		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Administration	1.ClerkoftheW orks	1410	1	10,000.00				
	2.Modernizationstaff(salary/benefits)	1410	L.S.	308,100.00		308,100.00		
	3.Modernizationlegalcosts	1410	L.S.	15,000.00		15,000.00		
	4.Bidadvertisements	1410	L.S.	10,000.00		10,000.00		
HA-Wide Fees& Costs	1.InspectorServices	1430	L.S.	5,000.00		5,000.00		
	2.Financialconsultants	1430	L.S.	80,000.00		80,000.00		
	3.A&EServices	1430	L.S.	150,000.00				
	4.ConstructionManager	1430	L.S.	50,000.00				
HA-WideNon - Dwelling Equipment	1.Computerhardware	1475	L.S.	50,000.00		50,000.00		
	2.Officeequipment/furniture	1475	L.S.	20,000.00				
HA-Wide	1.Relocationcosts	1495	L.S.	60,000.00				

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

PHAName: Fayette County Housing Authority	Grant Type and Number Capital Fund Program No: PA28P01550201 Replacement Housing Factor No:	Federal FY of Grant: 2001
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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	
HA-Wide 1408 Mgmt. Improve.	9/30/03			9/30/04			
HA-Wide 1410 Administration	9/30/03			9/30/04			
HA-Wide 1430 Fees & Costs	9/30/03			9/30/04			
HA-Wide 1475 Non - Dwelling	9/30/03			9/30/04			
HA-Wide 1495 Relocation Costs	9/30/03			9/30/04			
PA15 -1, Bierer Wood Acres	9/30/03			9/30/04			
PA15 -2, Crossland Place	9/30/03			9/30/04			
PA15 -4, Lemon Wood Acres	9/30/03			9/30/04			
PA15 -5, South Hill Terrace	9/30/03			9/30/04			
PA15 -7, Dunlap Creek Village	9/30/03			9/30/04			
PA15 -8, Marion Villa	9/30/03			9/30/04			
PA15 -9, Snowden Terrace	9/30/03			9/30/04			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01570899 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/01 <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				
3	1408 Management Improvements	71,000.00	84,423.67	84,423.67	84,423.67
4	1410 Administration	282,500.00	282,508.00	282,508.00	282,508.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	245,000.00	63,376.80	63,376.80	59,112.95
8	1440 Site Acquisition				
9	1450 Site Improvement	85,000.00	895,845.66	895,845.66	626,117.65
10	1460 Dwelling Structures	1,788,800.00	1,220,449.79	1,220,449.79	579,611.35
11	1465.1 Dwelling Equipment — Nonexpendable	35,000.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	75,000.00	231,303.48	231,303.48	178,554.18
13	1475 Nondwelling Equipment	30,000.00	46,539.00	46,539.00	43,269.50
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	49,208.00	1,061.60	1,061.60	1,061.60
18	1499 Development Activities				

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

PHAName:FayetteCountyHousingAuthority	GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01570899 ReplacementHousingFactorGrantNo:	FederalFYofGrant: 1999
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: 12/31/01 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service				
20	1502 Contingency	164,000.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 20-26)	2,825,508.00	2,825,508.00	2,825,508.00	1,854,658.90
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01570899 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 1999		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -1,Bierer WoodAcres	1.Replacewalksandsteps	1450	L.S.	50,000.00	0.00	0.00	0.00	
	2.Repair&replacerailings	1450	L.S.	20,000.00	0.00	0.00	0.00	
	3.Createentrance	1450	L.S.	15,000.00	0.00	0.00	0.00	
	4.Replaceroofsandchimneys	1460	5Bldgs.	42,000.00	0.00	0.00	0.00	
	5.Replaceallflashing/shingles/vents	1460	7Bldgs.	8,000.00	0.00	0.00	0.00	
	6.Installnewguttersanddownspouts	1460	12Bldgs.	35,000.00	0.00	0.00	0.00	
	7.Replacevinylsiding&atticvents	1460	12Bldgs .	55,000.00	0.00	0.00	0.00	
	8.Replacesecurityscreens	1460	30%	25,000.00	0.00	0.00	0.00	
	9.Replaceventsandentrancesto crawlspaces	1460	L.S.	88,000.00	0.00	0.00	0.00	
	10.Replaceentrance&stormdoors	1460	156	77,000.00	0.00	0.00	0.00	
	11.Replaceboilers	1460	78units	364,000.00	0.00	0.00	0.00	
	12.Removetile&installnewfloor covering	1460	78units	184,800.00	0.00	0.00	0.00	
	13.Replaceinteriordoors	1460	468	50,000.00	0.00	0.00	0.00	
	14.Repairwalls&paintunits	1460	78 units	70,000.00	0.00	0.00	0.00	
	15.Replaceelectricaloutlets	1460	78units	30,000.00	0.00	0.00	0.00	
	16.Installnewceilinglights	1460	450	25,000.00	0.0	0.00	0.00	
	17.Upgradesmokealarms	1460	78units	35,000.00	0.00	0.00	0.00	

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01570899 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 1999		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -1,Bierer WoodAcres Continued	18.Remodelkitchens	1460	78units	380,000.00	0.00	0.00	0.00	
	19.Remodelbathrooms	1460	78units	320,000.00	0.00	0.00	0.00	
	20.Replacerranges&refrigerators	1465	78units	35,000.00	0.00	0.00	0.00	
	21.Remodelcommunityroom	1470	L.S.	50,000.00	0.00	0.00	0.00	
	22.Remodelmanager'soffice	1470	L.S.	25,000.00	0.00	0.00	0.00	
PA15 -3,Gibson Terrace	1.Cleancrawlspace,replacesmallvents	1460	22	0.00	81,656.10	81,656.10	64,572.50	
	2.Replacewaterlines	1450	L.S.	0.00	108,318.58	108,318.58	104,412.43	
	3.Additionallighting,removeoldpoles	1450	L.S.	0.00	108,691.56	108,691.56	98,918.24	
	4.Grading/drainageandeliminateopen trench	1450	L.S.	0.00	7,385.00	7,385.00	3,500.00	
	5.Perimeterfence	1450	L.S.	0.00	6,036.00	6,036.00	6,036.00	
	6.Parking -patch/seal&lines	1450	L.S.	0.00	51,854.00	51,854.00	42,160.00	
	7. Replacesewerlines	1450	L.S.	0.00	9,627.05	9,627.05	0.00	
	8.Correctdrainageproblems	1450	L.S.	0.00	101,061.58	101,061.58	84,622.77	
	9.Waterproofcommunitybuilding foundation	1470	1	0.00	14,409.00	14,409.00	14,409.00	

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo : PA28P01570899 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 1999		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -3,Gibson TerraceContinued	10.Expandcommunityroom,officeand maintenancebuilding	1470	1	0.00	137,540.76	137,540.76	106,465.35	
	11.Upgrade smokedetectors	1460	300	0.00	8,749.94	8,749.94	4,374.97	
	12.Concretethroughout	1450	L.S.	0.00	146,336.20	146,336.20	120,098.00	
PA15 -5,South HillTerrace	1.Replaceinteriordoors	1460	238	0.00	23,598.90	23,598.90	23,598.90	
	2.504 Compliance	1460	5	0.00	13,029.29	13,029.29	13,029.29	
	3.Securityscreens	1460	100	0.00	4,323.70	4,323.70	4,323.70	
	4.Concretethroughout	1450	L.S.	0.00	3,913.53	3,913.53	3,913.53	
	5.Landscape/drainage	1450	L.S.	0.00	4,254.60	4,254.60	4,254.60	
	6.Bathroomimprovement	1460	100	0.00	7,680.66	7,680.66	7,680.66	
	7.Improvementstocommunitybuilding	1470	1	0.00	18,026.64	18,026.64	18,026.64	
	8.Parkingforclassroom504	1450	L.S.	0.00	831.85	831.85	831.85	
PA15 -6,Fort Mason Village	1.504Compliance	1460	4	0.00	22,097.55	22,097.55	14,697.36	
	2.Smokedetectorupgrade	1460	100	0.00	4,200.00	4,200.00	4,200.00	

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01570899 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 1999		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -6, Fort Mason Village Continued	3.Improvementstocommunitybuilding including:HVAC,electrical,general& mechanical	1470	1	0.00	30,847.66	30,847.66	16,584.72	
	4.Improvementstobathroomincluding: addshowers, vanity, exhaust, flooring, etc.	1460	100	0.00	84,347.08	84,347.08	78,850.97	
	5.Concretethroughout	1450	L.S.	0.00	97,896.44	97,896.44	19,456.00	
	6.Landscape/drainage	1450	L.S.	0.00	18,562.10	18,562.10	10,543.55	
	7.Sewagelineandtrapsthroughout – laterals	1450	L.S.	0.00	6,540.45	6,540.45	6,540.45	
PA15 -7, Dunlap Creek Village	1.Concretethroughoutsite	1450	L.S.	0.00	3,139.02	3,139.02	3,139.02	
	2.Landscape/drainage	1450	L.S.	0.00	5,682.71	5,682.71	5,682.71	
	3.Sewagelineupgrade	1450	L.S.	0.00	1,605.71	1,605.71	1,605.71	
PA15 -8, Marion Villa	1.Concretethroughoutsite	1450	L.S.	0.00	90,400.14	90,400.14	69,417.89	
	2.Gaslinereplacement	1450	L.S.	0.00	9,588.35	9,588.35	2,860.00	
	3.Waterlineupgrade	1450	L.S.	0.00	27,425.75	27,425.75	5,525.37	
	4.Sewagelineupgrade	1450	L.S.	0.00	11,396.04	11,396.04	5,698.03	

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01570899 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
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	
PA15 -8, Marion Villa Continued	5. Landscape/drainage	1450	L.S.	0.00	35,144.00	35,144.00	20,481.50	
	6.504 Compliance	1460	4	0.00	29,810.63	29,810.63	17,933.62	
	7. New doors on storage buildings	1460	80	0.00	5,094.60	5,094.60	2,547.30	
	8. Smoke detector upgrade	1460	80	0.00	2,328.00	2,328.00	2,328.00	
	9. Improvements to community building	1470	L.S.	0.00	26,315.30	26,315.30	18,904.35	
PA15 -11, Mulligan Manor	1. Elevator upgrade -504	1460	2	0.00	98.35	98.35	98.35	
	2. Electrical improvements -smoke detectors	1460	65	0.00	5,550.05	5,550.05	5,550.05	
	3. Hot water system	1460	65	0.00	2,639.11	2,639.11	2,639.11	
	4. Kitchen/bathrooms	1460	65	0.00	1,121.85	1,121.85	1,121.85	
	5.504 Upgrade	1460	6	0.00	2,663.18	2,663.18	2,663.18	
	6. Security doors & lights	1460	1	0.00	6,298.30	6,298.30	6,298.30	
	7.504 Community room & common areas -general upgrade	1470	L.S.	0.00	4,164.12	4,164.12	4,164.12	
	8. Parking upgrade	1450	L.S.	0.00	255.00	255.00	255.00	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHAName: FayetteCountyHousingAuthority			GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01570899 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 1999		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -12,White SwanApartments	1.Repl aceexhaustfaninattic	1460	1	0.00	0.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHAName: FayetteCo untyHousingAuthority			GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01570899 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 1999		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -12,White SwanApartments Continued	2.Waterproofgeneratorroom	1470	1	0.00	0.00	0.00	0.00	
	3.Handicapaccess –communityroom	1470	1	0.00	0.00	0.00	0.00	

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

PHAName: FayetteCo untyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01570899 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 1999		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -13, MarshallManor	1.Upgradefirealarmssystem	1460	L.S.	0.00	18,953.80	18,953.80	16,737.11	
	2.Paintdoors&halls	1460	L.S.	0.00	2,481.04	2,481.04	0.00	
	3.Replacecarpetinhalls	1460	L.S.	0.00	5,492.00	5,492.00	4,966.00	
	4.Elevatormechanics	1460	2	0.00	45,594.31	45,594.31	43,948.41	
	5.Replacemailboxes	1460	L.S.	0.00	2,212.40	2,212.40	650.00	
	6.Installcanopyatbothentrances	1460	2	0.00	38,328.00	38,328.00	34,977.18	
	7.Coversloped sillstoppreventwater damage	1460	2	0.00	12,075.00	12,075.00	11,471.25	
	8.Enclosemetersockets	1460	10	0.00	1,552.50	1,552.50	776.25	
	9.Improvementstostairwells;painting, stair treads,etc.	1460	2	0.00	7,449.40	7,449.40	4,581.67	
	10.Replacepanichardwaredoorson stairwells	1460	29	0.00	3,097.11	3,097.11	2,050.10	
	11.Hotwatertankssystem	1460	1	0.00	4,868.80	4,868.80	4,868.80	

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA 28P01570899 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 1999		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -16,Belle Vernon Apartments	1.Elevatorupgrade	1460	2	0.00	0.00	0.00	0.00	
	2.Firealarmsystem	1460	L.S.	0.00	40,000.00	40,000.00	0.00	
	3.Paintdoors&hal ls	1460	L.S.	0.00	0.00	0.00	0.00	
	4.Carpethalls	1460	L.S.	0.00	0.00	0.00	0.00	
	5.Replacehotwaterboilerandstorage tanks	1460	1	0.00	6,208.14	6,208.14	6,208.14	
PA15 -19, Fairchance	1.Securitylights	1450	8	0.00	5,900.00	5,900.00	0.00	
	2.Parkinglotupgrade	1450	L.S.	0.00	11,000.00	11,000.00	3,285.00	
	3.Concreteupgrade	1450	L.S.	0.00	2,000.00	2,000.00	1,800.00	
	4.Landscape/drainage	1450	L.S.	0.00	21,000.00	21,000.00	1,080.00	
	5.504upgrade	1460	2	0.00	33,850.00	33,850.00	5,940.00	
	6.Smokedetectorupgrade	1460	28	0.00	0.00	0.00	0.00	
	7.Windows&securityscreens	1460	28	0.00	131,500.00	131,500.00	89,253.90	
	8.Bi -foldclosetdoors	1460	84	0.00	192,000.00	192,000.00	3,510.00	
	9.Waterproofbuildingperi meter	1460	28	0.00	369,500.00	369,500.00	93,164.43	

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01570899 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 1999		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -24,Lemont Heights	1.Concreteupgrade	1450	L.S.	0.00	0.00	0.00	0.00	
	2.Landscape/drainage	1450	L.S.	0.00	0.00	0.00	0.00	
	3.Changeheatingtogas	1460	24	0.00	0.00	0.00	0.00	
	4.Changehotwaterandstovetogas	1460	24	0.00	0.00	0.00	0.00	
	5.Smokedetectorupgrade	1460	24	0.00	0.00	0.00	0.00	
	6.Appliances	1465	72	0.00	0.00	0.00	0.00	
HA-WideMgmt. Improvement	1.Upgradeequipment	1475	L.S.	30,000.00	46,539.00	46,539.00	43,269.50	
	2.Framerelay/service/phonesystem	1408	L.S.	31,000.00	51,133.00	51,133.00	51,133.00	
	3.ResidentInitiatives	1408	L.S.	25,000.00	17,987.73	17,987.73	17,987.73	
	4.Stafftraining	1408	L.S.	15,000.00	15,302.94	15,302.94	15,302.94	
HA-Wide Administration	1.ModernizationStaff(Salaryand fringe)	1410	L.S.	282,500.00	271,741.81	271,741.81	271,741.81	
	2.Modernizationlegalcosts	1410	L.S.	0.00	0.00	0.00	0.00	
	3.BidAdvertisements	1410	L.S.	0.00	4,775.55	4,775.55	4,775.55	
	4.ClerkoftheWorks	1410	L.S.	0.00	5,990.64	5,990.64	5,990.64	

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

PHAName: Fayette County Housing Authority	Grant Type and Number Capital Fund Program No: PA28P01570899 Replacement Housing Factor No:	Federal FY of Grant: 1999
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide 1406 Operations	3/31/01	9/30/01		9/30/02			
HA Wide 1408 Mgmt. Improve.	3/31/01	9/30/01		9/30/02			
HA Wide 1410 Administration	3/31/01	9/30/01		9/30/02			
HA Wide 1430A & E Fees	3/31/01	9/30/01		9/30/02			
HA Wide 1475 Non Dwell. Equip.	3/31/01	9/30/01		9/30/02			
PA15 -1, Bierer Wood Acres	3/31/01	9/30/01		9/30/02			
PA15 -3, Gibson Terrace	3/31/01	9/30/01		9/30/02			
PA15 -5, South Hill Terr.	3/31/01	9/30/01		9/30/02			
PA15 -8, Marion Villa	3/31/01	9/30/01		9/30/02			
PA15 -9, Snowden Terr.	3/31/01	9/30/01		9/30/02			
PA15 -10, East View Terrace	3/31/01	9/30/01		9/30/02			
PA15 -12, White Swan Apartments	3/31/01	9/30/01		9/30/02			
PA15 -13, Marshall Manor	3/31/01	9/30/01		9/30/02			
PA15 -15, Clarence Hess	3/31/01	9/30/01		9/30/02			

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

PHAName: Fayette County Housing Authority		Grant Type and Number Capital Fund Program No: PA28P01570899 Replacement Housing Factor No:					Federal FY of Grant: 1999	
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		
PA15 -16, Belle Vernon Apartments	3/31/01	9/30/01		9/30/02				
PA15 -19, Fairchance	3/31/01	9/30/01		9/30/02				
PA15 -24, Lemont Heights	3/31/01	9/30/01		9/30/02				

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

Activities for Year 1	Activities for Year: __ __ FFY Grant: PHAFY:			Activities for Year: ____ FFY Grant: PHAFY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement						
	Total CFPEstimatedCost		\$			\$

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550202 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	367,000.00			
4	1410 Administration	334,423.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	290,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	220,000.00			
10	1460 Dwelling Structures	1,805,000.00			
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	50,000.00			
14	1485 Demolition	235,000.00			
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	30,000.00			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				

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

PHAName:FayetteCountyHousingAuthority	GrantTypeandN umber CapitalFundProgramGrantNo: PA28P01550202 ReplacementHousingFactorGrantNo:	FederalFYofGrant: 2002
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 20-26)	3,331,423.00			
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				

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01550202 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2002			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -1,Bierer WoodAcres	Reconfigurethree –sixunit,rowtype buildingsintoelevenapartments(1row –4apt.(2 -2BR,2 -3BR);1row –3apt.(3-1BRsinglestory);1row –4apt.(2 - 2BR,2 -3BR)):							
	1.Replacefront&reentrancesa nd porches	1460	10units	170,000.00				
	2.Replacewindows	1460	10units	50,000.00				
	3.Replaceentrance,interiorandstorm doors	1460	10units	50,000.00				
	4.roofreplacement	1460	3Bldgs.	65,000.00				
	5.Kitchens	1460	10	75,000.00				
	6.Bathrooms	1460	10	50,000.00				
	7.Floors	1460	10units	80,000.00				
	8.Concrete	1460	10units	80,000.00				
	9.Landscape/drainage	1450	10units	40,000.00				
	10.HVACreplacement	1460	10units	70,000.00				
	11.Smokedetectorupgrade	1460	10units	25,000.00				
	12.Siding	1460	10units	150,000.00				
	13.Soffit&fascia/gutters&downspouts	1460	10units	40,000.00				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHAName: Fayette County Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA28P01550202 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	
	14. Demolition interior units	1460	10	20,000.00				

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHAName: Fayette County Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA28P01550202 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	
PA15 -1, Bierer Wood Acres Continued	15. Parking area	1450	10 units	50,000.00				
	16. Storage areas	1460	10	50,000.00				
	17. Plumbing upgrade	1460	10 units	130,000.00				
	18. Electrical upgrade	1460	10 units	150,000.00				

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01550202 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2002			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
	19.Fencing	1450	10units	40,000.00				
	20.Cleancrawlspace	1460	3	10,000.00				
	21.Replacedrywallandfinish	1460	10units	100,000.00				
	22.Demolition	1485	4bldgs.26 units	107,000.00				
PA. 15-4,Lemon WoodAcres	23.Demolition	1485	4bldgs.32 units	128,000.00				
PA15 -9,Snowden Terrace	Reconfigureone –fiveunit,rowtype buildingtothreeapartments(2 -2BR& 1-3BR):							
	1.Replacefront&rearent rancesand porches	1460	3units	50,000.00				
	2.Replacewindows	1460	3units	15,000.00				
	3.Replaceentrance,interiorandstorm doors	1460	3units	10,000.00				
	4.Roofreplacement	1460	1Bldg.	25,000.00				
	5.Kitchens	1460	3units	25,000.00				
	6.Bathrooms	1460	3units	15,000.00				

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Part II: Supporting Pages

PHAName: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550202 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	
PA15 -9, Snowden Terrace Continued	7. Floors	1460	3 units	25,000.00				
	8. Concrete	1450	L.S.	30,000.00				
	9. Landscape/drainage	1450	3 units	25,000.00				
	10. HVAC replacement	1460	3 units	18,000.00				
	11. Smoke detector upgrade	1460	3 units	4,000.00				
	12. Siding	1460	3 units	30,000.00				
	13. Soffit & fascia/gutters & downspouts	1460	3 units	12,000.00				
	14. Demo interior units	1460	3	10,000.00				
	15. Parking area	1450	3 units	5,000.00				
	16. Storage areas	1460	3	12,000.00				
	17. Plumbing upgrade	1460	3 units	30,000.00				
	18. Electrical upgrade	1460	3 units	40,000.00				
	19. Fencing	1460	3 units	10,000.00				
	20. Replaced dry wall and finish	1460	3 units	30,000.00				
PA15 -9, Snowden Terrace	Rehab one elderly row type, five unit row:							
	1. Window replacement	1460	5 units	10,000				

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Part II: Supporting Pages

PHAName: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550202 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	
PA15 -9, Snowden Terrace Continued	2. Replace entrance, interior and storm doors	1460	5 units	10,000.00				
	3. Install air conditioning	1460	5 units	15,000.00				
	4. Smoke detector upgrade	1460	5 units	4,000.00				
	5. Electrical upgrade	1460	5 units	5,000.00				
	6. Plumbing upgrade	1460	5 units	5,000.00				
	7. Replace front & rear entrances and porches	1460	5 units	25,000.00				
	8. Landscape/drainage	1450	5 units	15,000.00				
	9. Concrete	1450	5 units	15,000.00				
	10. Downspouts	1460	5 units	5,000.00				
HA-Wide Mgmt. Improvements	1. Staff training	1408	L.S.	30,000.00				
	2. Resident initiatives	1408	L.S.	80,000.00				
	3. Computers software	1408	L.S.	40,000.00				
	4. Applications/planning services	1408	L.S.	150,000.00				
	5. Management analysis/planning human resources	1408	L.S.	55,000.00				
	6. Tenant patrols	1408	L.S.	12,000.00				

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

PHAName: FayetteCountyHousingAutho rity		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01550202 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 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	
HA-Wide Admin.	1. Modernization salary & benefits	1410	L.S.	318,140.00				
	2. Modernization legal costs	1410	L.S.	10,283.00				
	3. Bid advertisements	1410	L.S.	6,000.00				
HA-Wide Fees & Costs	1. Architectural & Engineering	1430	L.S.	130,000.00				
	2. Financial Consultants	1430	L.S.	80,000.00				
	3. Construction manager	1430	L.S.	80,000.00				
HA-Wide Non - dwelling equipment	1. Computer hardware	1475	L.S.	40,000.00				
	2. Office equipment	1475	L.S.	10,000.00				
	3. Relocation Cost	1495		30,000				

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Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: FayetteCountyHousingAutho rity		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01550202 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2002			
Development Number Name/HA-Wide Activities	GeneralDescri ptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	

PHAPLANATTACHMENT:pa015a003

FAYETTECOUNTYHOUSINGAUTHORITY(FCHA)

PLANFORCONVERSIONOFUNITS

FCHA plansto convertorredistributeunitsat4developmentsduringafiveyearsperiod. Thefundamentaloftheconversionisstoredistributethesize of85unitsto a52units makeup.

ProposedAction/Justification

The Fayette County Housing Authority (FCHA) was designated as a troubled housing authoritybytheU.S.DepartmentofHousingandUrbanDevelopment(HUD),fromJuly 1, 1998 until June 30 , 2000. On September 2000, HUD Troubled Agency Recovery Center(TARC -North)contractedforaViabilityAssessmentandSecurityAssessmentof the Fayette County Housing Authority. The purpose of the viability study was to evaluatetheleadingcausesfort hehighlevelofvacancyby: 1)reviewingthesupplyand demand for assisted housing in the area, 2) assessing the marketability and market position of the FCHA developments and 3) making recommendations for the future demolitionordispositionofFCHAsto ck,ifappropriate.

Oneoftheobservationsofthestudyindicates that,“FayetteCountyandUniontownhave experienced a significant decline in population, a trend which is expected to continue”. The population of the area is growing older, the median income is low and the local privatenentalmarketisaffordable. In addition,thereareanumberofmorecompetitive privately assisted housing options in the county offering a superior product in terms of location,designandsecurityatanequallysubsidizedrate.

The study also noted that a considerable number of Section 8 Housing Choice Voucher applicants are current public housing residents. In 2001, one third of the Section 8 waitinglistwascomprisedofpublichousingresidents. FCHAhasestablishedflatrents andadoptedadmissionpreferencesintendedtoaddressthissituation.However,residents opt for Section 8 because the type of units (typically row style) and present stock configurationsofFCHApublichousingunitsdonotmeettheirneedsanddonotreflect the type of housing in the surrounding communities. The sites generally lack the amenities thattheprivatemarketandotherassistedhousingownersoffer.

FCHA has further analyzed its housing needs based on the waiting list and local trends and is proposing the conversion of units for four developments since there is a lack of need for the units as presently configured The proposed conversion is part of FCHA’s

strategic plan to ensure that FCHA has the “right” type and mix of units over the next several years and is linked to a demolition application the FCHA submitted to HUD’s SAC on April 12, 2002, for three of the four developments included in this proposal. The proposed demolition involves 37 buildings and 255 units at four developments; *Bierer Wood Acres (PA 28PO15001)*, *Lemon Wood Acres (PA 28PO15004)*, *Dunlap Creek Village (PA 28PO15007 and Snowden Terrace (PA 28PO15009)*.

In addition to unit redistribution, the conversion will include façade improvements to relieve the monotony of the design of units. FCHA is also considering adding Laundry Rooms in some of the converted buildings to be administered by organized Resident Councils or a resident owned business.

For the current PHA Plan Year, we are scheduling the conversion of a limited number of buildings (2), which will be the beginning of future conversion and modernization at all buildings at the four developments, *Bierer Wood Acres, Lemon Wood Acres, South Hill Terrace and Snowden Terrace*. Our purpose is to showcase future conversion of units that will better serve the needs of the applicant population and current tenants of Public Housing.

Location/General Description of Properties

FCHA’s developments are situated throughout Fayette County in a range of urban, suburban and rural areas. Two of the four developments targeted for conversion activities, *Bierer Wood Acres* and *Lemon Wood Acres* are just beyond the city limits of Uniontown, PA; *South Hill Terrace* and *Snowden Terrace* are located in the City of Republic in Brownsville, PA, all within the Fayette County Housing Authority jurisdiction.

The conversion activities are to be conducted at four FCHA developments in the course of Fiscal Years 2002 -2005. The following table displays the current description of each of the four developments where conversion is proposed.

Name	Project number	Address	# Bldgs	# Units	#Bdrs
Bierer Wood Acres	PA28PO15001	Snyder Terrace Uniontown, PA	29	192	1BR -40 2BR -74 3BR -58 4BR -20
Lemon Wood Acres	PA28PO15004	Lemon Wood Uniontown, PA	20	150	1BR -20 2BR -80 3BR -34 4BR -16
South Hill Terrace	PA28PO15005	South Hill Terrace Brownsville PA	19	100	1BR -34 2BR -54 3BR -22 4BR -10
Snowden Terrace	PA28PO15009	Snowden Terrace Brownsville PA	15	50	1BR -5 2BR -30 3BR -10 4BR -5

Bierer Wood Acres (PA 15 -1)—Located in South Union Township, *Bierer Wood Acres* was built in 1943, and is FCHA’s biggest development with 29 residential buildings and 192 row house units located on approximately 17 acres of land in a residential single-family neighborhood. There are 30 buildings at *Bierer Wood Acres*, one of which houses management/community room. The buildings are concrete block with brick veneer and vinyl sided exteriors.

Some renovation was performed at 70 percent of the units eight years ago on kitchens and bathrooms. There were no physical design changes. The units that had no recent renovations are presently vacant. Thirty two percent of the units in *Bierer Wood Acres* became vacant during the period January-December 2001.

Conversion activity at this development consists of the reconfiguration of one eight unit row type building into a five unit row type building, two six unit row type buildings into two four unit buildings and one six unit row type building into a three unit building. The redistribution of units at building P -1 is intended to address the needs of the elderly

population and also for persons with disabilities. Once the reconfiguration is underway, FCHA will request approval from HUD for elderly and/or disabled designation for this building.

The proposed reconfiguration will be performed in two phases with the redistribution of building S -2 scheduled in Year 01 and the works for Buildings S -6, P -1 and M -1 programmed for Year 02.

Planned demolition at Bierer Wood consists of 16 buildings for a total of 106 units.

The following table shows actual building configuration and results of proposed redistribution of units by building and Capital Fund Year of activity.

Bierer	Wood	Acres	PA 15-1			
Year	Bldg#	Actual# Units	Unit#	BrSize Before Conv.	#Units AfterConv.	Br SizeAfter Conv.
Year01	Bldg.S -2 Snyder Terrace	8	7 9 11 13 15 17 19 21	2Br 2Br 3Br 3Br 3Br 3Br 2Br 2Br	5	1Br 2Br 3Br 2Br 1Br
Year02	Bldg.S -6 Snyder Terrace	6	35 37 39 41 43 45	1Br 2Br 3Br 3Br 2Br 1Br	4	2Br 3Br 2Br 3Br
Year02	Bldg.P -1 Pershing Terrace	6	2 4 6 8 10 12	4Br 1Br 4Br 4Br 1Br 4Br	3	1Br 1Br 1Br
Year02	Bldg.M -1 MacArthur Terrace	6	2 4 6 8 10 12	1B r 2Br 3Br 3Br 2Br 1Br	4	2Br 3Br 2Br 3Br
Total		26			16	

Lemon Wood Acres (PA15 -4) – Built in 1952 in North Union Township, *Lemon Wood Acres* has 20 buildings and 150 row -house units in a 22.81 acres plot.

The surrounding neighborhood is residential with a mix of single -family homes and smaller multifamily properties. *Lemon Wood Acres* includes a management/community room building as well as 20 two -story concrete block residential buildings with brick veneer and vinyl sided exteriors.

Forty two percent of the units at *Lemon Wood Acres* became vacant during the period December-January 2001.

Proposed Conversion will be performed in three phases with the redistribution of building A-16 scheduled in Year 01 and buildings A -6, B2 and A -3 in Year 03.

Reconfiguration activity consists of combining three eight unit row type buildings into three five unit row type building and one six unit row type building into a four unit building. As in *Bierer Woods Acres*, the redistribution of units at building A -6 is intended to address the needs of the elderly population and also for persons with disability. Once the conversion is underway, FCHA will request approval from HUD for elderly and/or disabled designation for this building.

Planned demolition at *Lemon Wood Acres* consists of 10 buildings for a total of 75 units.

The following table shows actual building configuration and results of proposed redistribution of units by building and Capital Fund Year of activity.

Lemon	Wood	Acres	PA15 -4			
Year	Bldg#	Actual# Units	Unit#	Br Size Before Conv.	#Units After Conv.	Br Size After Conv.
Year01	Bldg.A -16	8	119	1Br	5	1Br
			121	3Br		2Br
			123	2Br		3Br
			125	2Br		2Br
			127	2Br		1Br
			129	2Br		
			131	3Br		
			133	4Br		
Year03	BldgA -6	8	106	4Br	5	1Br
			108	3Br		1Br
			110	2Br		1Br

			112	2Br		1Br
			114	2Br		1Br
			116	2Br		
			118	3Br		
			120	1Br		
Year03	Bldg.B -2	6	62	2Br	4	1Br
			64	2Br		2Br
			66	2Br		2Br
			68	2Br		1Br
			70	2Br		
			72	1Br		
Year03	Bldg.A -3	8	46	1Br	5	1Br
			48	3Br		2Br
			50	2Br		3Br
			53	2Br		2Br
			54	2Br		1Br
			56	2Br		
			58	3Br		
			60	4Br		
Total		30			19	

South Hill Terrace – Was built in 1952 in Brownsville, PA with 120 units. South Hill Terrace includes a management/community room building as well as 10 two-story concrete block residential buildings with brick veneer and vinyl sided exteriors. The PHA recently renovated the sewage system as well as the management/community room building.

Proposed Conversion will be performed in one phase with the redistribution of buildings A-2, B-2, C-4 and C-5 scheduled for Year 05.

Conversion activity consists of the reconfiguration of two four-unit, row type buildings), into a two-unit building. One six-unit, row type building, to a four-unit building and one five-unit, row type building into a three-unit building. As in the other developments, the redistribution of units at building C-5 is intended to address the needs of the elderly population and also for persons with disability. Once the conversion is underway, FCHA will request approval from HUD for Elderly and/or disabled designation for this building.

The following table shows actual building configuration and results of proposed redistribution of units by building and Capital Fund Year of activity.

South	Hill	PA15 -5				
Year	Bldg#	Actual# Units	Unit#	BrSize Before Conv.	#Units After Conv.	Br SizeAfter Conv.
Year05	Bldg.A -2	5	25	3Br	3	1Br
			27	2Br		2Br
			29	3Br		3Br
			31	3Br		
			33	1Br		
Year05	Bldg.B -2	6	43	1Br	4	1Br
			45	2Br		2Br
			47	2Br		3Br
			49	2Br		1Br
			51	2Br		
			53	4Br		
Year 05	Bldg.C -4	4	16	3Br	2	2Br
			18	2Br		3Br
			20	2Br		
			22	3Br		
Year05	Bldg.C -5	4	8	3Br	2	1Br
			10	2Br		1Br
			12	2Br		1Br
			14	3Br		
Total		19			12	

Snowden Terrace (PA 15 -9) – was built in 1962 in Brownsville, PA and has a total of 15 buildings and 50 units with 20 of the PA 15 -9 units being physically located at South Hill Terrace. *Snowden Terrace* development is located in a 6.4 acres plot. The immediate neighborhood is entirely single family and duplex residential. The site has a one and two story, row house style concrete block residential buildings with brick veneer and vinyl sided exteriors.

Fifty four percent of the units at *Snowden Terrace* became vacant during the period December-January 2001.

Proposed reconfiguration will be performed in two phases with the redistribution of building C -1 scheduled for Year 02 and building D -1 programmed for Year 05. As in

other developments, the redistribution of units at building D -1 is intended to address the needs of the elderly population and also for persons with disability. Once the reconfiguration is underway, FCHA will request approval from HUD for elderly and/or disabled designation for this building.

Planned demolition at *Snowden Terrace* consists of 1 building for a total of 5 units.

Conversion activity consists of the reconfiguration of two -five units, row type building, into a three units building.

Snowden Terrace		PA15 -9				
Year	Bldg#	Actual# Units	Unit#	BrSize Before Conv.	#Units After Conv.	Br Size After Conv.
Year02	Bldg.C -1	5	1	2Br	3	1Br
			3	2Br		2Br
			5	2Br		3Br
			7	3Br		
			9	3Br		
Year05	Bldg.D -1	5	52	3Br	3	1Br
			54	3Br		1Br
			56	3Br		1Br
			58	2Br		
			60	2Br		
Total		10			6	

General Relocation Plan

The FCHA Relocation Plan will relocate affected families into unit on site or in FCHA's other developments thereby assuring decent, safe and sanitary housing with rents no higher than those permitted by the Uniform Relocation Act (URA). Due to the current vacancy profile at each of these and other developments, a substantial number of families may be able to remain in their current development. Section 8 Vouchers will not be needed for relocation.

In essence, FCHA will ensure that throughout its relocation stage the affected families will:

- Receive an offer of a comparable dwelling unit
- Receive written information regarding eligible relocation costs, time schedule for moving and for actual demolition of buildings, counseling services. A meeting will be held to discuss the details upon approval of the Conversion Plan.
- Provide counseling to the affected families to include relocation sources, schedules, preference of selection of housing, moving company responsibilities, residents responsibilities, individual families needs, reasonable accommodations among others.

Notices from FCHA to the residents will be hand delivered or sent by certified mail or registered first class mail. FCHA will require all official notices regarding the relocation process from the residents in the same delivery format.

The FCHA will make available counseling services for families affected by the conversion of units. Counseling sessions will address available housing and the available services in and around alternate developments for those relocating to developments that are not their current residence.

The FCHA has met individually with all the affected families to explain the proposed conversion/demolition and relocation activities. The established Resident Organizations at two of the four developments have also been consulted and participated in the notification process. The RAB as well as the established Resident Councils will be included in FCHA's implementation of actions related to the relocation process.

The following tables show the number of residents affected and occupancy data at the four developments where conversion will take place

Development	Current #Units	Units Loss Through Conversion	Units Currently Occupied	Residents Affected*
Bierer Wood Acres PA15 -1	192	10	131	153
Lemon Wood Acres PA15 -4	150	11	88	94
Snowden Terrace PA15 -9	50	4	24	19
South Hill Terrace PA15 -5	100	8	71	37

* Including children

Cost

Proposed conversion activities are to be funded with Capital Funds allocations. The Capital Funds Annual Statement and Five Year Action Plan attached as part of the PHA Plan detail the cost of conversion as well as the relocation costs per year of activity.

The cost of conversion does not exceed the Total Development Cost (TDC) of \$112,354 for a one -bedroom unit, or any other bedroom size. FCHA conducted a cost analysis for all of the conversion work and the following table shows the total cost by development:

Development	Conversion-Redistribution of Units Cost	Relocation Cost
Bierer Wood Acres	\$2,278,000	\$16,491
Lemon Wood Acres	\$2,519,000	\$12,703
Snowden Terrace	\$832,000	\$2,406
South Hill Terrace	\$1,566,000	\$11,164
Total	\$7,195,000	\$42,764

ConsultationwithResidents

TheFCHAhasnotifiedtheresidentsofall21developmentsunderjurisdictionofthe proposedplanforpartialdemolitionat *BiererWoodAcres,LemonWoodAcres,Dunlap CreekVillageandSnowdenTerrace*. Theproposeddemolitionaswellas conversion/redistributionofunitsispartoftheFCHAAnnualAgencyPlan.Following thePHAPlan'srequirements,theFCHApublishedanadvertisementannouncingapublic hearingthattookplaceApril5,2002.TheFCHAalsodistributedflyersinallofits communitiesandpostedacopyinallthedevelopment'sofficesandintheCentralOffice announcingthepublichearingandthetopicstobediscussedincludingtheproposed conversionanddemolition.

OnFebruary21,2002theFCHAdistributedflyerstotheresidentsofFCHAannouncing ameetingthattookplaceonFebruary25,2002atallfourtargeteddevelopmentsto discussthePHAPlan,demolitionandconversionactivities.

HousingManagershaveparticipatedintheprocessrelatedtoconversion/demolitionand havecommunicatedwiththeresidentsregardingtheactivitiestotakeplaceatthefour communities.Inaddition,therehavebeennewspapersarticlespublishedbylocal newspapersannouncingtheproposedactivities.

Residentsoftheaffectedcommunitieswereinvitedtoparticipateinameetingheldat eachoneofthetargeteddevelopmentsonFebruary25,2002.FCHAstaffvisited the homesofthoseresidentsthatwerenotpresentatthemeetingtoprovideorientationon theproposeddemolitiononaonetoonobasis.

MeetingwithResidentAdvisoryBoard:

OnJanuary8,2002,theFCHAmetwiththeResidentAdvisoryBoardwhorepresentsall theresidentsPHA-wide.ThemeetingwasattendedbyMaryWestfromSouthHill Terrace,EvaNicholsonfrom *BiererWoodAcres* ,JaciRobyfromWhiteSwan Apartments,JennaThomasfrom *LemonWoodAcres* ,andBerniceWindomfromSouth HillTerrace.

TheFCHApresentedadescriptionoftheproposedconversionandalsoaproposed demolitionplanthatwillbeforwardedtoHUDforapproval.FCHAstaffpresentedasite mapofthefourdevelopmentsandpointedoutthebuildingsproposedfordemolitionas

well as those for conversion. Changes and additions/deletions were made following the RAB's recommendations.

The following were the RAB's comments:

- 1- Regarding Snowden - Would like to have all the buildings rehabilitated and modernized.
 - The PHA indicated that this development has been included for both, demolition and conversion. The conversion will result in better configuration of the actual building and adding better appeals such as porch and balcony roof.
- 2- Regarding Snowden - would like to have building demolished throughout the development, not just in one area.
 - PHA informed that the plan is to reduce density and that has been taken into consideration in the proposed plan
- 3- All RAB representatives agreed that the proposed conversion and demolition is needed since it cannot be foreseen that there will be a market for the amount of buildings that the developments currently have. They also emphasized the actual configuration of the units is not comparable to other housing in the community, including other available assisted housing.
- 4- RAB would like stricter Lease Compliance at all of the developments and that the residents returning to the units after demolition/conversion need to be properly screened to ensure Lease Compliant Tenants.
 - The PHA indicated that it is committed to strict screening and furthering Lease Compliance. The PHA adopted in 2002 a new Admission and Occupancy Policy and the staff has been trained on its contents. The PHA has also adopted new and strict screening and verification procedures.
- 5- RAB requested a revision of the current Flat Rents since they consider that this can affect the number of vacancies.
 - The PHA informed that the Flat Rents have been recently revised reflecting current situation
- 6- RAB expressed their desire of having a Laundromat in all the developments

- PHA will take recommendation in the design of converted units at the development targeted for demolition.
 - PHA informed that the plan is to reduce density and that has been taken into consideration in the proposed plan
- 7- All RAB representatives agreed that the proposed conversion and demolition is needed since it is not foreseen that there will be a market for the number and type of buildings that the developments currently have. They also emphasized the actual configuration of the units is not comparable to other housing in the community, including other available assisted housing.
- 8- RAB would like stricter Lease Compliance at all of the developments and that the residents returning to the units after demolition/conversion need to be properly screened to ensure Lease Compliant Tenants.
- The PHA indicated that it is committed to strict screening and furthering Lease Compliance. The PHA adopted in 2002 a new Admissions and Continued Occupancy Policy and the staff has been trained on its contents. The PHA has also adopted new and strict screening and verification procedures.
- 9- RAB requested a revision of the current Flat Rents since they consider that this can affect the number of vacancies.
- The PHA informed the RAB that the Flat Rents have been recently revised reflecting current situation and that the Board will be asked to approve the rents in February
- 10- RAB expressed their desire of having a Laundromat in all the developments
- PHA will take this recommendation into consideration in the design of converted units at the development targeted for demolition.

Residents and Resident Councils of the affected four developments had an opportunity to comment on the proposed conversion as part of the 45 days public review period as required for the PHA Plan. The public hearing took place April 5, 2002. No comments were received from residents.

The Fayette County Housing Authority utilized several methods to carry on resident consultation concerning the demolition plan. FCHA conducted the following consultation activities:

- ◆ Meeting with Resident Advisory Board (RAB) – January 7, 2002, February 14, 2002 and March 14, 2002.
- ◆ Meeting with Resident Organizations of *Bierer Wood Acres*, *Lemon Wood Acres*, *Dunlap Creek Village* and *Snowden Terrace* – February 25, 2002. Members of active Resident Councils from *Bierer Wood Acres*, and *Lemon Wood Acres* participated in the meetings held at their communities.
- ◆ Meetings with all residents of the four targeted developments – February 25, 2002
- ◆ Door-to-door visits and meeting with affected families that were not able to attend the general residents meetings held at each of their communities. – February 25, 2002.
- ◆ Public Hearing held at the FCHA's central office for the adoption of the PHA Annual Agency Plan.
Residents were provided with 45 days to review the PHA Plan, which contained information regarding the demolition activities. Residents were prompted to submit written comments as well as to participate in the public hearings scheduled for April 5, 2002.

The following notification methods were utilized:

- ◆ Newspaper publications (public hearing PHA Plan)
- ◆ Flyers posted at each of the communities and at the FCHA Central Office
- ◆ Visits door-to-door
- ◆ Telephone Communications

Approval by Board of Commissioners

Fayette County Board of Commissioners approved the proposed conversion in their Board Meeting of April 5, 2002, by Resolution No. 2002 -02-02. Copy of the Resolution is included with the attachments forwarded to the Field Office.

Environmental Review

Fayette County Redevelopment Authority conducted the environmental review. Copy of documents related to the Environmental Review is included with the attachments forwarded to the Field Office.

CAPITALFUNDPROGRAMTABLESSTARTHERE

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

Activities for Year 1	Activities for Year: 2			Activities for Year: 3		
	FFY Grant: 2003 PHAFY: 7/01/03			FFY Grant: 2004 PHAFY: 7/01/04		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PA15 -4, Lemon Wood Acres	Reconfigure two –eight unit, row type buildings into two –five unit, row type buildings; and one –six unit, row type building into four apartments:		Administration Building	Construct a new Administration Building	\$2,291,000
Annual		1. Replace front & rear entrances and porches	\$200,000.00	Management Improvements	1. Staff training	\$30,000.00
Statement		2. Replace windows	\$50,000.00		2. Resident initiatives	\$80,000.00
		3. Replace entrance, interior and storm doors	\$50,000.00		3. Computer software	\$40,000.00
		4. Roof replacement	\$65,000.00		4. Applications/planning services	\$150,000.00
		5. Kitchens	\$105,000.00		5. Management analysis planning human resources	\$55,000.00
		6. Bathrooms	\$70,000.00		6. Tenant Patrols	\$12,000.00
		7. Floors	\$100,000.00			
		8. Concrete	\$100,000.00	Administration	1. Mod salary/benefits	\$318,140.00
		9. Landscape/drainage	\$56,000.00		2. Mod legal costs	\$10,283.00
		10. HVAC replacement	\$98,000.00		3. Bid advertisements	\$5,000.00
		11. Smoke detectors	\$35,000.00			
		12. Siding	\$210,000.00	Fees & Costs	1. A & E Services	\$130,000.00
					2. Financial consultants	\$80,000.00

TotalCFPEstimatedCost | \$Continued

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**CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities**

Activitiesfor Year1	ActivitiesforYear: __ 2__ FFYGrant :2003 PHAFY:7/01/03			ActivitiesforYear: __3_ FFYGrant:2004 PHAFY:7/01/04		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
See	PA15 -4,LemonWood AcresContinued	13.Soff it& fascia/gutters& downspouts	\$56,000.00	Fees&CostsContinued	3.ConstructionManager	\$80,000.00
Annual		14.Demointeriorunits	\$56,000.00			
Statement		15.Parkingarea	\$70,000.00	Non-Dwelling	1.Computerhardware	\$40,000.00
		16.Storageareas	\$70,000.00		2.Officeequipment	\$10,000.00
		17.Plumbingupgrade	\$100,000.00			
		18.Electricalupgrade	\$150,000.00			
		19.Fencing	\$56,000.00			
		20.Replacedrywalland finish	\$100,000.00			
		21.Demolition3 -bldgs 19units	76,000			
	PA.15 -1Biererwood Acres	1.Demolition4 -bldgs 24units	96,000			
	PA.15-7DunlapCreek Village	1.Demolition4bldgs. 28units	112,000			
	PA15 -16,BelleVernon Apartments	1.Replaceallunitdoors &locksandexi tdoors inCommunityRoom	\$110,000.00			
		2.Replacecarpetinall hallways	\$40,000.00			

		3.Installcanopyover CommunityRoom entrances	\$20,000.00		
		4.Concrete	\$10,000.00		
	Management Improvements	1.Stafftraining	\$30,000.00		
TotalCFPEstimatedCost			\$Continued		\$

**CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities**

Activitiesfor Year1	ActivitiesforYear: __ 2__ FFYGrant:2003 PHAFY:7/01/03			ActivitiesforYear: __ FFYGrant: PHAFY:		
	Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
See	Management Improvements Continued	2.Residentinitiatives	\$80,000.00			
Annual		3.Computersoftware	\$40,000.00			
Statement		4.Applications/planning services	\$100,000.00			
		5.Managementanalysis planninghuman resources	\$55,000.00			
		6.Tenantpatrols	\$12,000.00			
	Administration	1.Modsalary/benefits	\$318,140.00			
		2.Modlegalcost s	\$10,283.00			
		3.Bidadvertisements	\$5,000.00			
	Fees&Costs	1.A&EServices	\$130,000.00			
		2.FinancialConsultants	\$80,000.00			
		3.ConstructionManager	\$80,000.00			

	Non-Dwelling	1.Computerhardware	\$40,00.00		
	TotalCFPEstimatedCost		\$Continued		\$

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

Activities for Year: 4__
FFY Grant: 2005
PHAFY: 7/01/05

Activities for Year: 5_
FFY Grant: 2006
PHAFY: 7/01/06

Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PA15 -5, South Hill Terrace	Reconfigure two –four unit, row type building to two –two unit buildings; and one –six unit, row type building to four units; and one – five unit, row type building to three units:		PA15 -12, White Swan Apartments	Convert 59 efficiency apartments to 30 –1BR apartments in two phases:	\$2,495,000.00
	1. Replace front & rear entrances and porches	\$187,000.00		Phase 1 of 2006 (Phase 2 will be in 2007)	
	2. Replace windows	\$55,000.00			
	3. Replace entrance, interior and storm doors	\$55,000.00	Management Improvements	1. Staff training	\$30,000.00
	4. Roof replacement	\$76,000.00		2. Resident initiatives	\$80,000.00
	5. Kitchens	\$82,500.00		3. Computers software	\$40,000.00
	6. Bathrooms	\$79,000.00		4. Applications/ planning services	\$150,000.00
	7. Floors	\$88,000.00		5. Management analysis planning human resources	\$55,000.00
	8. Concrete	\$88,000.00		6. Tenant patrols	\$12,000.00
	9. Landscape/drainage	\$44,000.00			
	10. HVAC replacement	\$77,000.00	Administration	1. Mod. salary/benefits	\$318,140.00
	11. Smoke detectors	\$27,500.00		2. Mod. legal costs	\$10,283.00
	12. Siding	\$165,000.00		3. Bid advertisements	\$5,000.00
Total CFPE Estimated Cost		\$Continued			\$Continued

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

Activities for Year: __ 4 __ FFY Grant: 2005 PHAFY: 7/01/05			Activities for Year: _ 5 __ FFY Grant: 2006 PHAFY: 7/01/06		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PA15 -5, South Hill Terrace Continued	13. Soffit & fascia/gutters & downspouts	\$44,000.00	Non-Dwelling	1. Computer hardware	\$40,000.00
	14. Demo interior units	\$44,000.00		2. Office equipment	\$10,000.00
	15. Parking area	\$55,000.00			
	16. Storage sheds	\$55,000.00	PA15 -7, Dunlap Creek	Demolition 2 Buildings	\$80,000.00
	17. Plumbing upgrade	\$100,000.00		14 units	
	18. Electrical upgrade	\$100,000.00			
	19. Fencing	\$44,000.00			
	20. Replaced dry wall and finish	\$100,000.00		Relocation	\$6,000.00
PA.15 -1 Biererwood Acres	1. Demolition 4 bldgs. 26 units	\$104,000			
PA.15 -7 Dunlap Creek Village	1. Demolition 4 -bldgs 27 units	\$108,000			
PA.15 -9 Snowden Terrace	1. Demolition 1 -bldg. 5 - units	\$20,000			
PA15 -9, Snowden Terrace	Refonfigure one – five unit, row type building to three apartments:				
	1. Replace front & rear entrances and porches	\$40,000.00			

	2.Replacewindows	\$10,000.00			
	3.Replaceentrance, interiorandstormdoors	\$10,000.00			
	4.Roofreplacement	\$25,000.00			
	5.Kitchens	\$25,000.00			
	6.Bathrooms	\$15,000.00			
	7.Floors	\$20,000.00			
TotalCFPEstimatedCost		\$Continued			\$

**CapitalFundProgramFive -YearActionPlan
PartII:SupportingPages —WorkActivities**

ActivitiesforYear: 4			ActivitiesforYear: ____		
FFYGrant:2005 PHAFY:7/01/05			FFYGrant: PHAFY:		
Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
PA15 -9,Snowden TerraceContinued	8.Concrete	\$30,000.00			
	9.Landscape/drainage	\$25,000.00			
	10.HVACreplacement	\$18,000.00			
	11.Smokedetectors	\$4,000.00			
	12.Siding	\$30,000.00			
	13.Soffit& fascia/guttersand downspouts	\$12,000.00			
	14.D emointeriorunits	\$20,000.00			
	15.Parkingarea	\$5,000.00			
	16.Storage sheds	\$12,000.00			
	17.Plumbingupgrade	\$30,000.00			
	18.Electricalupgrade	\$40,000.00			
	19.Fencing	\$10,000.00			
	20.Replacedrywalland finish	\$30,000.00			

Management Improvements	1. Staff training	\$30,000.00			
	2. Resident initiatives	\$80,000.00			
	3. Computer software	\$40,000.00			
	4. Applications/planning services	\$50,000.00			
Total CFPE Estimated Cost		\$Continued			\$

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

Activities for Year: <u> 4 </u> FFY Grant: 2005 PHAFY: 7/01/05			Activities for Year: <u> </u> FFY Grant: <u> </u> PHAFY: <u> </u>		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Management Improvements Continued	5. Management analysis planning human resources	\$55,000.00			
	6. Tenant patrols	\$12,000.00			
Administration	1. Mod salary/benefits	\$318,140.00			
	2. Mod legal costs	\$10,283.00			
	3. Bid advertisements	\$5,000.00			
Fees & Costs	1. A&E Services	\$130,000.00			
	2. Financial Consultants	\$40,000.00			
	3. Construction manager	\$40,000.00			
Non-dwelling equipment	1. Computer hardware	\$40,000.00			
	2. Office equipment	\$10,000.00			
HA. Wide	Relocation	\$62,000			

TotalCFPEstimatedCost	\$			\$

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/01 <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	0.00	720,000.00	720,000.00	720,000.00
3	1408 Management Improvements	720,000.00	266,666.00	266,666.00	88,215.42
4	1410 Administration	360,304.00	360,265.00	360,265.00	43,510.02
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	170,000.00	207,000.00	207,000.00	53,979.62
8	1440 Site Acquisition				
9	1450 Site Improvement	160,100.00	486,000.00	0.00	0.00
10	1460 Dwelling Structures	615,150.00	1,317,550.00	458,650.00	77,595.11
11	1465.1 Dwelling Equipment — Nonexpendable	39,000.00	25,000.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	103,000.00	0.00	0.00
13	1475 Nondwelling Equipment	200,000.00	105,566.00	105,566.00	105,566.00
14	1485 Demolition				
15	1490 Replacement Reserve	1,338,493.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	0.00	12,000.00	0.00	0.00
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550100 Replacement Housing Factor Grant No:		Federal FY of Grant: 2000	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 20-26)	3,603,047.00	3,603,047.00	2,118,147.00	1,088,866.17
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01550100 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2000		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -1,Bierer WoodAcres	1.Leadbasepainttestingandabatement	1460	50%	0.00	13,000.00	0.00	0.00	
	2.Sitelighting/security	1450	L.S.	0.00	40,000.00	0.00	0.00	
PA15 -2, CrosslandPlace	1.Sitelighting/security	1450	L.S.	0.00	15,000.00	0.00	0.00	
PA15 -3,Gibson Terrace	1.Leadbasepainttestingandabatement	1460	50%	0.00	13,000.00	0.00	0.00	
PA15 -4,Lemon WoodAcres	1.RetainingWalls	1450	L.S.	20,000.00	0.00	0.00	0.00	
	2.EliminatePonding	1450	L.S.	8,000.00	0.00	0.00	0.00	
	3.Replaceconcrete	1450	L.S.	14,100.00	0.00	0.00	0.00	
	4.Sitelighting/security	1450	L.S.	0.00	100,000.00	0.00	0.00	
	5.Replaceelectricmetercenters	1460	20	0.00	160,000.00	0.00	0.00	
	6.Leadbasepainttesting&abatement	1460	L.S.	0.00	13,000.00	0.00	0.00	
PA15 -5,South HillTerrace	1.Spraypool	1450	1	16,000.00	0.00	0.00	0.00	

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01550100 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2000		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
	2.Replacecloset/interiordoors	1460	228	182,500.00	0.00	0.00	0.00	

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

PHAName: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -5, South Hill Terrace	3. Replace storm doors/screens	1460	200	135,000.00	0.00	0.00	0.00	
	4. Site lighting/security	1450	L.S.	0.00	30,000.00	0.00	0.00	
	5. Lead base paint testing and abatement	1460	L.S.	0.00	12,000.00	0.00	0.00	
PA15 -6, Fort Mason Village	1. Spray pool	1450	1	16,000.00	0.00	0.00	0.00	
	2. Replace porch lights	1460	200	15,000.00	0.00	0.00	0.00	
	3. 504 Compliance	1460	4	0.00	0.00	0.00	0.00	
	4. Caulk windows/doors	1460	200	11,000.00	0.00	0.00	0.00	
	5. Site lighting/security	1450	L.S.	0.00	40,000.00	0.00	0.00	
	6. Lead base paint testing & abatement	1460	L.S.	0.00	12,000.00	0.00	0.00	
PA15 -7, Dunlap Creek Village	1. Site lighting/security	1450	L.S.	0.00	20,000.00	0.00	0.00	
	2. Remodel manager's office	1470	1	0.00	0.00	0.00	0.00	
	3. HVAC Upgrade - manager's office	1470	1	0.00	8,000.00	0.00	0.00	

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01550100 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2000		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -8,Marion Villa	1.Repaveparking	1450	L.S.	36,000.00	36,000.00	0.00	0.00	
	2.Spraypool	1450	1	16,000.00	0.00	0.00	0.00	
PA15 -9,Snowden Terrace	1.Windows/securityscreens	1460	335	45,000.00	0.00	0.00	0.00	
	2.Sitelighting/security	1450	L.S.	0.00	20,000.00	0.00	0.00	
PA15 -10,East ViewTerrace	1.Sitelighting/security	1450	L.S.	0.00	45,000.00	0.00	0.00	
	2.Remodelmanager'soffice	1470	1	0.00	70,000.00	0.00	0.00	
	3.HVACupgrademanager'soffice	1470	1	0.00	10,000.00	0.00	0.00	
	4.Buildstorageshedformaintenance equipment	1470	1	0.00	15,000.00	0.00	0.00	
PA15 -11, MulliganManor	1.Bathrooms	1460	65	47,500.00	0.00	0.00	0.00	
	2.Elevator upgrade -504	1460	1	0.00	0.00	0.00	0.00	
	3.Replacemake -upairvents	1460	2	0.00	60,000.00	0.00	0.00	

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01550100 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2000		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -12, White Swan Apartments	1.Recaulkwindows	1460	248	14,000.00	0.00	0.00	0.00	
	2.Replacerefrigerators	1465	100	39,000.00	0.00	0.00	0.00	
PA15 -13, Marshall Manor	1.Installcanopyatbothentrances	1460	2	10,000.00	0.00	0.00	0.00	
	2.Coverslopeds ills	1460	2	2,000.00	0.00	0.00	0.00	
	3.Enclosemetersockets	1460	10	6,000.00	0.00	0.00	0.00	
	4.Improvementstostairwells	1460	2	8,000.00	0.00	0.00	0.00	
	5.Replacepanichardwareandentry doors	1460	29	15,000.00	0.00	0.00	0.00	
PA15 -16, Belle Vernon Apts.	1.Recaulkwindows	1460	834	26,250.00	0.00	0.00	0.00	
	2.Newentrydoors	1460	150	57,900.00	57,900.00	0.00	0.00	
	3.Replacemake -upairunits	1460	2	40,000.00	40,000.00	0.00	0.00	
	4.Elevatorupgrade	1460	2	0.00	143,750.00	143,750.00	0.00	
	5.Firealarmsystem	1460	1	0.00	200,000.00	200,000.00	75,837.41	
	6.Entrydoorsandhallways	1460	L.S.	0.00	114,900.00	114,900.00	1,757.70	

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01550100 ReplacementHousingFactor GrantNo:				FederalFYofGrant: 2000		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -17, SembowerTerrace	1.Sitelighting/security	1450	L.S.	0.00	20,000.00	0.00	0.00	
	2.Replacefurnaces	1460	32	0.00	30,000.00	0.00	0.00	
	3.Smokedetectorupgrade	1460	136	0.00	0.00	0.00	0.00	
	4.Rep laceroofandflashing	1460	4Bldgs.	0.00	40,000.00	0.00	0.00	
PA15 -19, FairchanceHsg.	1.Relocationcosts	1495	2	0.00	2,000.00	0.00	0.00	
PA15 -22, ScatteredSites	1.Landscape/drainage	1450	L.S.	0.00	20,000.00	0.00	0.00	
	2.Gutters&downspouts	1460	L.S.	0.00	10,000.00	0.00	0.00	
	3.Replaceentrancedoorsandlocks	1460	50	0.00	20,000.00	0.00	0.00	
	4.Replacestormdoors	1460	50	0.00	15,000.00	0.00	0.00	
	5.Replacewindows	1460	158	0.00	120,000.00	0.00	0.00	
	6.R eplacekitchens	1460	13	0.00	60,000.00	0.00	0.00	
	7.Replacebathrooms	1460	13	0.00	30,000.00	0.00	0.00	
	8.Replaceflashing	1460	9Bldgs.	0.00	10,000.00	0.00	0.00	
	9.Smokedetectorupgrade	1460	98	0.00	20,000.00	0.00	0.00	

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01550100 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2000		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -22, ScatteredSites Continued	10.Paintunits	1460	13	0.00	13,000.00	0.00	0.00	
	11.Replacetilefloors	1460	13	0.00	25,000.00	0.00	0.00	
	12.Replacefrontentrances	1460	13	0.00	25,000.00	0.00	0.00	
	13.Replaceinteriordoors	1460	181	0.00	30,000.00	0.00	0.00	
	14.Repairbrickonbuildings	1460	4Bldgs.	0.00	10,000.00	0.00	0.00	
	15.Appliances	1465	50	0.00	25,000.00	0.00	0.00	
	16.Relocationcosts	1495	13units	0.00	10,000.00	0.00	0.00	
	17.Concrete	1450	L.S.	0.00	20,000.00	0.00	0.00	
	18.Roofs	1460	L.S.	0.00	20,000.00	0.00	0.00	
PA15 -24,Lemont Heights	1.SiteLighting/security	1450	L.S.	0.00	10,000.00	0.00	0.00	
	2.Replacereainingwallsandfencing	1450	L.S.	0.00	70,000.00	0.00	0.00	
	3.Playground	1450	1	0.00	0.00	0.00	0.00	
	4.Securityscreens	1460	144	0.00	0.00	0.00	0.00	
	5.Replaceentranceandsheddoorlocks	1460	72	0.00	0.00	0.00	0.00	
	6.Concreteupgrade	1450	L.S.	0.00	0.00	0.00	0.00	
	7.Landscape/Drainage	1450	L.S.	0.00	0.00	0.00	0.00	

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01550100 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2000		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -26, Outcrop	1.Repairdrainage	1450	L.S.	16,000.00	0.00	0.00	0.00	
	2.Installfencing	1450	L.S.	18,000.00	0.00	0.00	0.00	
HA-Wide Management Improvements	1.Stafftraining	1408	L.S.	165,000.00	30,000.00	30,000.00	8,015.42	
	2.Residentinitiatives	1408	L.S.	40,000.00	36,508.00	36,508.00	0.00	
	3.Utilitysurvey	1408	L.S.	10,000.00	0.00	0.00	0.00	
	4.Review&updatepolicies/procedures	1408	L.S.	100,000.00	143,574.00	143,574.00	75,936.00	
	5.PhysicalNeedsAssessment	1408	L.S.	150,000.00	48,000.00	48,000.00	0.00	
	6.ComputerSoftware	1408	L.S.	250,000.00	8,584.00	8,584.00	4,264.00	
	7.CADSystem	1408	L.S.	5,000.00	0.00	0.00	0.00	
HA-Wide Administration	1.ModernizationStaff(Salary/Benefits)	1410	L.S.	360,304.00	329,800.00	329,800.00	23,247.83	
	2.Modernizationlegalcosts	1410	L.S.	0.00	1,000.00	1,000.00	162.58	
	3.ClerkoftheWorks	1410	1	0.00	17,673.60	17,673.60	14,642.68	
	4.BidAdvertisements	1410	L.S.	0.00	11,791.40	11,791.40	5,456.93	

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrant No: PA28P01550100 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2000		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WideFees& Costs	1.Architectural&Engineer	1430	L.S.	170,000.00	135,000.00	135,000.00	0.00	
	2.FinancialConsultants	1430	L.S.	0.00	70,000.00	70,000.00	51,979.62	
	3.EnvironmentalReview	1430	L.S.	0.00	2,000.00	2,000.00	2,000.00	
HA-WideNon - Dwelling Equipment	1.Vehicles	1475	5	25,000.00	96,280.00	96,280.00	96,280.00	
	2.Officeequipment&furniture	1475	L.S.	75,000.00	0.00	0.00	0.00	
	3.Computerhardware&accessories	1475	L.S.	100,000.00	9,286.00	9,286.00	9,286.00	
HA-Wide	1.Replacementreserve	1490	L.S.	1,338,493.00	0.00	0.00	0.00	
	2.Contingency	1502	L.S.	0.00	0.00	0.00	0.00	
	3.GeneralOperations	1406	L.S.	0.00	720,000.00	720,000.00	720,000.00	

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

PHAName: Fayette County Housing Authority	Grant Type and Number Capital Fund Program No: PA28P01550100 Replacement Housing Factor No:	Federal FY of Grant: 2000
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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	
HA Wide 1406 Operations	9/30/02			9/30/03			
HA Wide 1408 Mgmt. Improve.	9/30/02			9/30/03			
HA Wide 1410 Administration	9/30/02			9/30/03			
HA Wide 1430 Fees & Costs	9/30/02			9/30/03			
HA Wide 1475 Non-dwelling	9/30/02			9/30/03			
PA15 -1, Bierer Wood Acres	9/30/02			9/30/03			
PA1 5-2, Crossland Place	3/31/02			9/30/03			
PA15 -3, Gibson Terrace	9/30/02			9/30/03			
PA15 -4, Lemon Wood Acres	9/30/02			9/30/03			
PA15 -5, South Hill Terrace	9/30/02			9/30/03			
PA15 -6, Fort Mason Village	9/30/02			9/30/03			
PA15 -7, Dunlap Creek Village	9/30/02			9/30/03			

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

PHAName: Fayette County Housing Authority	Grant Type and Number Capital Fund Program No: PA28P01550100 Replacement Housing Factor No:	Federal FY of Grant: 2000
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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	
PA15 -8, Marion Villa	9/30/02			9/30/03			
PA15 -9, Snowden Terrace	9/30/02			9/30/03			
PA15 -10, East View Terrace	9/30/02			9/30/03			
PA15 -11, Mulligan Manor	9/30/02			9/30/03			
PA15 -16, Belle Vernon Apartments	9/30/02			9/30/03			
PA15 -17, Sembower Terrace	9/30/02			9/30/03			
PA15 -19, Fairchance	9/30/02			9/30/03			
PA15 -22, Scattered Sites	9/30/02			9/30/03			
PA15 -24, Lemont Heights	9/30/02			9/30/03			

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

Activities for Year 1	Activities for Year: __ __ FFY Grant: PHAFY:			Activities for Year: ____ FFY Grant: PHAFY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement						
Total CFPEstimatedCost			\$			\$

CapitalFundProgramFive -YearActionPlan
PartI:Summary

SAMPLE

PHAName <i>AnytownHousing Authority</i>		<input type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:			
Development Number/Name/HA-Wide	Year1	WorkStatementforYear2 FFYGrant: 2002 PHAFY: 2002	WorkStatementforYear3 FFYGrant: 2003 PHAFY: 2003	WorkStatementforYear4 FFYGrant: 2004 PHAFY: 2004	WorkStatementforYear5 FFYGrant: 2005 PHAFY: 2005
	Annual Statement				
<i>10-01/MainStreet</i>		<i>\$80,000</i>	<i>\$36,000</i>	<i>\$65,000</i>	<i>\$55,000</i>
<i>10-02/Broadway</i>		<i>\$90,000</i>	<i>\$40,900</i>	<i>\$40,000</i>	<i>\$43,000</i>
<i>HA-wide</i>		<i>\$100,000</i>	<i>\$50,000</i>	<i>\$35,000</i>	<i>\$27,000</i>
CFPFundsListedfor 5-yearplanning		<i>\$270,000</i>	<i>\$162,900</i>	<i>\$140,000</i>	<i>125,000</i>
ReplacementHousing FactorFunds		<i>\$40,000</i>			

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

SAMPLE(continued)

Activities for Year: <u>4</u> <u> </u> FFY Grant: 2004 PHAFY: 200 4			Activities for Year: <u>5</u> <u> </u> FFY Grant: 2005 PHAFY: 2005		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
10-01/Main Street	Storage sheds and landscaping	\$65,000	10-01/Main Street	Replace bathroom tile	\$55,000
10-02/Broadway	Tub/shower replacement	\$40,000	10-02/Broadway	New gutters and interior doors	\$43,000
HA-wide	Lead-based paint abatement	\$35,000	HA-wide	Office Furniture	\$27,000
Total CFPEstimated Cost		\$140,000			\$125,000

CAPITAL FUND PROGRAM TABLES START HERE

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

PHAName: Fayette County Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA28P01550201 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/01
 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				
3	1408 Management Improvements	295,000.00		184,000.00	
4	1410 Administration	333,100.00		333,100.00	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	285,000.00		85,000.00	
8	1440 Site Acquisition				
9	1450 Site Improvement	190,000.00		50,000.00	
10	1460 Dwelling Structures	1,842,000.00			
11	1465.1 Dwelling Equipment — Nonexpendable	30,000.00			
12	1470 Nondwelling Structures	196,323.00			
13	1475 Nondwelling Equipment	70,000.00			
14	1485 Demolition	226,323.00			
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	60,000.00			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	3,331,423.00		652,100.00	
22	Amount of line 21 Related to LBP Activities	23,000.00			
23	Amount of line 21 Related to Section 504 compliance				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550201 Replacement Housing Factor Grant No:		Federal FY of Grant: 2001	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01550201 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2001			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -1, Bierer Wood Acres	Reconfigure one –eight unit, row type building into five apartments (2 -1Br, 2 -2BR, 1 -3BR):							
	1. Replace front & rear entrances and porches	1460	5 units	80,000.00				
	2. Replace windows	1460	5 units	25,000.00				
	3. Replace entrance, interior and storm doors	1460	5 units	35,000.00				
	4. Roof replacement	1460	1 Bldg.	35,000.00				
	5. Kitchens	1460	5	35,000.00				
	6. Bathrooms	1460	5	25,000.00				
	7. Floors	1460	5 units	35,000.00				
	8. Concrete	1460	5 units	30,000.00				
	9. Landscape/Drainage	1450	5 units	25,000.00				
	10. HVAC Replacement	1460	5 units	30,000.00				
	11. Smoke detector upgrade	1460	5 units	8,000.00				
	12. Siding	1460	5 units	50,000.00				
	13. Soffit & fascia/gutters & downspouts	1460	5 units	25,000.00				
	14. Demo interior units	1460	5 units	25,000.00				
	15. Parking area	1450	5 units	30,000.00				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHAName: FayetteCountyHousingAuthority			GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01550201 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2001		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
	16.Storageareas	1460	5	25,000.00				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHAName: FayetteCountyHousingAuthority			GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01550201 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2001		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -1, Bi erer WoodAcres Continued	17.Plumbingupgrade	1460	5units	60,000.00				
	18.Electricalupgrade	1460	5units	80,000.00				
	19.Fencing	1450	5units	40,000.00				

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01550201 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2001			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
	20.Cleancrawlspace	1460	1	5,000.00				
	21.Replacedrywallandfinish	1460	5units	80,000.00				
	22.Demolition	1485	4bldgs.30 units	120,000.00				
PA15 -2, CrosslandPlace	1.Leadbasepainttesting	1460	L.S.	3,000.00				
PA15 -4,Lemon WoodAcres	Reconfigureone –eightunit,row -type buildingintofiveapartme nts(2 -1BR,2 -2BR,1 -3BR):							
	1.Replacefront&rearentrancesand porches	1460	5units	80,000.00				
	2.Replacewindows	1460	5units	25,000.00				
	3.Replaceentrance,interiorandstorm doors	1460	5units	35,000.00				
	4.Roofreplacement	1460	1Bldg.	35,000.00				
	5.Kitchens	1460	5	35,000.00				
	6.Bathrooms	1460	5	25,000.00				

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01550201 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2001			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -4,Lemon WoodAcre s Continued	7.Floors	1460	5units	35,000.00				
	8.Concrete	1460	5units	30,000.00				
	9.Landscape/Drainage	1450	5units	25,000.00				
	10.HVACReplacement	1460	5units	30,000.00				
	11.Smokedetectorupgrade	1460	5units	8,000.00				
	12.Siding	1460	5units	50,000.00				
	13.Soffit&fascia/gutters&downspouts	1460	5units	25,000.00				
	14.Demointeriorunits	1460	5units	25,000.00				
	15.Parkingarea	1450	5units	30,000.00				
	16.Storageareas	1460	5	25,000.00				
	17.Plumbingupgrade	1460	5units	60,000.00				
	18.Electricalupgrade	1460	5units	80,000.00				
	19.Fencing	1450	5units	40,000.00				
	20.Replacedrywallandfinish	1460	5units	80,000.00				
	21.Demolition	1485	3bldgs.24 units	106,323				

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01550201 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2001		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajor Work Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -7,Dunlap CreekVillage	1.Leadbasepainttesting	1460	L.S.	6,000.00				
PA15 -8,Marion Villa	1.Leadbasepainttesting	1460	L.S.	5,000.00				
PA15 -9,Snowden Terrace	1.Leadbasepainttesting	1460	L.S.	3,000.00				
PA15 -10,East ViewTerrace	1.Leadbasepainttest ing	1460	L.S.	6,000.00				
PA15 -19, FairchanceHsg.	1.Replacekitchens	1460	26	80,000.00				
	2.Replacebathrooms	1460	26	80,000.00				
	3.ReplaceHVACunits	1460	28	90,000.00				

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01550201 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2001			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -19, FairchanceHsg.	4.Repair&replacefloorsinallunits	1460	26	70,000.00				
	5.Replaceentrancedoors&locks/storm doors	1460	26	30,000.00				
	6.Replace&installinteriorlighting whereneeded	1460	28	20,000.00				
	7.Paint&patchallunits	1460	28	30,000.00				
	8.Smokedetectorupgrade	1460	28	28,000.00				
	9.Appliances	1465	56	30,000.00				
	10.Upgradelaundryrooms	1460	28	10,000.00				
	11.Replaceshelvinginallcupboards& laundryareas	1460	28	10,000.00				
HA-Wide Management Improvements	1.Applications/planningservices	1408	L.S.	150,000.00		39,000.00		
	2.Stafftraining	1408	L.S.	45,000.00		45,000.00		
	3.Residentinitiatives	1408	L.S.	80,000.00		80,000.00		
	4.Computersoftware	1408	L.S.	20,000.00		20,000.00		

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01550201 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2001			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Administration	1.ClerkoftheW orks	1410	1	10,000.00				
	2.Modernizationstaff(salary/benefits)	1410	L.S.	308,100.00		308,100.00		
	3.Modernizationlegalcosts	1410	L.S.	15,000.00		15,000.00		
	4.Bidadvertisements	1410	L.S.	10,000.00		10,000.00		
HA-Wide Fees& Costs	1.InspectorServices	1430	L.S.	5,000.00		5,000.00		
	2.Financialconsultants	1430	L.S.	80,000.00		80,000.00		
	3.A&EServices	1430	L.S.	150,000.00				
	4.ConstructionManager	1430	L.S.	50,000.00				
HA-WideNon - Dwelling Equipment	1.Computerhardware	1475	L.S.	50,000.00		50,000.00		
	2.Officeequipment/furniture	1475	L.S.	20,000.00				
HA-Wide	1.Relocationcosts	1495	L.S.	60,000.00				

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

PHAName: Fayette County Housing Authority	Grant Type and Number Capital Fund Program No: PA28P01550201 Replacement Housing Factor No:	Federal FY of Grant: 2001
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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	
HA-Wide 1408 Mgmt. Improve.	9/30/03			9/30/04			
HA-Wide 1410 Administration	9/30/03			9/30/04			
HA-Wide 1430 Fees & Costs	9/30/03			9/30/04			
HA-Wide 1475 Non - Dwelling	9/30/03			9/30/04			
HA-Wide 1495 Relocation Costs	9/30/03			9/30/04			
PA15 -1, Bierer Wood Acres	9/30/03			9/30/04			
PA15 -2, Crossland Place	9/30/03			9/30/04			
PA15 -4, Lemon Wood Acres	9/30/03			9/30/04			
PA15 -5, South Hill Terrace	9/30/03			9/30/04			
PA15 -7, Dunlap Creek Village	9/30/03			9/30/04			
PA15 -8, Marion Villa	9/30/03			9/30/04			
PA15 -9, Snowden Terrace	9/30/03			9/30/04			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01570899 Replacement Housing Factor Grant No:			Federal FY of Grant: 1999
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/01 <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				
3	1408 Management Improvements	71,000.00	84,423.67	84,423.67	84,423.67
4	1410 Administration	282,500.00	282,508.00	282,508.00	282,508.00
5	1411 Audit				
6	1415 Liquidated Dam ages				
7	1430 Fees and Costs	245,000.00	63,376.80	63,376.80	59,112.95
8	1440 Site Acquisition				
9	1450 Site Improvement	85,000.00	895,845.66	895,845.66	626,117.65
10	1460 Dwelling Structures	1,788,800.00	1,220,449.79	1,220,449.79	579,611.35
11	1465.1 Dwelling Equipment — Nonexpendable	35,000.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	75,000.00	231,303.48	231,303.48	178,554.18
13	1475 Nondwelling Equipment	30,000.00	46,539.00	46,539.00	43,269.50
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	49,208.00	1,061.60	1,061.60	1,061.60
18	1499 Development Activities				

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

PHAName:FayetteCountyHousingAuthority	GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01570899 ReplacementHousingFactorGrantNo:	FederalFYofGrant: 1999
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: 12/31/01 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
19	1501 Collateralization or Debt Service				
20	1502 Contingency	164,000.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 20-26)	2,825,508.00	2,825,508.00	2,825,508.00	1,854,658.90
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01570899 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 1999		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -1,Bierer WoodAcres	1.Replacewalksandsteps	1450	L.S.	50,000.00	0.00	0.00	0.00	
	2.Repair&replacerailings	1450	L.S.	20,000.00	0.00	0.00	0.00	
	3.Createentrance	1450	L.S.	15,000.00	0.00	0.00	0.00	
	4.Replaceroofsandchimneys	1460	5Bldgs.	42,000.00	0.00	0.00	0.00	
	5.Replaceallflashing/shingles/vents	1460	7Bldgs.	8,000.00	0.00	0.00	0.00	
	6.Installnewguttersanddownspouts	1460	12Bldgs.	35,000.00	0.00	0.00	0.00	
	7.Replacevinylsiding&atticvents	1460	12Bldgs .	55,000.00	0.00	0.00	0.00	
	8.Replacesecurityscreens	1460	30%	25,000.00	0.00	0.00	0.00	
	9.Replaceventsandentrancesto crawlspaces	1460	L.S.	88,000.00	0.00	0.00	0.00	
	10.Replaceentrance&stormdoors	1460	156	77,000.00	0.00	0.00	0.00	
	11.Replaceboilers	1460	78units	364,000.00	0.00	0.00	0.00	
	12.Removetile&installnewfloor covering	1460	78units	184,800.00	0.00	0.00	0.00	
	13.Replaceinteriordoors	1460	468	50,000.00	0.00	0.00	0.00	
	14.Repairwalls&paintunits	1460	78 units	70,000.00	0.00	0.00	0.00	
	15.Replaceelectricaloutlets	1460	78units	30,000.00	0.00	0.00	0.00	
	16.Installnewceilinglights	1460	450	25,000.00	0.0	0.00	0.00	
	17.Upgradesmokealarms	1460	78units	35,000.00	0.00	0.00	0.00	

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01570899 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 1999		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -1,Bierer WoodAcres Continued	18.Remodelkitchens	1460	78units	380,000.00	0.00	0.00	0.00	
	19.Remodelbathrooms	1460	78units	320,000.00	0.00	0.00	0.00	
	20.Replaceranges&refrigerators	1465	78units	35,000.00	0.00	0.00	0.00	
	21.Remodelcommunityroom	1470	L.S.	50,000.00	0.00	0.00	0.00	
	22.Remodelmanager'soffice	1470	L.S.	25,000.00	0.00	0.00	0.00	
PA15 -3,Gibson Terrace	1.Cleancrawlspace,replacesmallvents	1460	22	0.00	81,656.10	81,656.10	64,572.50	
	2.Replacewaterlines	1450	L.S.	0.00	108,318.58	108,318.58	104,412.43	
	3.Additionallighting,removeoldpoles	1450	L.S.	0.00	108,691.56	108,691.56	98,918.24	
	4.Grading/drainageandeliminateopen trench	1450	L.S.	0.00	7,385.00	7,385.00	3,500.00	
	5.Perimeterfence	1450	L.S.	0.00	6,036.00	6,036.00	6,036.00	
	6.Parking -patch/seal&lines	1450	L.S.	0.00	51,854.00	51,854.00	42,160.00	
	7. Replacesewerlines	1450	L.S.	0.00	9,627.05	9,627.05	0.00	
	8.Correctdrainageproblems	1450	L.S.	0.00	101,061.58	101,061.58	84,622.77	
	9.Waterproofcommunitybuilding foundation	1470	1	0.00	14,409.00	14,409.00	14,409.00	

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo : PA28P01570899 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 1999		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -3,Gibson TerraceContinued	10.Expandcommunityroom,officeand maintenancebuilding	1470	1	0.00	137,540.76	137,540.76	106,465.35	
	11.Upgrade smokedetectors	1460	300	0.00	8,749.94	8,749.94	4,374.97	
	12.Concretethroughout	1450	L.S.	0.00	146,336.20	146,336.20	120,098.00	
PA15 -5,South HillTerrace	1.Replaceinteriordoors	1460	238	0.00	23,598.90	23,598.90	23,598.90	
	2.504 Compliance	1460	5	0.00	13,029.29	13,029.29	13,029.29	
	3.Securityscreens	1460	100	0.00	4,323.70	4,323.70	4,323.70	
	4.Concretethroughout	1450	L.S.	0.00	3,913.53	3,913.53	3,913.53	
	5.Landscape/drainage	1450	L.S.	0.00	4,254.60	4,254.60	4,254.60	
	6.Bathroomimprovement	1460	100	0.00	7,680.66	7,680.66	7,680.66	
	7.Improvementstocommunitybuilding	1470	1	0.00	18,026.64	18,026.64	18,026.64	
	8.Parkingforclassroom504	1450	L.S.	0.00	831.85	831.85	831.85	
PA15 -6,Fort Mason Village	1.504Compliance	1460	4	0.00	22,097.55	22,097.55	14,697.36	
	2.Smokedetectorupgrade	1460	100	0.00	4,200.00	4,200.00	4,200.00	

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01570899 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 1999		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -6, Fort Mason Village Continued	3.Improvementstocommunitybuilding including:HVAC,electrical,general& mechanical	1470	1	0.00	30,847.66	30,847.66	16,584.72	
	4.Improvementstobathroomincluding: addshowers, vanity, exhaust, flooring, etc.	1460	100	0.00	84,347.08	84,347.08	78,850.97	
	5.Concretethroughout	1450	L.S.	0.00	97,896.44	97,896.44	19,456.00	
	6.Landscape/drainage	1450	L.S.	0.00	18,562.10	18,562.10	10,543.55	
	7.Sewagelineandtrapsthroughout – laterals	1450	L.S.	0.00	6,540.45	6,540.45	6,540.45	
PA15 -7, Dunlap Creek Village	1.Concretethroughoutsite	1450	L.S.	0.00	3,139.02	3,139.02	3,139.02	
	2.Landscape/drainage	1450	L.S.	0.00	5,682.71	5,682.71	5,682.71	
	3.Sewagelineupgrade	1450	L.S.	0.00	1,605.71	1,605.71	1,605.71	
PA15 -8, Marion Villa	1.Concretethroughoutsite	1450	L.S.	0.00	90,400.14	90,400.14	69,417.89	
	2.Gaslinereplacement	1450	L.S.	0.00	9,588.35	9,588.35	2,860.00	
	3.Waterlineupgrade	1450	L.S.	0.00	27,425.75	27,425.75	5,525.37	
	4.Sewagelineupgrade	1450	L.S.	0.00	11,396.04	11,396.04	5,698.03	

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01570899 Replacement Housing Factor Grant No:				Federal FY of Grant: 1999		
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	
PA15 -8, Marion Villa Continued	5. Landscape/drainage	1450	L.S.	0.00	35,144.00	35,144.00	20,481.50	
	6.504 Compliance	1460	4	0.00	29,810.63	29,810.63	17,933.62	
	7. New doors on storage buildings	1460	80	0.00	5,094.60	5,094.60	2,547.30	
	8. Smoke detector upgrade	1460	80	0.00	2,328.00	2,328.00	2,328.00	
	9. Improvements to community building	1470	L.S.	0.00	26,315.30	26,315.30	18,904.35	
PA15 -11, Mulligan Manor	1. Elevator upgrade -504	1460	2	0.00	98.35	98.35	98.35	
	2. Electrical improvements -smoke detectors	1460	65	0.00	5,550.05	5,550.05	5,550.05	
	3. Hot water system	1460	65	0.00	2,639.11	2,639.11	2,639.11	
	4. Kitchen/bathrooms	1460	65	0.00	1,121.85	1,121.85	1,121.85	
	5.504 Upgrade	1460	6	0.00	2,663.18	2,663.18	2,663.18	
	6. Security doors & lights	1460	1	0.00	6,298.30	6,298.30	6,298.30	
	7.504 Community room & common areas -general upgrade	1470	L.S.	0.00	4,164.12	4,164.12	4,164.12	
	8. Parking upgrade	1450	L.S.	0.00	255.00	255.00	255.00	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHAName: FayetteCountyHousingAuthority			GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01570899 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 1999		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -12,White SwanApartments	1.Repl aceexhaustfaninattic	1460	1	0.00	0.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHAName: FayetteCo untyHousingAuthority			GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01570899 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 1999		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -12,White SwanApartments Continued	2.Waterproofgeneratorroom	1470	1	0.00	0.00	0.00	0.00	
	3.Handicapaccess –communityroom	1470	1	0.00	0.00	0.00	0.00	

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

PHAName: FayetteCo untyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01570899 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 1999		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -13, MarshallManor	1.Upgradefirealarmssystem	1460	L.S.	0.00	18,953.80	18,953.80	16,737.11	
	2.Paintdoors&halls	1460	L.S.	0.00	2,481.04	2,481.04	0.00	
	3.Replacecarpetinhalls	1460	L.S.	0.00	5,492.00	5,492.00	4,966.00	
	4.Elevatormechanics	1460	2	0.00	45,594.31	45,594.31	43,948.41	
	5.Replacemailboxes	1460	L.S.	0.00	2,212.40	2,212.40	650.00	
	6.Installcanopyatbothentrances	1460	2	0.00	38,328.00	38,328.00	34,977.18	
	7.Coversloped sillstoppreventwater damage	1460	2	0.00	12,075.00	12,075.00	11,471.25	
	8.Enclosemetersockets	1460	10	0.00	1,552.50	1,552.50	776.25	
	9.Improvementstostairwells;painting, stair treads,etc.	1460	2	0.00	7,449.40	7,449.40	4,581.67	
	10.Replacepanichardwaredoorson stairwells	1460	29	0.00	3,097.11	3,097.11	2,050.10	
	11.Hotwatertankssystem	1460	1	0.00	4,868.80	4,868.80	4,868.80	

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA 28P01570899 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 1999		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -16,Belle Vernon Apartments	1.Elevatorupgrade	1460	2	0.00	0.00	0.00	0.00	
	2.Firealarmsystem	1460	L.S.	0.00	40,000.00	40,000.00	0.00	
	3.Paintdoors&halls	1460	L.S.	0.00	0.00	0.00	0.00	
	4.Carpethalls	1460	L.S.	0.00	0.00	0.00	0.00	
	5.Replacehotwaterboilerandstorage tanks	1460	1	0.00	6,208.14	6,208.14	6,208.14	
PA15 -19, Fairchance	1.Securitylights	1450	8	0.00	5,900.00	5,900.00	0.00	
	2.Parkinglotupgrade	1450	L.S.	0.00	11,000.00	11,000.00	3,285.00	
	3.Concreteupgrade	1450	L.S.	0.00	2,000.00	2,000.00	1,800.00	
	4.Landscape/drainage	1450	L.S.	0.00	21,000.00	21,000.00	1,080.00	
	5.504upgrade	1460	2	0.00	33,850.00	33,850.00	5,940.00	
	6.Smokedetectorupgrade	1460	28	0.00	0.00	0.00	0.00	
	7.Windows&securityscreens	1460	28	0.00	131,500.00	131,500.00	89,253.90	
	8.Bi-foldclosetdoors	1460	84	0.00	192,000.00	192,000.00	3,510.00	
	9.Waterproofbuildingperimeter	1460	28	0.00	369,500.00	369,500.00	93,164.43	

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01570899 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 1999		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -24,Lemont Heights	1.Concreteupgrade	1450	L.S.	0.00	0.00	0.00	0.00	
	2.Landscape/drainage	1450	L.S.	0.00	0.00	0.00	0.00	
	3.Changeheatingtogas	1460	24	0.00	0.00	0.00	0.00	
	4.Changehotwaterandstovetogas	1460	24	0.00	0.00	0.00	0.00	
	5.Smokedetectorupgrade	1460	24	0.00	0.00	0.00	0.00	
	6.Appliances	1465	72	0.00	0.00	0.00	0.00	
HA-WideMgmt. Improvement	1.Upgradeequipment	1475	L.S.	30,000.00	46,539.00	46,539.00	43,269.50	
	2.Framerelay/service/phonesystem	1408	L.S.	31,000.00	51,133.00	51,133.00	51,133.00	
	3.ResidentInitiatives	1408	L.S.	25,000.00	17,987.73	17,987.73	17,987.73	
	4.Stafftraining	1408	L.S.	15,000.00	15,302.94	15,302.94	15,302.94	
HA-Wide Administration	1.ModernizationStaff(Salaryand fringe)	1410	L.S.	282,500.00	271,741.81	271,741.81	271,741.81	
	2.Modernizationlegalcosts	1410	L.S.	0.00	0.00	0.00	0.00	
	3.BidAdvertisements	1410	L.S.	0.00	4,775.55	4,775.55	4,775.55	
	4.ClerkoftheWorks	1410	L.S.	0.00	5,990.64	5,990.64	5,990.64	

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01570899 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 1999		
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WideFees& Costs	1.Architect	1430	L.S.	175,000.00	63,376.80	63,376.80	59,112.95	
	2.ClerkoftheWorks	1430	L.S.	30,000.00	0.00	0.00	0.00	
	3.MODCoordinato r	1430	L.S.	40,000.00	0.00	0.00	0.00	
	4.Modernizationlegalcosts	1430	L.S.	0.00	0.00	0.00	0.00	
HA-Wide	1.RelocationofResidents	1495	L.S.	49,208.00	1,061.60	1,061.60	1,061.60	
	2.Contingency	1502	L.S.	164,000.00	0.00	0.00	0.00	
	3.GeneralOperations	1406	L.S.	0.00	0.00	0.00	0.00	

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

PHAName: Fayette County Housing Authority	Grant Type and Number Capital Fund Program No: PA28P01570899 Replacement Housing Factor No:	Federal FY of Grant: 1999
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide 1406 Operations	3/31/01	9/30/01		9/30/02			
HA Wide 1408 Mgmt. Improve.	3/31/01	9/30/01		9/30/02			
HA Wide 1410 Administration	3/31/01	9/30/01		9/30/02			
HA Wide 1430A & E Fees	3/31/01	9/30/01		9/30/02			
HA Wide 1475 Non Dwell. Equip.	3/31/01	9/30/01		9/30/02			
PA15 -1, Bierer Wood Acres	3/31/01	9/30/01		9/30/02			
PA15 -3, Gibson Terrace	3/31/01	9/30/01		9/30/02			
PA15 -5, South Hill Terr.	3/31/01	9/30/01		9/30/02			
PA15 -8, Marion Villa	3/31/01	9/30/01		9/30/02			
PA15 -9, Snowden Terr.	3/31/01	9/30/01		9/30/02			
PA15 -10, East View Terrace	3/31/01	9/30/01		9/30/02			
PA15 -12, White Swan Apartments	3/31/01	9/30/01		9/30/02			
PA15 -13, Marshall Manor	3/31/01	9/30/01		9/30/02			
PA15 -15, Clarence Hess	3/31/01	9/30/01		9/30/02			

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

PHAName: Fayette County Housing Authority		Grant Type and Number Capital Fund Program No: PA28P01570899 Replacement Housing Factor No:					Federal FY of Grant: 1999	
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		
PA15 -16, Belle Vernon Apartments	3/31/01	9/30/01		9/30/02				
PA15 -19, Fairchance	3/31/01	9/30/01		9/30/02				
PA15 -24, Lemont Heights	3/31/01	9/30/01		9/30/02				

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

Activities for Year 1	Activities for Year: __ __ FFY Grant: PHAFY:			Activities for Year: ____ FFY Grant: PHAFY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement						
Total CFPEstimatedCost			\$			\$

CapitalFundProgramFive -YearActionPlan
PartI:Summary

SAMPLE

PHAName <i>AnytownHousing Authority</i>						<input type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:
Development Number/Name/HA-Wide	Year1	WorkStatementforYear2 FFYGrant: 2002 PHAFY: 2002	WorkStatementforYear3 FFYGrant: 2003 PHAFY: 2003	WorkStatementforYear4 FFYGrant: 2004 PHAFY: 2004	WorkStatementforYear5 FFYGrant: 2005 PHAFY: 2005	
	Annual Statement					
<i>10-01/MainStreet</i>		<i>\$80,000</i>	<i>\$36,000</i>	<i>\$65,000</i>	<i>\$55,000</i>	
<i>10-02/Broadway</i>		<i>\$90,000</i>	<i>\$40,900</i>	<i>\$40,000</i>	<i>\$43,000</i>	
<i>HA-wide</i>		<i>\$100,000</i>	<i>\$50,000</i>	<i>\$35,000</i>	<i>\$27,000</i>	
CFPFundsListedfor 5-yearplanning		<i>\$270,000</i>	<i>\$162,900</i>	<i>\$140,000</i>	<i>125,000</i>	
ReplacementHousing FactorFunds		<i>\$40,000</i>				

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550202 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-CFP Funds					
2	1406 Operations					
3	1408 Management Improvements	367,000.00				
4	1410 Administration	334,423.00				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	290,000.00				
8	1440 Site Acquisition					
9	1450 Site Improvement	220,000.00				
10	1460 Dwelling Structures	1,805,000.00				
11	1465.1 Dwelling Equipment — Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment	50,000.00				
14	1485 Demolition	235,000.00				
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs	30,000.00				
18	1499 Development Activities					
19	1501 Collateralization or Debt Service					

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

PHAName:FayetteCountyHousingAuthority	GrantTypeandN umber CapitalFundProgramGrantNo: PA28P01550202 ReplacementHousingFactorGrantNo:	FederalFYofGrant: 2002
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 20-26)	3,331,423.00			
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				

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01550202 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2002			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
PA15 -1,Bierer WoodAcres	Reconfigurethree –sixunit,rowtype buildingsintoelevenapartments(1row –4apt.(2 -2BR,2 -3BR);1row –3apt.(3-1BRsinglestory);1row –4apt.(2 - 2BR,2 -3BR)):							
	1.Replacefront&reentrancesa nd porches	1460	10units	170,000.00				
	2.Replacewindows	1460	10units	50,000.00				
	3.Replaceentrance,interiorandstorm doors	1460	10units	50,000.00				
	4.roofreplacement	1460	3Bldgs.	65,000.00				
	5.Kitchens	1460	10	75,000.00				
	6.Bathrooms	1460	10	50,000.00				
	7.Floors	1460	10units	80,000.00				
	8.Concrete	1460	10units	80,000.00				
	9.Landscape/drainage	1450	10units	40,000.00				
	10.HVACreplacement	1460	10units	70,000.00				
	11.Smokedetectorupgrade	1460	10units	25,000.00				
	12.Siding	1460	10units	150,000.00				
	13.Soffit&fascia/gutters&downspouts	1460	10units	40,000.00				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHAName: Fayette County Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA28P01550202 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	
	14. Demolition interior units	1460	10	20,000.00				

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHAName: Fayette County Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA28P01550202 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	
PA15 -1, Bierer Wood Acres Continued	15. Parking area	1450	10 units	50,000.00				
	16. Storage areas	1460	10	50,000.00				
	17. Plumbing upgrade	1460	10 units	130,000.00				
	18. Electrical upgrade	1460	10 units	150,000.00				

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

PHAName: FayetteCountyHousingAuthority		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01550202 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2002			
Development Number Name/HA-Wide Activities	GeneralDescriptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
	19.Fencing	1450	10units	40,000.00				
	20.Cleancrawlspac	1460	3	10,000.00				
	21.Replacedrywallandfinish	1460	10units	100,000.00				
	22.Demolition	1485	4bldgs.26 units	107,000.00				
PA. 15-4,Lemon WoodAcres	23.Demolition	1485	4bldgs.32 units	128,000.00				
PA15 -9,Snowden Terrace	Reconfigureone –fiveunit,rowtype buildingtothreeapartments(2 -2BR& 1-3BR):							
	1.Replacefront&rearent rancesand porches	1460	3units	50,000.00				
	2.Replacewindows	1460	3units	15,000.00				
	3.Replaceentrance,interiorandstorm doors	1460	3units	10,000.00				
	4.Roofreplacement	1460	1Bldg.	25,000.00				
	5.Kitchens	1460	3units	25,000.00				
	6.Bathrooms	1460	3units	15,000.00				

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

PHAName: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550202 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	
PA15 -9, Snowden Terrace Continued	7. Floors	1460	3 units	25,000.00				
	8. Concrete	1450	L.S.	30,000.00				
	9. Landscape/drainage	1450	3 units	25,000.00				
	10. HVAC replacement	1460	3 units	18,000.00				
	11. Smoke detector upgrade	1460	3 units	4,000.00				
	12. Siding	1460	3 units	30,000.00				
	13. Soffit & fascia/gutters & downspouts	1460	3 units	12,000.00				
	14. Demo interior units	1460	3	10,000.00				
	15. Parking area	1450	3 units	5,000.00				
	16. Storage areas	1460	3	12,000.00				
	17. Plumbing upgrade	1460	3 units	30,000.00				
	18. Electrical upgrade	1460	3 units	40,000.00				
	19. Fencing	1460	3 units	10,000.00				
	20. Replaced dry wall and finish	1460	3 units	30,000.00				
PA15 -9, Snowden Terrace	Rehab one elderly row type, five unit row:							
	1. Window replacement	1460	5 units	10,000				

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

PHAName: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550202 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	
PA15 -9, Snowden Terrace Continued	2. Replace entrance, interior and storm doors	1460	5 units	10,000.00				
	3. Install air conditioning	1460	5 units	15,000.00				
	4. Smoke detector upgrade	1460	5 units	4,000.00				
	5. Electrical upgrade	1460	5 units	5,000.00				
	6. Plumbing upgrade	1460	5 units	5,000.00				
	7. Replace front & rear entrances and porches	1460	5 units	25,000.00				
	8. Landscape/drainage	1450	5 units	15,000.00				
	9. Concrete	1450	5 units	15,000.00				
	10. Downspouts	1460	5 units	5,000.00				
HA-Wide Mgmt. Improvements	1. Staff training	1408	L.S.	30,000.00				
	2. Resident initiatives	1408	L.S.	80,000.00				
	3. Computers software	1408	L.S.	40,000.00				
	4. Applications/planning services	1408	L.S.	150,000.00				
	5. Management analysis/planning human resources	1408	L.S.	55,000.00				
	6. Tenant patrols	1408	L.S.	12,000.00				

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

PHAName: FayetteCountyHousingAutho rity		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01550202 ReplacementHousingFactorGrantNo:				FederalFYofGrant: 2002		
Development Number Name/HA-Wide Activities	GeneralDescri ptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WideAdmin.	1.Modernizationsalary&benefits	1410	L.S.	318,140.00				
	2.Modernizat ionlegalcosts	1410	L.S.	10,283.00				
	3.Bidadvertisements	1410	L.S.	6,000.00				
HA-WideFees& Costs	1.Architectural&Engineering	1430	L.S.	130,000.00				
	2.FinancialConsultants	1430	L.S.	80,000.00				
	3.Constructionmanager	1430	L.S.	80,000.00				
HA-WideNon - dwelling equipment	1.Computerhardware	1475	L.S.	40,000.00				
	2.Officeequipment	1475	L.S.	10,000.00				
	3.RelocationCost	1495		30,000				

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

PHAName: FayetteCountyHousingAutho rity		GrantTypeandNumber CapitalFundProgramGrantNo: PA28P01550202 ReplacementHousingFactorGrantNo:			FederalFYofGrant: 2002			
Development Number Name/HA-Wide Activities	GeneralDescri ptionofMajorWork Categories	Dev.AcctNo.	Quantity	TotalEstimatedCost		TotalActualCost		Statusof Work
				Original	Revised	Funds Obligated	Funds Expended	

PHAPLANATTACHMENT:pa015a003

FAYETTECOUNTYHOUSINGAUTHORITY(FCHA)

PLANFORCONVERSIONOFUNITS

FCHA plansto convert or redistribute units at 4 developments during a five years period. The fundamental of the conversions is to redistribute the size of 85 units to a 52 units makeup.

Proposed Action/Justification

The Fayette County Housing Authority (FCHA) was designated as a troubled housing authority by the U.S. Department of Housing and Urban Development (HUD), from July 1, 1998 until June 30, 2000. On September 2000, HUD Troubled Agency Recovery Center (TARC -North) contracted for a Viability Assessment and Security Assessment of the Fayette County Housing Authority. The purpose of the viability study was to evaluate the leading causes for the high level of vacancy by: 1) reviewing the supply and demand for assisted housing in the area, 2) assessing the marketability and market position of the FCHA developments and 3) making recommendations for the future demolition or disposition of FCHA stock, if appropriate.

One of the observations of the study indicates that, "Fayette County and Uniontown have experienced a significant decline in population, a trend which is expected to continue". The population of the area is growing older, the median income is low and the local private rental market is affordable. In addition, there are a number of more competitive privately assisted housing options in the county offering a superior product in terms of location, design and security at an equally subsidized rate.

The study also noted that a considerable number of Section 8 Housing Choice Voucher applicants are current public housing residents. In 2001, one third of the Section 8 waiting list was comprised of public housing residents. FCHA has established flat rents and adopted admission preferences intended to address this situation. However, residents opt for Section 8 because the type of units (typically row style) and present stock configurations of FCHA public housing units do not meet their needs and do not reflect the type of housing in the surrounding communities. The sites generally lack the amenities that the private market and other assisted housing owners offer.

FCHA has further analyzed its housing needs based on the waiting list and local trends and is proposing the conversion of units for four developments since there is a lack of need for the units as presently configured. The proposed conversion is part of FCHA's

strategic plan to ensure that FCHA has the “right” type and mix of units over the next several years and is linked to a demolition application the FCHA submitted to HUD’s SAC on April 12, 2002, for three of the four developments included in this proposal. The proposed demolition involves 37 buildings and 255 units at four developments; *Bierer Wood Acres (PA 28PO15001)*, *Lemon Wood Acres (PA 28PO15004)*, *Dunlap Creek Village (PA 28PO15007)* and *Snowden Terrace (PA 28PO15009)*.

In addition to unit redistribution, the conversion will include façade improvements to relieve the monotony of the design of units. FCHA is also considering adding Laundry Rooms in some of the converted buildings to be administered by organized Resident Councils or a resident owned business.

For the current PHA Plan Year, we are scheduling the conversion of a limited number of buildings (2), which will be the beginning of future conversion and modernization at all buildings at the four developments, *Bierer Wood Acres*, *Lemon Wood Acres*, *South Hill Terrace* and *Snowden Terrace*. Our purpose is to showcase future conversion of units that will better serve the needs of the applicant population and current tenants of Public Housing.

Location/General Description of Properties

FCHA’s developments are situated throughout Fayette County in a range of urban, suburban and rural areas. Two of the four developments targeted for conversion activities, *Bierer Wood Acres* and *Lemon Wood Acres* are just beyond the city limits of Uniontown, PA; *South Hill Terrace* and *Snowden Terrace* are located in the City of Republic in Brownsville, PA, all within the Fayette County Housing Authority jurisdiction.

The conversion activities are to be conducted at four FCHA developments in the course of Fiscal Years 2002 -2005. The following table displays the current description of each of the four developments where conversion is proposed.

Name	Project number	Address	# Bldgs	# Units	#Bdrs
Bierer Wood Acres	PA28PO15001	Snyder Terrace Uniontown, PA	29	192	1BR -40 2BR -74 3BR -58 4BR -20
Lemon Wood Acres	PA28PO15004	Lemon Wood Uniontown, PA	20	150	1BR -20 2BR -80 3BR -34 4BR -16
South Hill Terrace	PA28PO15005	South Hill Terrace Brownsville PA	19	100	1BR -34 2BR -54 3BR -22 4BR -10
Snowden Terrace	PA28PO15009	Snowden Terrace Brownsville PA	15	50	1BR -5 2BR -30 3BR -10 4BR -5

Bierer Wood Acres (PA 15 -1)—Located in South Union Township, *Bierer Wood Acres* was built in 1943, and is FCHA’s biggest development with 29 residential buildings and 192 row house units located on approximately 17 acres of land in a residential single-family neighborhood. There are 30 buildings at *Bierer Wood Acres*, one of which houses management/community room. The buildings are concrete block with brick veneer and vinyl sided exteriors.

Some renovation was performed at 70 percent of the units eight years ago on kitchens and bathrooms. There were no physical design changes. The units that had no recent renovations are presently vacant. Thirty two percent of the units in *Bierer Wood Acres* became vacant during the period January-December 2001.

Conversion activity at this development consists of the reconfiguration of one eight unit row type building into a five unit row type building, two six unit row type buildings into two four unit buildings and one six unit row type building into a three unit building. The redistribution of units at building P -1 is intended to address the needs of the elderly

population and also for persons with disabilities. Once the reconfiguration is underway, FCHA will request approval from HUD for elderly and/or disabled designation for this building.

The proposed reconfiguration will be performed in two phases with the redistribution of building S -2 scheduled in Year 01 and the works for Buildings S -6, P -1 and M -1 programmed for Year 02.

Planned demolition at Bierer Wood consists of 16 buildings for a total of 106 units.

The following table shows actual building configuration and results of proposed redistribution of units by building and Capital Fund Year of activity.

Bierer	Wood	Acres	PA 15-1			
Year	Bldg#	Actual# Units	Unit#	BrSize Before Conv.	#Units AfterConv.	Br SizeAfter Conv.
Year01	Bldg.S -2 Snyder Terrace	8	7 9 11 13 15 17 19 21	2Br 2Br 3Br 3Br 3Br 3Br 2Br 2Br	5	1Br 2Br 3Br 2Br 1Br
Year02	Bldg.S -6 Snyder Terrace	6	35 37 39 41 43 45	1Br 2Br 3Br 3Br 2Br 1Br	4	2Br 3Br 2Br 3Br
Year02	Bldg.P -1 Pershing Terrace	6	2 4 6 8 10 12	4Br 1Br 4Br 4Br 1Br 4Br	3	1Br 1Br 1Br
Year02	Bldg.M -1 MacArthur Terrace	6	2 4 6 8 10 12	1B r 2Br 3Br 3Br 2Br 1Br	4	2Br 3Br 2Br 3Br
Total		26			16	

Lemon Wood Acres (PA15 -4) – Built in 1952 in North Union Township, *Lemon Wood Acres* has 20 buildings and 150 row -house units in a 22.81 acres plot.

The surrounding neighborhood is residential with a mix of single -family homes and smaller multifamily properties. *Lemon Wood Acres* includes a management/community room building as well as 20 two -story concrete block residential buildings with brick veneer and vinyl sided exteriors.

Forty two percent of the units at *Lemon Wood Acres* became vacant during the period December-January 2001.

Proposed Conversion will be performed in three phases with the redistribution of building A-16 scheduled in Year 01 and buildings A -6, B2 and A -3 in Year 03.

Reconfiguration activity consists of combining three eight unit row type buildings into three five unit row type building and one six unit row type building into a four unit building. As in *Bierer Woods Acres*, the redistribution of units at building A -6 is intended to address the needs of the elderly population and also for persons with disability. Once the conversion is underway, FCHA will request approval from HUD for elderly and/or disabled designation for this building.

Planned demolition at *Lemon Wood Acres* consists of 10 buildings for a total of 75 units.

The following table shows actual building configuration and results of proposed redistribution of units by building and Capital Fund Year of activity.

Lemon	Wood	Acres	PA15 -4			
Year	Bldg#	Actual# Units	Unit#	Br Size Before Conv.	#Units After Conv.	Br Size After Conv.
Year01	Bldg.A -16	8	119	1Br	5	1Br
			121	3Br		2Br
			123	2Br		3Br
			125	2Br		2Br
			127	2Br		1Br
			129	2Br		
			131	3Br		
			133	4Br		
Year03	BldgA -6	8	106	4Br	5	1Br
			108	3Br		1Br
			110	2Br		1Br

			112	2Br		1Br
			114	2Br		1Br
			116	2Br		
			118	3Br		
			120	1Br		
Year03	Bldg.B -2	6	62	2Br	4	1Br
			64	2Br		2Br
			66	2Br		2Br
			68	2Br		1Br
			70	2Br		
			72	1Br		
Year03	Bldg.A -3	8	46	1Br	5	1Br
			48	3Br		2Br
			50	2Br		3Br
			53	2Br		2Br
			54	2Br		1Br
			56	2Br		
			58	3Br		
			60	4Br		
Total		30			19	

South Hill Terrace – Was built in 1952 in Brownsville, PA with 120 units. South Hill Terrace includes a management/community room building as well as 10 two-story concrete block residential buildings with brick veneer and vinyl sided exteriors. The PHA recently renovated the sewage system as well as the management/community room building.

Proposed Conversion will be performed in one phase with the redistribution of buildings A-2, B-2, C-4 and C-5 scheduled for Year 05.

Conversion activity consists of the reconfiguration of two four-unit, row type buildings), into a two-unit building. One six-unit, row type building, to a four-unit building and one five-unit, row type building into a three-unit building. As in the other developments, the redistribution of units at building C-5 is intended to address the needs of the elderly population and also for persons with disability. Once the conversion is underway, FCHA will request approval from HUD for Elderly and/or disabled designation for this building.

The following table shows actual building configuration and results of proposed redistribution of units by building and Capital Fund Year of activity.

South	Hill	PA15 -5				
Year	Bldg#	Actual# Units	Unit#	BrSize Before Conv.	#Units After Conv.	Br SizeAfter Conv.
Year05	Bldg.A -2	5	25	3Br	3	1Br
			27	2Br		2Br
			29	3Br		3Br
			31	3Br		
			33	1Br		
Year05	Bldg.B -2	6	43	1Br	4	1Br
			45	2Br		2Br
			47	2Br		3Br
			49	2Br		1Br
			51	2Br		
			53	4Br		
Year 05	Bldg.C -4	4	16	3Br	2	2Br
			18	2Br		3Br
			20	2Br		
			22	3Br		
Year05	Bldg.C -5	4	8	3Br	2	1Br
			10	2Br		1Br
			12	2Br		1Br
			14	3Br		
Total		19			12	

Snowden Terrace (PA 15 -9) – was built in 1962 in Brownsville, PA and has a total of 15 buildings and 50 units with 20 of the PA 15 -9 units being physically located at South Hill Terrace. *Snowden Terrace* development is located in a 6.4 acres plot. The immediate neighborhood is entirely single family and duplex residential. The site has a one and two story, row house style concrete block residential buildings with brick veneer and vinyl sided exteriors.

Fifty four percent of the units at *Snowden Terrace* became vacant during the period December-January 2001.

Proposed reconfiguration will be performed in two phases with the redistribution of building C -1 scheduled for Year 02 and building D -1 programmed for Year 05. As in

other developments, the redistribution of units at building D -1 is intended to address the needs of the elderly population and also for persons with disability. Once the reconfiguration is underway, FCHA will request approval from HUD for elderly and/or disabled designation for this building.

Planned demolition at *Snowden Terrace* consists of 1 building for a total of 5 units.

Conversion activity consists of the reconfiguration of two -five units, row type building, into a three units building.

Snowden Terrace		PA15 -9				
Year	Bldg#	Actual# Units	Unit#	BrSize Before Conv.	#Units After Conv.	Br Size After Conv.
Year02	Bldg.C -1	5	1	2Br	3	1Br
			3	2Br		2Br
			5	2Br		3Br
			7	3Br		
			9	3Br		
Year05	Bldg.D -1	5	52	3Br	3	1Br
			54	3Br		1Br
			56	3Br		1Br
			58	2Br		
			60	2Br		
Total		10			6	

General Relocation Plan

The FCHA Relocation Plan will relocate affected families into unit on site or in FCHA's other developments thereby assuring decent, safe and sanitary housing with rents no higher than those permitted by the Uniform Relocation Act (URA). Due to the current vacancy profile at each of these and other developments, a substantial number of families may be able to remain in their current development. Section 8 Vouchers will not be needed for relocation.

In essence, FCHA will ensure that throughout its relocation stage the affected families will:

- Receive an offer of a comparable dwelling unit
- Receive written information regarding eligible relocation costs, time schedule for moving and for actual demolition of buildings, counseling services. A meeting will be held to discuss the details upon approval of the Conversion Plan.
- Provide counseling to the affected families to include relocation sources, schedules, preference of selection of housing, moving company responsibilities, residents responsibilities, individual families needs, reasonable accommodations among others.

Notices from FCHA to the residents will be hand delivered or sent by certified mail or registered first class mail. FCHA will require all official notices regarding the relocation process from the residents in the same delivery format.

The FCHA will make available counseling services for families affected by the conversion of units. Counseling sessions will address available housing and the available services in and around alternate developments for those relocating to developments that are not their current residence.

The FCHA has met individually with all the affected families to explain the proposed conversion/demolition and relocation activities. The established Resident Organizations at two of the four developments have also been consulted and participated in the notification process. The RAB as well as the established Resident Councils will be included in FCHA's implementation of actions related to the relocation process.

The following tables show the number of residents affected and occupancy data at the four developments where conversion will take place

Development	Current #Units	Units Loss Through Conversion	Units Currently Occupied	Residents Affected*
Bierer Wood Acres PA15 -1	192	10	131	153
Lemon Wood Acres PA15 -4	150	11	88	94
Snowden Terrace PA15 -9	50	4	24	19
South Hill Terrace PA15 -5	100	8	71	37

* Including children

Cost

Proposed conversion activities are to be funded with Capital Funds allocations. The Capital Funds Annual Statement and Five Year Action Plan attached as part of the PHA Plan detail the cost of conversion as well as the relocation costs per year of activity.

The cost of conversion does not exceed the Total Development Cost (TDC) of \$112,354 for a one -bedroom unit, or any other bedroom size. FCHA conducted a cost analysis for all of the conversion work and the following table shows the total cost by development:

Development	Conversion-Redistribution of Units Cost	Relocation Cost
Bierer Wood Acres	\$2,278,000	\$16,491
Lemon Wood Acres	\$2,519,000	\$12,703
Snowden Terrace	\$832,000	\$2,406
South Hill Terrace	\$1,566,000	\$11,164
Total	\$7,195,000	\$42,764

ConsultationwithResidents

TheFCHAhasnotifiedtheresidentsofall21developmentsunderjurisdictionofthe proposedplanforpartialdemolitionat *BiererWoodAcres,LemonWoodAcres,Dunlap CreekVillageandSnowdenTerrace*. Theproposeddemolitionaswellas conversion/redistributionofunitsispartoftheFCHAAnnualAgencyPlan.Following thePHAPlan'srequirements,theFCHApublishedanadvertisementannouncingapublic hearingthattookplaceApril5,2002.TheFCHAalsodistributedflyersinallofits communitiesandpostedacopyinallthedevelopment'sofficesandintheCentralOffice announcingthepublichearingandthetopicstobediscussedincludingtheproposed conversionanddemolition.

OnFebruary21,2002theFCHAdistributedflyerstotheresidentsofFCHAannouncing ameetingthattookplaceonFebruary25,2002atallfourtargeteddevelopmentsto discuss,thePHAPlan,demolitionandconversionactivities.

HousingManagershaveparticipatedintheprocessrelatedtoconversion/demolitionand havecommunicatedwiththeresidentsregardingtheactivitiestotakeplaceatthefour communities.Inaddition,therehavebeennewspapersarticlespublishedbylocal newspapersannouncingtheproposedactivities.

Residentsoftheaffectedcommunitieswereinvitedtoparticipateinameetingheldat eachoneofthetargeteddevelopmentsonFebruary25,2002.FCHAstaffvisited the homesofthoseresidentsthatwerenotpresentatthemeetingtoprovideorientationon theproposeddemolitiononaonetonebasis.

MeetingwithResidentAdvisoryBoard:

OnJanuary8,2002,theFCHAmetwiththeResidentAdvisoryBoardwhorepresentsall theresidentsPHA-wide.ThemeetingwasattendedbyMaryWestfromSouthHill Terrace,EvaNicholsonfrom *BiererWoodAcres* ,JaciRobyfromWhiteSwan Apartments,JennaThomasfrom *LemonWoodAcres* ,andBerniceWindomfromSouth HillTerrace.

TheFCHApresentedadescriptionoftheproposedconversionandalsoaproposed demolitionplanthatwillbeforwardedtoHUDforapproval.FCHAstaffpresentedasite mapofthefourdevelopmentsandpointedoutthebuildingsproposedfordemolitionas

well as those for conversion. Changes and additions/deletions were made following the RAB's recommendations.

The following were the RAB's comments:

- 1- Regarding Snowden - Would like to have all the buildings rehabilitated and modernized.
 - The PHA indicated that this development has been included for both, demolition and conversion. The conversion will result in better configuration of the actual building and adding better appeals such as porch and balcony roof.
- 2- Regarding Snowden - would like to have building demolished throughout the development, not just in one area.
 - PHA informed that the plan is to reduce density and that has been taken into consideration in the proposed plan
- 3- All RAB representatives agreed that the proposed conversion and demolition is needed since it cannot be foreseen that there will be a market for the amount of buildings that the developments currently have. They also emphasized the actual configuration of the units is not comparable to other housing in the community, including other available assisted housing.
- 4- RAB would like stricter Lease Compliance at all of the developments and that the residents returning to the units after demolition/conversion need to be properly screened to ensure Lease Compliant Tenants.
 - The PHA indicated that it is committed to strict screening and furthering Lease Compliance. The PHA adopted in 2002 a new Admission and Occupancy Policy and the staff has been trained on its contents. The PHA has also adopted new and strict screening and verification procedures.
- 5- RAB requested a revision of the current Flat Rents since they consider that this can affect the number of vacancies.
 - The PHA informed that the Flat Rents have been recently revised reflecting current situation
- 6- RAB expressed their desire of having a Laundromat in all the developments

- PHA will take recommendation in the design of converted units at the development targeted for demolition.
 - PHA informed that the plan is to reduce density and that has been taken into consideration in the proposed plan
- 7- All RAB representatives agreed that the proposed conversion and demolition is needed since it is not foreseen that there will be a market for the number and type of buildings that the developments currently have. They also emphasized the actual configuration of the units is not comparable to other housing in the community, including other available assisted housing.
- 8- RAB would like stricter Lease Compliance at all of the developments and that the residents returning to the units after demolition/conversion need to be properly screened to ensure Lease Compliant Tenants.
- The PHA indicated that it is committed to strict screening and furthering Lease Compliance. The PHA adopted in 2002 a new Admissions and Continued Occupancy Policy and the staff has been trained on its contents. The PHA has also adopted new and strict screening and verification procedures.
- 9- RAB requested a revision of the current Flat Rents since they consider that this can affect the number of vacancies.
- The PHA informed the RAB that the Flat Rents have been recently revised reflecting current situation and that the Board will be asked to approve the rents in February
- 10- RAB expressed their desire of having a Laundromat in all the developments
- PHA will take this recommendation into consideration in the design of converted units at the development targeted for demolition.

Residents and Resident Councils of the affected four developments had an opportunity to comment on the proposed conversion as part of the 45 days public review period as required for the PHA Plan. The public hearing took place April 5, 2002. No comments were received from residents.

The Fayette County Housing Authority utilized several methods to carry on resident consultation concerning the demolition plan. FCHA conducted the following consultation activities:

- ◆ Meeting with Resident Advisory Board (RAB) – January 7, 2002, February 14, 2002 and March 14, 2002.
- ◆ Meeting with Resident Organizations of *Bierer Wood Acres*, *Lemon Wood Acres*, *Dunlap Creek Village* and *Snowden Terrace* – February 25, 2002. Members of active Resident Councils from *Bierer Wood Acres*, and *Lemon Wood Acres* participated in the meetings held at their communities.
- ◆ Meetings with all residents of the four targeted developments – February 25, 2002
- ◆ Door-to-door visits and meeting with affected families that were not able to attend the general residents meetings held at each of their communities. – February 25, 2002.
- ◆ Public Hearing held at the FCHA's central office for the adoption of the PHA Annual Agency Plan.
Residents were provided with 45 days to review the PHA Plan, which contained information regarding the demolition activities. Residents were prompted to submit written comments as well as to participate in the public hearings scheduled for April 5, 2002.

The following notification methods were utilized:

- ◆ Newspaper publications (public hearing PHA Plan)
- ◆ Flyers posted at each of the communities and at the FCHA Central Office
- ◆ Visits door-to-door
- ◆ Telephone Communications

Approval by Board of Commissioners

Fayette County Board of Commissioners approved the proposed conversion in their Board Meeting of April 5, 2002, by Resolution No. 2002 -02-02. Copy of the Resolution is included with the attachments forwarded to the Field Office.

Environmental Review

Fayette County Redevelopment Authority conducted the environmental review. Copy of documents related to the Environmental Review is included with the attachments forwarded to the Field Office.