

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

CityofDaytonHousing

Authority

TN062V01

PHAPlans

5YearPlanforFiscalYears2002 -2006

AnnualPlanforFiscalYear2002

**NOTE:THISPHAP LANSTEMPLATE(HUD50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan
Agency Identification**

PHAName: CITYOFDAYTONHOUSINGAUTHORITY

PHANumber: TN062V01

PHAFiscalYearBeginning:(mm/yyyy) 10/2002

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)

Decatur Development Office

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)

Decatur Development Office

5-YEAR PLAN
PHAF ISCAL YEARS 2002 -2006
 [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. PHA may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD -suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS**. (Quantifiable measures would include targetss such as: numbers of families served or PHAS scores achieved.) PHA should identify these measures in the space to the right of or below the stated objectives.

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

- PHA Goal: Expand the supply of assisted housing
 Objectives:
 - Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
 Objectives:
 - Improve public housing management: (PHAS score) 91
 - Improve voucher management: (SEMAP score) 83
 - 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)

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)

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 fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

AnnualPHAPlan
PHAFiscalYear2002
[24CFRPart903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24CFRPart903.79(r)]

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

The City of Dayton Housing Authority has completed this Agency Plan in consultation with DHA residents and the local communities. The Plan was discussed with the Resident Advisory Board on April 25, 2002. The public was afforded an opportunity to review the plan and offer comments at a public hearing held on June 20, 2002. The Annual Agency Plan is summarized as follows:

1. Housing Needs

The DHA's current waiting list is excessive and the demand for public housing (211) and Section 8 assistance (155) is evident. Our greatest demand is for small bedroom units (1 and 2 bedroom units).

2. Financial Resources

The DHA expects to expend approximately \$3,671,000 in the year 2002 for operations, capital improvements and administrative costs.

3. Eligibility, Selection and Admission Policies

The DHA has revised its standard operating policies and Section 8 policies to comply with the requirements of the QHWA through

regulations published in the Federal Register on March 29 , 2000. These policies will be updated as HUD issues further guidance.

As required under this section of the plan and by regulations published in PIH Notice 2001 -4, the DHA has reviewed its developments relative to income. We have determined that we do not have a problem with concentration of high or low -income families. Further, the DHA has revised its admission policies to assure that a concentration does not occur in the future.

4. Rent Determination -Discretionary Policies

Our discretionary rent policies include:

- ✓ Ceiling/Flat Rents
- ✓ \$25.00 minimum rent for Public Housing and Section 8

5. Operations and Management

As a high performing PHA, the DHA is exempt from this component of the PHA Plan. However, the DHA's policies have been revised to comply with the mandated requirements of the QHWRA.

6. Grievance Procedure

The DHA has revised its Grievance Procedure to comply with the QHWRA and will continue to make revisions as additional issues are addressed by HUD regulations.

7. Capital Improvements

The DHA's projected funding under the Capital Funds Program is \$535,532. The focus for the 2002 program year is to install carbon monoxide detectors in Developments TN062 -001 and TN062 -006; install vinyl siding in Development TN062 -002 and install new gutters, renovate kitchens, replace interior light fixtures, install storm doors, replace ranges, replace windows, install vinyl siding, paint exterior trim, renovate bathrooms, replace exterior lighting, install carbon monoxide detectors and replace door locks in Development TN062 -003.

8. Demolitionand/orDisposition
TheDHAhasnocurrentplansfordemolitionordisposition.

9. Designation
The DHA plans to maintain the current elderly/disabled designation that applies to a portion of its units. The DHA has no planstodesig nateadditionalunitsinthefuture.

10. ConversionofPublicHousing
The DHA conducted an initial conversion assessment for each development as mandated by the QHWRA through regulations published in the Federal Register on June 22, 2001. This assessmentdet erminedthatconversionwouldnotbecosteffective as identified in Attachment C: “Component 10 (B) Voluntary Conversion Initial Assessments”. Therefore, the DHA has no currentplanstodesignateanydevelopmentsorbuildingstotenant basedassistance.

11. Homeownership
As a high performing PHA, the DHA is exempt from this component of the PHA Plan. However, the DHA has no current planstodevelopaHomeownershipProgram.

12. CommunityServicesandSelf -SufficiencyPrograms
As a high performing PHA, th e DHA is exempt from this component of the PHA Plan. However, the DHA offers and provides a variety of services and programs to their residents to achieve self -sufficiency. These services and programs include Adult Basic Education, GED Classes, Tutoring Pr ogram, Satellite Career Center, Summer Feeding Programs and Kid’s Cafe. Additionally, the DHA has adopted a policy relative to the communityservicerequirementmandatedbytheQHWRAthrough regulations published in the Federal Register on March 29, 2000. However, the HUD/VA Appropriations Act of 2002 precludes the DHA from implementing or enforcing the community service requirement in non -HOPE VI developments using FY 2002 funds until HUD issues further notice. A description of the DHA’s community service requirement is shown in Attachment D:

“Implementation of Public Housing Resident Community Service Requirement”.

13. Safety and Crime Prevention

As a high performing PHA, the DHA is exempt from this component of the PHA Plan. However, the DHA works in cooperation with the City of Dayton Police Department and the residents to address the problems with safety and crime in their developments. The Police Department routinely sets up “road blocks” in the developments to check for any law violations and/or illegal activities, and the DHA has performed and will continue to perform various site improvements such as security lighting and road closures to alleviate the safety concerns of our residents. Additionally, the DHA has a “one strike” and “criminal trespass” policy and performs strict screening of applicants.

14. Ownership of Pets

The DHA has a policy related to tenant -owned pets. This policy permits all DHA residents to own pets as mandated by the QHwRA through regulations published in the Federal Register on July 10, 2000 and subject to compliance with specific requirements of our pet policy, which is included as Attachment E: “Pet Policy”.

15. Civil Rights Certification

We have included the required certification regarding Fair Housing and Civil Rights in this plan.

16. Annual Audit

Our most recent annual audit is on file at our local HUD office in Knoxville, Tennessee and is available for review at our main office during normal business hours.

17. Asset Management

As a high performing PHA, the DHA is exempt from this component of the PHA Plan. However, it is the goal of the DHA to manage our assets (physical properties, financial resources and manpower) as efficiently as possible to meet the intent of our Mission Statement.

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

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

Table of Contents

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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:

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

Optional Attachments:

- PHA Management Organizational Chart
- FY2002 Capital Fund Program 5 Year Action Plan (**See Table Library**)
- Public Housing Drug Elimination Program (PHDEP) Plan

- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (See Attachment B)
- Other (List below, providing each attachment name)

Attachment C: "Component 10(B) Voluntary Conversion Initial Assessments"

Attachment D: "Implementation of Public Housing Resident Community Service Requirements"

Attachment E: "Pet Policy"

Attachment F: "Statement of Progress in Meeting the 5 -Year Plan Mission and Goals"

Attachment G: "Resident Membership on Governing Board"

Attachment H: "Membership of the Resident Advisory Board"

Attachment I: "Resident Survey Action Plan"

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
✓	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
✓	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
✓	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
✓	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
✓	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
		Policies
✓	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	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
✓	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
✓	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
✓	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
✓	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
✓	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
✓	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
✓	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
NA	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
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	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	Annual Plan: Conversion of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	
NA	Approved or submitted public housing home ownership programs/plans	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan : Homeownership
NA	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self - Sufficiency
NA	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self - Sufficiency
NA	Most recent self - sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self - Sufficiency
NA	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
✓	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
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
NA	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.79(a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income ≤ 30% of AMI	617	3	3	2	1	NA	NA
Income > 30% but ≤ 50% of AMI	291	2	2	2	1	NA	NA
Income > 50% but < 80% of AMI	423	1	2	2	1	NA	NA

Housing Need of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Elderly	347	1	2	2	1	NA	NA
Families with Disabilities	NA	NA	NA	2	1	NA	NA
Race/Ethnicity(w)	1260	NA	NA	2	1	NA	NA
Race/Ethnicity(b)	36	NA	NA	2	1	NA	NA
Race/Ethnicity(h)	19	NA	NA	2	1	NA	NA
Race/Ethnicity	NA	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: 2000
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset (Rhea County Jurisdictional Area)
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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 Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant -based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input checked="" type="checkbox"/>	Public Housing Site -Based or sub-jurisdictional waiting list (optional)		
	If used, identify which development/subjurisdiction: City of Dayton		
	# of families	% of total families	Annual Turnover 10/01/00-9/30/01
Waiting list total	186		97
Extremely low income <= 30% AMI	151	81%	
Very low income	27	15%	

Housing Needs of Families on the Waiting List			
(>30% but <=50% AMI)			
Low income (>50% but <80% AMI)	8	4%	
Families with children	63	34%	
Elderly families	74	40%	
Families with Disabilities	67	36%	
Race/ethnicity(w)	170	91%	
Race/ethnicity(b)	11	6%	
Race/ethnicity(h)	5	3%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
0BR	0	0%	2
1BR	120	65%	21
2BR	52	28%	34
3BR	10	5%	33
4BR	4	2%	7
5BR	0	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)? NA			
Does the PHA expect to open the list in the PHA plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

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

Housing Needs of Families on the Waiting List			
			10/1/00-9/30/01
Waiting list total	25		21
Extremely low income <=30% AMI	18	72%	
Very low income (>30% but <=50% AMI)	5	20%	
Low income (>50% but <80% AMI)	2	8%	
Families with children	17	68%	
Elderly families	0	0%	
Families with Disabilities	7	28%	
Race/ethnicity(w)	25	100%	
Race/ethnicity(b)	0	0%	
Race/ethnicity(h)	0	0%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
0BR	0	0%	0
1BR	8	32%	4
2BR	16	64%	8
3BR	1	4%	7
4BR	0	0%	2
5BR	0	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)? NA			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant -based assistance
 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 10/01/00 -09/30/01
Waiting list total	155		115
Extremely low income <=30% AMI	137	88%	
Very low income (>30% but <=50% AMI)	16	10%	
Low income (>50% but <80% AMI)	2	2%	
Families with children	129	83%	
Elderly families	26	17%	
Families with Disabilities	0	0%	
Race/ethnicity(w)	145	94%	
Race/ethnicity(b)	5	3%	
Race/ethnicity(h)	0	0%	
Race/ethnicity(a)	5	3%	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	NA	NA	NA
1BR	NA	NA	NA
2BR	NA	NA	NA
3BR	NA	NA	NA
4BR	NA	NA	NA
5BR	NA	NA	NA

Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (# of months)? NA

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families on the waiting list, even if generally closed? No 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 financed 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 overall acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

- ResultsofconsultationwithresidentsandtheResidentAdvisoryBoard
- Resultsofconsultationwithadvocacygroups
- Other:(listbelow)

2.StatementofFinancialResources

[24CFRPart903.79(b)]

ListthefinancialresourcesthatareanticipatedtobeavailabletothePHAforthesupportofFederal publichousingandtenant-basedSection8assistanceprogramsadministeredbythe PHAduringthePlan year.Note:thetableassumes thatFederalpublichousingortenantbasedSection8assistancegrant fundsareexpendedoneligiblepurposes;therefore,usesofthesefundsneednotbestated.Forother funds,indicatetheusefor thosefundsasoneofthefollowingcategories:publichousingoperations, publichousingcapitalimprovements,publichousingsafety/security,publichousingsupportiveservices, Section8tenant-basedassistance,Section8supportiveservicesorother.

FinancialResources: PlannedSourcesandUses		
Sources	Planned\$	PlannedUses
1. FederalGrants(FY2002grants)		
a) PublicHousingOperatingFund	\$559,415	
b) PublicHousingCapitalFund	\$535,532	
c) HOPEVIR revitalization	\$0	
d) HOPEVIDemolition	\$0	
e) AnnualContributionsforSection 8Tenant -BasedAssistance	\$994,344	
f) PublicHousingDrugElimination Program(includinganyTechnical Assistancefunds)	\$0	
g) ResidentOpportunityandSelf - SufficiencyGrants	\$0	
h) CommunityDevelopmentBlock Grant	\$0	
i) HOME	\$0	
OtherFederalGrants(listbelow)		
Section8NewConstruction	\$453,690	Operations
2.PriorYearFederalGrants (unobligatedfundsonly)(list below)		
2001CFP	516,994	CapitalImprovements
3.PublicHousingDwellingRental Income		
	\$527,904	Operations
4.Otherincome (listbelow)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Late Fees/Excess Utilities	\$37,314	Operations
Interest Income	\$45,851	Operations
5. Non-federal sources (list below)		
Total resources	\$3,671,044	

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**

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 - authorized source)

(2)WaitingListOrganization

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)

Decatur Development Office

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**

Not Applicable

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

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

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

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

- 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: **Not Applicable**

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

Convenience transfer with fee of \$100.00

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

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

Former Federal preferences:

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

Other preferences: (select below)

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

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 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of income s)
- Household 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 ensures that the PHA will meet income targeting requirements

(5)Occupancy

a. What referencematerialscanapplicantsandresidentsusetooobtaininformation abouttherulesofoccupancyofpublichousing(selectallthatapply)

- ThePHA -residentlease
- ThePHA’sAdmissionsand(Continued)Occupancypolicy
- PHAbriefingseminarsorwrittenmaterials
- Othersource(list)

b. HowoftenmustresidentsnotifythePHAofchangesinfamilycomposition? (selectallthatapply)

- Atanannualreexaminationandleaserenewal
- Anytimefamilycompositionchanges
- Atfamilyrequestforrevision
- Other(list)

(6)DeconcentrationandIncomeMixing

a. Yes No: DoesthePHAhaveanygeneraloccupancy(family)public housingdevelopmentscoveredbythedeconcentrationrule?If no,thissectioniscomplete.Ifyes,continuetotheneftquestion.

b. Yes No: Doanyofthesecovereddevelopmentshaveaverageincomes aboveorbelow85%to115%oftheaverageincomesofallsuch developments?Ifno,thissectioniscomplete.

Ifyes,listthesedevelopmentsasfollows: **NotApplicable**

DeconcentrationPolicyforCoveredDevelopments			
DevelopmentName:	Numberof Units	Explanation (ifany) [seestep4at §903.2(c)(1)(iv)]	Deconcentrationpolicy (ifno explanation)[seestep5at §903.2(c)(1)(v)]

B. Section 8

Exemptions: PHAthatdonotadministersection8arenotrequiredto completesub -component3B. Unlessotherwisespecified,allquestionsinthissectionapplyonlytothetenant -basedsection8 assistanceprogram(vouchers,anduntilcompletelymergedintothevoucherprogram, 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)

Rental history if previously participated in DHA program.

(2) Waiting List Organization

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

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project -based certificate program
- Other federal or local program (list below)

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

- PHA main administrative office
- Other (list below)

U.S. Mail

(3) Search Time

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

If yes, state circumstances below:

Extensions of up to 120 days are granted based on special needs and handicap modifications as well as additional time to find a suitable unit.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences) **Not Applicable**

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
- Household that contribute to meeting income goals (broad range of incomes)
- Household 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)

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 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contributes to meeting income goals (broad range of incomes)
- Household that contributes 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. 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) **Not Applicable**

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

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

(5) Special Purpose Section 8 Assistance Programs

Not Applicable

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special -purpose section 8 program administered by the PHA contained? (select all that apply)

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24CFR Part 903.79(d)]

A. Public Housing

Exemptions: PHA that do not administer public housing are not required to complete sub -component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent -setting policies for income based rent in public housing. Income -based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub -component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

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

- \$0
- \$1-\$25 (\$25.00)
- \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

The DHA uses HUD's required minimum rent hardship exemptions.

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

Rents set at less than 30% than adjusted income

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

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

The DHA utilizes ceiling rents and flat rents as identified in other sections of this component.

d. Which of the discretionary (optional) deductions and/or exclusion policies does the PHA plan to employ (select all that apply) **Not Applicable**

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent -setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent -setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

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

(select one)

Yes for all developments

Yes but only for some developments

No

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

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

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

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

f. Rent determination:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)
- Other (list below)

Change in family composition or new family income

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

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing

- Survey of frents 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) **Not Applicable**

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

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

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

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

- Annually
- Other (list below)

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

- Success rates of assisted families
- Rent burdens of assisted families

Other(listbelow)

(2)MinimumRent

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

- \$0
 \$1-\$25 (\$25.00)
 \$26-\$50

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

The DHA uses HUD's required minimum rent hardship exemptions.

5. Operations and Management

[24CFR Part 903.79(e)]

Component Not Applicable

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

Not Applicable

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

Not Applicable

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

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

(PHDEP)		
Other Federal Programs (list individually)		

C. Management and Maintenance Policies **Not Applicable**

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

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

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24CFR Part 903 .79(f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

Not Applicable

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 addition to federal requirements below:

Not Applicable

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.79(g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

(2) Optional 5 -Year Action Plan

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

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

b. If yes to question a, select one:

- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan as Attachment (state name) **(See Table Library)**

-or-

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

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

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

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

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

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 HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

- Yes No: d) Will the PHA be engaging in any mixed -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.D Demolition and Disposition

[24 CFR Part 903.79(h)]

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

1. Yes No: DoesthePHAplantoconductanydemolitionordisposition activities(pursuanttosection18oftheU.S.HousingActof 1937(42U.S.C.1437p))intheplanFiscalYear?(If“No”, skiptocomponent9;if“yes”,completeoneactivitydescription foreachdevelopment.)

2. ActivityDescription **NotApplicable**
 Yes No: HasthePHAprovidedtheactivitiesdescriptioninformationin the **optional**PublicHousingAssetManagementTable?(If “yes”,skiptocomponent9.If“No”,completetheActivity Descriptiontablebelow.)

Demolition/DispositionActivityDescription	
1a. Developmentname:	
1b. Development(project)number:	
2. Activitytype: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>	
3. Applicationstatus(selectone) Approved <input type="checkbox"/> Submitted,pendingapproval <input type="checkbox"/> Plannedapplication <input type="checkbox"/>	
4. Dateapplicationapproved,submitted,orplannedforsubmission: (DD/MM/YY)	
5. Numberofunitsaffected:	
6. Coverageofaction(selectone) <input type="checkbox"/> Partofthedevelopment <input type="checkbox"/> Totaldevelopment	
7. Timelineforactivity: a. Actualorprojectedstartdateofactivity: b. Projectedenddateofactivity:	

9.DesignationofPublicHousingforOccupancybyElderlyFamilies orFamilieswithDisabilitiesorElderlyFamiliesandFamilieswith Disabilities

[24CFRPart903 .79(i)] **ComponentNotApplicable**
 ExemptionsfromComponent9;Section8onlyPHAsarenotrequiredtocompletethissection.

1. Yes No: HasthePHAdesignatedorappliedforapprovaltodesignateordoes thePHAplantoapplytodesignateanypublichousingfor occupancyonlybytheelderlyfamiliesoronlybyfamilieswith disabilities, orbyelderlyfamiliesandfamilieswithdisabilities or will apply for designation for occupancy by only elderly familiesor onlyfamilieswithdisabilities,orbyelderlyfamilies 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

Not Applicable

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

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

10. Conversion of Public Housing to Tenant -Based Assistance

[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 FY1996 HUD Appropriations Act

1. Yes No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD 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 streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description **Not Applicable**
 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: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)	

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

C.ReservedforConversionspursuanttoSection33oftheU.S.HousingActof 1937

11.HomeownershipProgramsAdministeredb ythePHA

[24CFRPart903.79(k)]

ComponentNotApplicable

A.PublicHousing

NotApplicable

ExemptionsfromComponent11A:Section8onlyPHAsarenotrequiredtocomplete11A.

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 **smallPHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

NotApplicable

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 UDHA 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)

Part of the development

Total development

B. Section 8 Tenant Based Assistance

Not Applicable

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 98.2? (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: **Not Applicable**

a. Size of Program

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

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

25 or fewer participants

26- 50 participants

51 to 100 participants

more than 100 participants

b. PHA -established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self -sufficiency Programs

[24 CFR Part 903.79(1)]

Component Not Applicable

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

A. PHA Coordination with the Welfare (TANF) Agency

Not Applicable

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 assigned?

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

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

B. Services and programs offered to residents and participants

Not Applicable

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

Yes No: Does the PHA coordinate, promote or provide any program 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)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)

		criteria/other)		
AdultBasicEducation				
GEDClasses				
TeensAgainstDrugs&Violence				
KnightsOfTheRoundtable				
LadisinWaiting				
SummerFeedingProgram				
NutritionClasses				

(2) Family Self Sufficiency program/s

Not Applicable

a. Participation Description

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

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

C. Welfare Benefit Reductions

Not Applicable

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

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

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

13.PHASafetyandCrimePreventionMeasures

[24CFRPart903.79(m)]

ComponentNotApplicable

ExemptionsfromComponent13:HighperformingandsmallPHAsnotparticipatinginPHDEPanda
Section8OnlyPHAsmayskiptocomponent15.HighPerformingandsmallPHAsthatare
participatinginPHDEPandaesubmittingaPHDEPPlanwiththisPHAPlanmayski
componentD.

ptosub -

A.Needformeasurestoensurethesafetyofpublichousingresidents

NotApplicable

1.Describetheneedformeasurestoensurethesafetyofpublichousingresidents

(selectallthatapply)

- Highincidence ofviolentand/or drug -relatedcrimeinsomeorallofthePHA's developments
- Highincidenceofviolentand/or drug -relatedcrimeintheareassurroundingor adjacenttothePHA'sdevelopments
- Residentsfearfulfortheir safetyand/orthesafetyoftheirchildren
- Observedlower -levelcrime,vandalismand/orgraffiti
- Peopleonwaitinglistunwillingtomoveintooneormoredevelopmentsdueto perceivedand/oractuallevelsofviolentan d/or drug -relatedcrime
- Other(describellow)

2.WhatinformationordatadidthePHAusedtodeterminetheneedforPHAactions

toimprovesafetyofresidents(selectallthatapply).

- Safetyandsecuritysurveyofre sidents
- Analysisofcrimestatisticsovertimeforcrimescommitted“inandaround” publichousingauthority
- Analysisofcosttrendsovertimeforrepairofvandalismandremovalofgraffiti
- Residentre ports
- PHAemployeereports
- Policereports
- Demonstrable,quantifiablesuccesswithpreviousorongoinganticrime/anti drugprograms
- Other(describellow)

3.Whichdevelopmentsare mostaffected?(listbelow)

B.CrimeandDrugPreventionactivitiesthePHAhasundertakenorplansto undertakeinthenextPHAfiscalyear.

NotApplicable

1.ListthecrimepreventionactivitiesthePHAhasundertakenorplanstoundertake:

(selectallthatapply)

- Contractingwithoutsideand/orresidentorganizationsforthe provisionof crime-and/or drug -preventionactivities
- CrimePreventionThroughEnvironmentalDesign
- Activitiestargetedto at -riskyouth,adults,orseniors
- VolunteerResidentPatrol/BlockWatchersProgram

Other(describ below)

2.Whichdevelopmentsaremostaffected?(listbelow)

C.CoordinationbetweenPHAandthepolice
NotApplicable

1.DescribethecoordinationbetweenthePHAandtheappropriatepoliceprecinctsfor carryingoutcrimepreventionmeasuresandactivities:(selectallthatapply)

- Policeinvolvementindevelopment,implementation,and/orongoing evaluationofdrug -eliminationplan
- Policeprovidocrimedatatohousingauthoritystaffforanalysisandaction
- Policehaveestablishedaphysicalpresenceonhousingauthorityproperty(e.g., communitypolicingoffice,officerinresidence)
- Policeregularlytestifyinandotherwisesupportevictioncases
- PoliceregularlymeetwiththePHAmangementandresidents
- AgreementbetweenPHAandlocallawenforcementagencyforprovisionof above-baselinelawenforcementservices
- Otheractivities(listbelow)

2.Whichdevelopmentsaremostaffected?(listbelow)

D.AdditionalinformationasrequiredbyPHDEP/PHDEPPlan

PHAseligibleforFY2002PHDE P fundsmustprovideaPHDEPPlanmeetingspecifiedrequirements priortoreceiptofPHDEP funds.

NotApplicable

Yes No: IsthePHAeligibletoparticipateinthePHDEPinthefiscalyear coveredbythisPHAPlan ?

Yes No: HasthePHAincludedthePHDEPPlanforFY2002inthisPHA Plan?

Yes No: ThisPHDEPPlanisanAttachment.(AttachmentFilename:)

14.RESERVEDFORPETPOLICY

[24CFRPart903.79(n)]

15.CivilRightsCertifications

[24CFRPart903.79(o)]

CivilrightscertificationsareincludedinthePHAPlanCertificationsofCompliance withthePHAPlansandRelatedRegulations.

16.Fiscal Audit

[24CFRPart903.79 (p)]

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

17.PHA Asset Management

[24CFRPart903.79(q)]

Component Not Applicable

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

[24CFRPart903.79(r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

- Attached at Attachment (Filename) (**Attachment B**)
- Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

The resident, which currently serves on the Board of Commissioners of the DHA, was appointed by the Mayor of Dayton, Tennessee.

3. Description of Resident Election Process **Not Applicable**

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)

State of Tennessee, Tennessee Housing Development Agency

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)

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

Please refer to the executive summary of the consolidated plan for the State of Tennessee

D. Other Information Required by HUD

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

"19. Definition of Substantial Deviation" and "Significant Amendment or Modification" [903.7(r)]:

The DHA and HUD will consider the following actions to be significant amendments or modifications:

- ✓ change to rent or admission policies or organization of waiting list;

- ✓ additions of non-emergency work items (items not included in the current Annual Statement or Five Year Plan) or change in use of replacement reserve funds under the Capital Fund; and
- ✓ any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.

Attachments

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

Attachment A

“Deconcentration Policy”

It is the policy of the City of Dayton Housing Authority (DHA) to house families in a manner that will prevent concentration of poverty in any one development and promote income mixing in all of DHA's developments. The objective of Dayton Housing Authority is to provide quality, affordable housing in stable communities that attracts working families as well as fixed income households. It will also be the objective of Dayton Housing Authority to provide amenities, supportive services, and rent incentives for each development that encourages occupancy by higher income households and economic uplift opportunities for lower income households. To achieve these goals, Dayton Housing Authority will specifically:

- (1) Provide a local preference to working families who work at least 20 hours per week. (This local preference shall in no way adversely affect applicants who are unable to work due to age, handicap, or disability.)
- (2) Utilize a ceiling rent structure that will attract and encourage working families.

To ensure that these goals are accomplished, Dayton Housing Authority will examine and track the status of family income, by development, on a quarterly basis through computer generated income reports. If it is found that any development has a disparate concentration of poverty, Dayton Housing Authority shall strategically place higher income applicants from the waiting list into those developments.

If there are no higher income applicants available or higher income applicants refuse offers of housing in certain developments, families will be housed according to the assignment and leasing plan outlined on the Admission and Continued Occupancy Policy. Dayton Housing Authority will continue with affirmative marketing efforts and incentives to encourage income mixing in all developments.

This Deconcentration Policy is a part of Dayton Housing Authority's Admission and Continued Occupancy Policy.

AttachmentB
“Comments of Resident Advisory Board”

Comments received from the Resident Advisory Board mainly pertained to the proposed Capital Improvement items the Authority plans to undertake over the next five years. All comments received showed favorable consideration to the proposed improvements as well as the overall IPHA Plans.

Attachment C

“Component 10(B) Voluntary Conversion Initial Assessments”

- a. How many of the PHA’s developments are subject to the Required Initial Assessment? **Six(6)**
- b. How many of the PHA’s developments are not subject to the Required Initial Assessments based on exemptions (e.g. elderly and/or disabled developments not general occupancy projects)? **One(1) and portion of Two(2)**
- c. How many Assessments were conducted for the PHA’s covered developments? **Five(5)**
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
None	

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments: **Not Applicable**

Attachment D “Implementation of Public Housing Resident Community Service Requirements”

In accordance with 24 CFR 960.605 and 960.607 and the Quality Housing and Work Responsibility Act, all adult family members, other than an exempt individual, must contribute eight (8) hours of community service per month to remain eligible for continued occupancy with Dayton Housing Authority. A total of ninety-six (96) hours per year is required, however, the hours must be performed monthly rather than all 96 hours in one month. Failure to comply with the Community Service requirements and to provide appropriate documentation shall result in non-renewal of the lease and termination of the resident's tenancy.

Community Service is the performance of voluntary work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community service does not include political activities. Community service activities may be completed through self-sufficiency programs such as GED, ABE or job training programs. Residents may also earn credit for community service for participation in resident programs sponsored by the Dayton Housing Authority.

Individuals who are required to contribute community service are responsible for arranging and scheduling these services directly through the agency or organization where the community service is being performed. To the maximum extent possible, Dayton Housing Authority will keep a list of agencies seeking volunteers. After the services are performed, the individual will be responsible for obtaining third party certification to verify to Dayton Housing Authority that the required hours have been completed. This documentation may include a letter from the agency on letterhead or other official document. Dayton Housing Authority reserves the right to also obtain verification by directly contacting the organization where the service was performed.

If at the time of recertification and lease renewal the annual requirement of ninety-six hours per year have not been completed, the resident or the family member who is not in compliance with this requirement will have the opportunity to complete the delinquent hours within the following year along with the current year's requirements. The head of household and member who is not in compliance shall sign an agreement stating that the delinquent hours will be made up in the next year. Failure to comply with the agreement will result in the lease being terminated for non-compliance, unless the person(s) no longer resides in the unit and has been removed from the lease.

The following adult family members are exempt from the Community Service requirement:

- (1) Family members 62 years of age or older, handicapped or disabled
- (2) Person who is primary caretaker of family member who is 62 or older, handicapped or disabled

- (3) Persons engaged in work activities of at least 10 hours per week
- (4) Persons participating at least eight hours per month in a welfare-to-work program
- (5) Persons receiving assistance from and in compliance with a State program funded under Part A, Title IV of the Social Security Act.

Residents who claim exemptions under the above criteria may be asked to provide documentation to the Dayton Housing Authority that meet the qualifications for exemption. All other non-exempt household members are required to comply with the Community Service requirements.

**Attachment E
"Pet Policy"**

This addendum is being executed in accordance with the Section _____ of the Dwelling Lease to govern pet ownership in public housing.

As applicable, Section 526 of the Quality Housing and Work Responsibility Act of 1998 (Public Law 105 -276, 112 Stat.2451, 2568 (the Public Housing Reform Act of 1998) added new section 32 (captioned Pet Ownership in Public Housing) to the United States Act of 1937. Section 31 establishes pet ownership requirements for tenants of public housing other than federally assisted rental housing for the elderly or persons with disabilities. Section 227 of the Housing Rural Recovery Act of 1983 (12 U.S.C. 1701r -1) (the 1983 act) covers pet ownership requirements for the elderly or persons with disabilities. This rule does not alter or affect these regulations in any way, nor would the regulation in Section 227 of the 1983 Act apply in any way to Section 31 of the 1937 Act. Section 31 of the 1937 Act is being implemented by adding as a subpart G to 24 CFR Part 960. The following policies must be complied with for pet ownership as a resident of Dayton Housing Authority:

1. Each head of household may own up to two domestic pets. If one of the pets is a dog or cat, the second pet must be contained in a cage or an aquarium for fish. Each bird or other animal, other than fish, shall be counted as one pet. Visitors are not allowed to bring pets and the Tenant shall not engage in "pet-sitting". Reptiles may not be kept as pets.
2. If the pet is a dog or cat, it must be spayed or neutered. Evidence of spaying or neutering can be provided by a written statement for the veterinarian and/or staff of the human society or animal shelter.
3. If the pet is a bird, it shall be kept in a bird cage.
4. If the pet is a fish, the aquarium must be thirty gallons or less, and the container must be placed in a safe place in the unit. Tenant is limited to one container for fish; however, there is no limit on the number of fish that can be maintained in the container as long as the container is maintained in a safe and non-hazardous manner.
5. If the pet is a dog, it shall not weigh more than 20 pounds (fully grown).
6. If the pet is a cat, the tenant must provide waterproof and leak proof litter boxes for cat waste, which must be kept inside the dwelling unit. Cardboard boxes are not acceptable and will not be approved. The tenant shall not permit refuse from litter boxes to accumulate nor to become unsightly or unsanitary. The tenant must not dispose of litter box waste by dumping on the grounds outside of the unit.

7. If the pet is a cat or dog, it must have received rabies and distemper inoculations or boosters, as applicable. Evidence of inoculations can be provided by a statement/bill from the veterinarian or staff of the humane society.
8. All pets must be housed within the unit and no facilities can be constructed outside the unit for any pet. No animal shall be permitted to be loose and if the pet is taken outside, it must be taken outside on a leash and kept off of other Tenant's lawns. Animals may not be chained or tied outside the unit or to the porch or railings. Any damage caused by the pet to the inside or outside of the unit will be the sole responsibility of the tenant.
9. All authorized pets must be under the control of an adult. An unleashed pet, or one tied to a fixed object, if not under the control of an adult. Pets which are unleashed, or leashed and unattended, on DHA property, will be impounded and taken to the animal shelter. It shall be the responsibility of the Tenant to reclaim the pet at the expense of the Tenant. Also, if a member of the DHA staff has to take a pet to the animal shelter, the Tenant will be charged \$50.00 to cover the expense of taking the pet to the animal shelter. If the animal shelter charges a fee to accept a pet, that expense will also be charged to the Tenant.
10. Pet(s) may not be left unattended for more than twenty-four consecutive hours. If it is reported to DHA that a pet(s) has been left unattended for more than a twenty-four (24) hour period, DHA staff may enter the unit and remove the pet and transfer the pet to the animal shelter. Any expense to remove and reclaim the pet from any facility will be the responsibility of the Tenant.
11. Each pet must be maintained responsibly and in accordance with this pet ownership lease addendum and in accordance with all applicable ordinances, state and local public health, animal control, and animal anti-cruelty laws and regulations governing pet ownership. Any waste generated by a pet must be properly and promptly disposed of to avoid any unpleasant and unsanitary odor from being in the unit.
12. Animals that are considered vicious and/or intimidating will not be allowed. Some examples of animals that have a reputation or a vicious nature are: reptiles, rottweilers, Doberman pinscher, pit bulldog, and/or any animal that displays vicious behavior. This determination will be made by a DHA representative prior to the execution of this lease addendum.
13. Pet(s) shall not disturb, interfere or diminish the peaceful enjoyment of other Tenants. The terms, "disturb, interfere or diminish" shall include, but are not limited to barking, howling, chirping, biting, scratching, and other like

activities. Dayton Housing Authority has the right to terminate this authorization if a pet disturbs other Tenants.

If an animal should become destructive, create a nuisance, represent a threat to the safety and security of other people, or create a cleanliness or sanitation problem, Dayton Housing Authority has the right to terminate this authorization. The notice of termination will be in writing and will state the amount of time that the Tenant has to remove the pet from the premises. The Tenant has the right to request a grievance hearing in accordance with Dayton Housing Authority's grievance procedure. If the termination is due to a threat to the safety and security of others, the pet must be removed immediately until the hearing process is completed.

14. The Tenant is solely responsible for cleaning up the waste of the pet within the dwelling and on the grounds of the public housing development. All dogs must be properly housebroken and cats must be provided with a litter box that is kept clean and sanitary. Any visible waste left outside of the unit must be disposed of in a plastic bag, securely tied and placed in the garbage. If DHA staff is required to clean any waste left by a pet, the Tenant will be charged for the removal.
15. The Tenant shall have pets restrained so that maintenance can be performed in the unit. Whenever an inspection, pest control call or maintenance is scheduled, the Tenant shall either be at home or shall have animals restrained or caged. If a maintenance employee enters an apartment and the Tenant is not present and the animal is not restrained, the maintenance will not be performed and the tenant may be charged a fee of \$25.00. If the situation occurs again, this authorization may be terminated. Dayton Housing Authority will not be responsible for any animal that escapes from the unit due to maintenance, inspections or other activities of the landlord, provided proper notice has been given by the Dayton Housing Authority. When a Tenant requests maintenance service via a work order, that will be considered proper notice. In the case of a maintenance emergency that prevents advance notice, Dayton Housing Authority will not be responsible for the escape of any pet from the unit.
16. Authorization of pets will be subject to the following Security Deposit schedule. The deposit must be paid prior to the execution of the lease addendum allowing the pet. No pet shall be allowed in the unit prior to the completion of the terms of this pet policy. **It shall be a serious violation of the lease for any tenant to have a pet without proper approval and without having complied with the terms of this policy.**

Dayton Housing Authority Pet Deposit Schedule

Dog or Cat \$250.00

The pet deposit may be made in full or a payment of one hundred dollars (\$100.00) may be made at the time that the lease addendum is signed and payments of \$50.00 per month until the deposit is paid in full. If payments become delinquent (after the tenth of each month) this authorization may be terminated and the pet will have to be removed from the premises. The deposit shall be used to offset any damages caused by the pet. If any balance remains, it shall be refunded to the tenant. If the cost of damages caused by the pet exceeds the pet deposit, the tenant shall be responsible for the payment of damages.

RESIDENT ACKNOWLEDGEMENT

After reading and/or having read to me this lease addendum I, _____ agree to the following:

I agree to abide by the requirements outlined in this lease addendum for pet ownership and to keep the pet(s) in accordance with this lease addendum.

I agree and understand that I am liable for any damage or injury whatsoever caused by pet(s) and shall pay Dayton Housing Authority or other applicable party for any damages or injury caused by the pet(s). I also realize that I should obtain liability insurance for pet ownership and that paying for the insurance is my responsibility.

I agree to accept full responsibility and will hold harmless (indemnify) the landlord for any claims by or injuries to third parties or their property caused by my pet(s).

I agree to pay a refundable pet deposit of \$ _____ to Dayton Housing Authority. If the pet deposit exceeds \$100.00, the deposit may be paid with an initial payment of \$100.00, and the payments of \$50.00 per month until the full deposit is paid. The \$50.00 payment is due with rent and other charges. If I fail to make the total payment due, including the pet deposit payment, my lease may be terminated in accordance with the provisions of the dwelling lease. The initial deposit must be paid prior to execution of this lease addendum. The pet deposit may be used by the Landlord at the termination of the lease toward payment of rent or toward payment of any other costs made necessary because of Tenant's occupancy of the premises. Otherwise, the pet deposit, or any remaining balance, will be returned to the Tenant after the premises are vacated and all keys have been returned. I understand and agree that I am not entitled to any interest on my pet deposit.

Attachment F

“Statement of Progress in Meeting the 5 -Year Plan Mission and Goals”

Goal – Reduce public housing vacancies: The City of Dayton Housing Authority (DHA) is currently working on reducing the turnover time for vacated public housing units to lower the vacancy rate of the units.

Goal – Improve public housing management: The DHA is currently in the process of improving various operational, management and maintenance functions in an effort to increase their overall PHAS score.

Goal – Improve voucher management: The DHA is currently in the process of improving voucher management functions such as lease up of Section 8 units to improve their SEMAP score.

Goal – Increase customer satisfaction: The DHA is attempting to keep residents better informed of DHA policies and programs as well as overall Authority information through their newsletter and monthly covered dish meetings for the residents.

Goal – Renovate or modernize public housing units: The DHA has continually upgraded its public housing units through the Comprehensive Grant Program and will continue to do so through the Capital Funds Program. All modernization activities are addressed in accordance with need as well as residents' requests in all developments.

Goal – Conduct outreach efforts to potential voucher landlords: The DHA is currently conducting outreach efforts to potential voucher landlords through their Section 8 program. The outreach effort consists of contacting the potential landlords by telephone and/or mailing notifying them of the availability of voucher recipients.

Goal – Implement public housing security improvements: The DHA works in cooperation with the City of Dayton Police Departments and the residents to improve security in their developments. The Police Department routinely sets up “roadblocks” in the developments to check any law violations and/or illegal activities. Additionally, the DHA has performed various site improvements such as security lighting and road closures to further improve security in the developments.

Goal – Increase the number and percentage of employed persons in assisted families: Under the Authority's revised ACOP, the DHA has adopted rent policies to support and encourage work. These rent policies include “ceiling rents” and “flat rents”, which are an incentive for families to work without the burden of paying high rents.

Goal – Provide or attract supportive services to improve assistance recipients’ employability: The DHA offers and provides a variety of services and programs to their residents to achieve self-sufficiency and improve assistance recipients’ employability. These services and programs include Adult Basic Education, GED classes, a Tutoring Program, the Satellite Career Center, Summer Feeding Program and Kid’s Cafe.

Goal – Provide or attract supportive services to increase independence for elderly or families with disabilities: The DHA is currently providing the “Meal on Wheels” program on an individual basis to increase the elderly and families with disabilities independence.

Goal – Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability: The DHA continues to operate its public housing program to ensure equal access to all regardless of race, color, religion, national origin, sex, familial status, and disability.

Goal – Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability: The DHA’s operations and management, inspections, maintenance, and modernization programs are spread equally among all developments.

Goal – Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: The DHA provides accessible units where needed by our residents. To date, the DHA has more resources than necessary to meet the current needs.

AttachmentG
“ResidentMembershiponGoverningBoard”

As required by the QHWRA through regulations published in the October 21, 1999 Federal Register, the DHA currently has a resident serving on the Board of Commissioners. The resident was appointed by the Mayor of Dayton, Tennessee and is identified as Ms. Nancy Sharp, 216 Barnard Circle #4, Dayton, Tennessee 37321. Ms. Sharp was appointed to the Board of Commissioners in August 2000 for a four year term.

AttachmentH
“MembershipoftheResidentAdvisoryBoard”

AndaHarris
165HousingStreet#1
Dayton,TN37321

NancySharp
216BarnardCircle#4
Dayton,TN37321

VirginiaSharp
216BarnardCircle#4
Dayton,TN37321

StellaGarmany
440RailroadStreet#1
Dayton,TN37321

JoyceWilson
169BarnardCircle#2
Dayton,TN37321

MildredGraham
182KentuckyAvenue#1
Dayton,TN37321

Attachment I “Resident Survey Action Plan”

Safety(70%)

The City of Dayton Housing Authority works in cooperation with the City of Dayton Police Department and the residents to address the problems with safety and crime in their developments. The Police Department routinely sets up “road blocks” in the developments to check for any law violations and/or illegal activities, and the DHA has performed various site improvements such as security lighting and road closures to alleviate the safety concerns of our residents. Additionally, the DHA has a “one strike” and “criminal trespass” policy and performs strict screening of applicants. The DHA is also in the process establishing a Neighborhood Watch Program for all developments to further alleviate the safety concerns of the residents.

Neighborhood Appearance(70%)

The City of Dayton Housing Authority has and will continue to appropriate Capital Funds for performing various improvements to enhance the neighborhood appearance of their developments. Such improvements include landscaping, installing vinyl siding, replacing windows, gutter replacement and exterior painting. Additionally, the DHA has adopted a “Trash Collection Policy” which is strictly enforced to further enhance the appearance of the developments.

Communication(80%)

The City of Dayton Housing Authority is attempting to keep residents better informed of DHA policies and programs as well as overall Authority information through their newsletter and monthly community meetings for the residents.

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

PHAName: City of Dayton Housing Authority	Grant Type and Number Capital Fund Program Grant No: TN37P06250102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds	0			
2	1406 Operations	0			
3	1408 Management Improvements	25,000			
4	1410 Administration	22,000			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	40,000			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	402,532			
11	1465.1 Dwelling Equipment — Nonexpendable	26,000			
12	1470 Non Dwelling Structures	0			
13	1475 Non Dwelling Equipment	20,000			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	0			
19	1501 Collateralization or Debt Service	0			
20	1502 Contingency	0			
21	Amount of Annual Grant: (sum of lines 2 -20)	535,532			

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

PHAName: City of Dayton Housing Authority	Grant Type and Number Capital Fund Program Grant No: TN37P06250102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report
 Performance and Evaluation Report for Period Ending:

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	0			
24	Amount of line 21 Related to Security – Soft Costs	0			
25	Amount of Line 21 Related to Security – Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	0			

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

PHAName: City of Dayton Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37P06250102 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	
TN062-001	Install Carbon Monoxide Detectors	1460	50 units	5,000				
Taylor Hills								
TN062-002	Install Vinyl Siding	1460	111 units	120,000				
Taylor Hills								
Annex/Arnold Place								
TN062-003	Kitchen Renovations	1460	50 units	55,000				
Richland Terrace	Gutter Replacement	1460	50 units	12,500				
	Install Carbon Monoxide Detectors	1460	50 units	5,000				
	Install Storm Doors	1460	50 units	14,000				
	Replace Door Locks	1460	50 units	2,500				
	Install Vinyl Siding	1460	50 units	52,432				
	Paint Exterior Trim	1460	50 units	3,500				
	Replace Windows	1460	50 units	60,000				
	Replace Light Fixtures	1460	50 units	9,400				
	Bathroom Renovations	1460	50 units	52,500				
	Replace Exterior Lighting	1460	50 units	10,000				
	Replace Ranges (F/A)	1465.1	50 units	26,000				

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

PHAName: City of Dayton Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37P06250102 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	
TN062-006	Install Carbon Monoxide Detectors	1460	7 units	700				
Unnamed								
PHA-WIDE	Resident Service Coordinator	1408	1	25,000				
Management Improvements								
PHA-WIDE	Technical/Non-Technical Salaries	1410	1	20,000				
Administration	Advertising Expense	1410	1	2,000				
PHA-WIDE	A/E Fees	1430	1	36,000				
Fees and Costs	Consultant Fees for Env. Review	1430	1	1,500				
	Agency Plan Update	1430	1	2,500				
PHA-WIDE	Maintenance Vehicle	1475	1	20,000				
Non-dwelling Equipment								

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

PHA Name: City of Dayton Housing Authority		Grant Type and Number Capital Fund Program No: TN37P0650102 Replacement Housing Factor No:					Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
TN062-001 Taylor Hills	03/31/04			09/30/05				
TN062-002 Taylor Hills Annex/ Arnold Place	03/31/04			09/30/05				
TN062-003 Richland Terrace	03/31/04			09/30/05				
TN062-006 Unnamed	03/31/04			09/30/05				
PHA-WIDE Management Improvements	03/31/04			09/30/05				
PHA-WIDE Administration	03/31/04			09/30/05				

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

PHA Name City of Dayton Housing Authority		<input checked="" type="checkbox"/> Original 5 - Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2003 PHAFY: 10/2003	Work Statement for Year 3 FFY Grant: 2004 PHAFY: 10/2004	Work Statement for Year 4 FFY Grant: 2005 PHAFY: 10/2005	Work Statement for Year 5 FFY Grant: 2006 PHAFY: 10/2006
	Annual Statement				
TN062-001		115,000	448,532	0	50,500
TN062-002		267,032	0	448,532	148,850
TN062-003		41,500	0	0	17,500
TN062-004		0	0	0	3,400
TN062-005		0	0	0	152,582
TN062-006		0	0	0	25,700
PHA-WIDE		112,000	87,000	87,000	137,000
Total CFP Funds		535,532	535,532	535,532	535,532
Total Replacement Housing Factor Funds		0	0	0	0

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

Activities for Year: <u>4</u> FFY Grant: 2005 PHAFY: 10/2005			Activities for Year: <u>5</u> FFY Grant: 2006 PHAFY: 10/2006		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
TN062-002	HVAC Installation	319,200	TN062-001	Dryer Vents	12,500
Taylor Hills Annex/ Arnold Place	Windows Roofs	16,500 112,832	Taylor Hills	Exterior Lighting Storage Buildings Ranges	5,000 15,500 17,500
PHA-WIDE Management Improvements	Resident Services Coord.	25,000			
			TN062-002	Dryer Vents	20,000
			Taylor Hills Annex/ Arnold Place	Exterior Lighting Storage Building Ranges/Refrigerators	11,100 34,500 83,250
PHA-WIDE Administration	Tech/Non-tech Salaries Advertising Expense	20,000 2,000			
			TN062-003	Refrigerators	17,500
PHA-WIDE Fees and Costs	A/E Fees Consultant Fees for ER Agency Plan Update	36,000 1,500 2,500	Richland Terrace		
			TN062-004	Exterior Lighting	3,400
			Levendood Circle		
			TN062-005	HVAC Installation	35,082
			Summerview Heights	Roofs Security Screens Exterior Lighting Ranges/Refrigerators	45,000 30,000 5,000 37,500
			TN062-006	HVAC Installation	25,000
			Unnamed	Exterior Lighting	700

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

PHAName: City of Dayton Housing Authority	Grant Type and Number Capital Fund Program Grant No: TN37P06250101 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: 3/31/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds	0		0	0
2	1406 Operations	0	31,746	31,746	0
3	1408 Management Improvements	25,000		25,000	11,843
4	1410 Administration	20,000		20,000	10,665
5	1411 Audit	0		0	0
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	40,000	29,694	29,694	1,348
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	12,000	9,600	9,600	0
10	1460 Dwelling Structures	426,740	407,700	407,700	0
11	1465.1 Dwelling Equipment — Nonexpendable	17,000		17,000	0
12	1470 Non Dwelling Structures	0		0	0
13	1475 Non Dwelling Equipment	0		0	0
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0		0	0
16	1492 Moving to Work Demonstration	0		0	0
17	1495.1 Relocation Costs	8,000		8,000	0
18	1499 Development Activities	0		0	0
19	1501 Collateralization or Debt Service	0		0	0
20	1502 Contingency	0		0	0
21	Amount of Annual Grant: (sum of lines 2 -20)	548,740		548,740	23,856
22	Amount of line 21 Related to LBP Activities	0		0	0

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

PHAName: City of Dayton Housing Authority	Grant Type and Number Capital Fund Program Grant No: TN37P06250101 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: 3/31/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance	0		0	0
24	Amount of line 21 Related to Security – Soft Costs	0		0	0
25	Amount of Line 21 Related to Security – Hard Costs	0		0	0
26	Amount of line 21 Related to Energy Conservation Measures	0		0	0

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

PHAName: City of Dayton Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37P06250101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN062-004	Install Additional Parking	1450	Dev-wide	7,000		7,000		In Progress
Levengood	Paint Handrails	1450	Dev-wide	5,000	2,600	2,600		In Progress
Circle	Replace Roofs/Gutters	1460	14 bldgs	66,500	64,300	64,300		In Progress
	Replace Carpet	1460	16 units	12,000	16,000	16,000		In Progress
	Kitchen Renovations	1460	34 units	69,500	0	0		Deleted
	Replace Light Fix/Elect. Upgrades	1460	34 units	28,000	0	0		Deleted
	Replace Floor Tile	1460	34 units	42,000		42,000		In Progress
	Replace Exterior Doors/Locks	1460	34 units	33,000	45,400	45,400		In Progress
	Install Vinyl Siding	1460	14 bldgs	28,000	64,700	64,700		In Progress
	Paint Exterior Trim	1460	14 bldgs	2,000	0	0		Deleted
	Replace Interior Doors	1460	34 units	31,840	35,700	35,700		In Progress
	Replace Bathtub/Lavatory Faucets	1460	34 units	15,000	71,400	71,400		In Progress
	Install HVAC	1460	18 units	40,800	0	0		Deleted
	Install Carbon Monoxide Detectors	1460	34 units	3,400	0	0		Deleted
	Replace Windows	1460	34 units	43,000	56,500	56,500		In Progress
	Termite Treatment	1460	18 units	11,700		11,700		In Progress
	Replace Ranges	1465.1	34 units	17,000		17,000		In Progress
	Relocation	1495	34 units	8,000		8,000		In Progress

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

PHA Name: City of Dayton Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37P06250101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE Operations	Operating Expense	1406	1	0	31,746	31,746	0	In Progress
PHA-WIDE Management Improvements	Resident Service Coordinator	1408	1	25,000		25,000	11,843	In Progress
PHA-WIDE Administration	Technical/Non-Technical Salaries	1410	1	18,000		18,000	10,665	In Progress
	Advertising Expense	1410	1	2,000		2,000		04/02
PHA-WIDE Fees and Costs	A/E Fees	1430	1	36,000	25,694	25,694	1,348	In Progress
	Consultant Fees for Env. Review	1430	1	1,500		1,500		04/02
	Agency Plan Update	1430	1	2,500		2,500		07/02

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

PHA Name: City of Dayton Housing Authority		Grant Type and Number Capital Fund Program No: TN37P0650101 Replacement Housing Factor No:					Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
TN062-004 Levendood Circle	03/31/03		03/30/02	09/30/04				
PHA-WIDE Operations	NA	0/30/03	03/30/02	NA	09/30/04			
PHA-WIDE Management Improvements	03/31/03		03/30/02	09/30/04				
PHA-WIDE Administration	03/31/03		03/30/02	09/30/04				
PHA-WIDE Fees and Costs	03/31/03		03/30/02	09/30/04				

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

PHAName: City of Dayton Housing Authority	Grant Type and Number Capital Fund Program Grant No: TN37P06250100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds	0		0	0
2	1406 Operations	0	40,800	40,800	0
3	1408 Management Improvements	25,000	13,172	13,172	9,388
4	1410 Administration	18,000		18,000	16,701
5	1411 Audit	0		0	0
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	32,000		32,000	32,000
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	17,148	0	0	0
10	1460 Dwelling Structures	424,160	408,493	408,493	74,450
11	1465.1 Dwelling Equipment — Nonexpendable	0		0	0
12	1470 Nondwelling Structures	21,500	25,343	25,343	2,843
13	1475 Nondwelling Equipment	0		0	0
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0		0	0
16	1492 Moving to Work Demonstration	0		0	0
17	1495.1 Relocation Costs	0		0	0
18	1499 Development Activities	0		0	0
19	1501 Collateralization or Debt Service	0		0	0
20	1502 Contingency	0		0	0
21	Amount of Annual Grant: (sum of lines 2 -20)	537,808		537,808	135,382

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

PHAName: City of Dayton Housing Authority	Grant Type and Number Capital Fund Program Grant No: TN37P06250100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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<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: 3/31/02	<input type="checkbox"/> Final Performance and Evaluation Report	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities	0		0	0
23	Amount of line 21 Related to Section 504 compliance	0		0	0
24	Amount of line 21 Related to Security – Soft Costs	0		0	0
25	Amount of Line 21 Related to Security – Hard Costs	0		0	0
26	Amount of line 21 Related to Energy Conservation Measures	0		0	0

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

PHAName: City of Dayton Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37P06250100 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	
TN062-001	HVAC Installation	1460	9 units	38,000		38,000	0	In Progress
Taylor Hills	Vinyl Siding	1460	50 units	46,000	84,000	84,000	0	In Progress
	Paint Exterior Trim	1460	50 units	5,000	6,000	6,000	0	In Progress
	Gutter Replacement	1460	50 units	12,750	20,500	20,500	0	In Progress
TN062-002	Playground Equipment	1450	1	17,148	0	0	0	Deleted
Taylor Hills	Vinyl Siding	1460	111 units	75,000	0	0	0	Deleted
Annex/Arnold	Paint Exterior Trim	1460	111 units	12,000	0	0	0	Deleted
Place	HVAC Installation	1460	35 units	169,410	0	0	0	Deleted
	Vinyl Siding – DHAMain Office	1470	1	6,000	10,000	10,000	0	In Progress
TN062-003	Replace HVAC – Comm. Bldg.	1470	1	8,500		8,500	0	In Progress
Richland Terrace								
TN062-004	Kitchen Renovations	1460	34 units	0	83,793	83,793	0	In Progress
Levendood	Replace Light Fix./Electrical Upgrades	1460	34 units	0	28,000	28,000	0	In Progress
Circle	Install Carbon Monoxide Detectors	1460	34 units	0	3,400	3,400	0	In Progress
	Install HVAC	1460	18 units	0	81,000	81,000	41,450	In Progress
	Replace HVAC (FA)	1460	15 units	33,000	30,800	30,800	0	In Progress
	Replace HVAC – Comm. Bldg. (FA)	1470	1	4,000		4,000	0	In Progress

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

PHA Name: City of Dayton Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37P06250100 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	
TN062-005	Replace HVAC	1460	15 units	33,000		33,000	33,000	Completed
Summerview Heights	Storage Building – Maintenance (FA)	1470	1	3,000	2,843	2,843	2,843	Completed
PHA-WIDE Operations	Operating Expense	1406	1	0	40,800	40,800		In Progress
PHA-WIDE Management Improvements	VISTA Workers	1408	2	25,000	13,172	13,172	9,388	Completed
PHA-WIDE Administration	Advertising	1410	1	2,000		2,000	701	In Progress
	Employee Benefits	1410	1	16,000		16,000	16,000	Completed
PHA-WIDE Fees and Costs	A/E Fees	1430	1	32,000		32,000	32,000	Completed

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

PHA Name: City of Dayton Housing Authority		Grant Type and Number Capital Fund Program No: TN37P06250100 Replacement Housing Factor No:				Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TN062-001 Taylor Hills	06/30/02		03/30/02	12/31/03			
TN062-002 Taylor Hills Annex/ Arnold Place	06/30/02		03/30/02	12/31/03			
TN062-003 Richland Terrace	06/30/02		03/30/02	12/31/03			
TN062-004 Levensgood Circle	06/30/02		03/30/02	12/31/03			
TN062-005 Summerview Heights	06/30/02		03/30/02	12/31/03			
PHA-WIDE Operations	NA	06/30/02	03/30/02	NA	12/31/03		
PHA-WIDE Management Improvements	06/30/02			12/31/03			

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

PHAName: City of Dayton Housing Authority	Grant Type and Number Capital Fund Program Grant No: TN37P06270799 Replacement Housing Factor Grant No:	Federal FY of Grant: 1999
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds	0	0	0	0
2	1406 Operations	0	0	0	0
3	1408 Management Improvements	30,030	30,825	30,825	30,825
4	1410 Administration	16,086	16,234	16,234	16,234
5	1411 Audit	0	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	19,494	19,444	19,444	19,444
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	207,321	255,088	255,088	255,088
10	1460 Dwelling Structures	120,000	101,340	101,340	101,340
11	1465.1 Dwelling Equipment — Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	0	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	0	0	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization or Debt Service	0	0	0	0
20	1502 Contingency	0	0	0	0
21	Amount of Annual Grant: (sum of lines 2 -20)	392,931	0	392,931	392,931

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

PHAName: City of Dayton Housing Authority	Grant Type and Number Capital Fund Program Grant No: TN37P06270799 Replacement Housing Factor Grant No:	Federal FY of Grant: 1999
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<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: 3/31/02	<input type="checkbox"/> Final Performance and Evaluation Report	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities	0		0	0
23	Amount of line 21 Related to Section 504 compliance	0		0	0
24	Amount of line 21 Related to Security – Soft Costs	0		0	0
25	Amount of Line 21 Related to Security – Hard Costs	0		0	0
26	Amount of line 21 Related to Energy Conservation Measures	0		0	0

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

PHAName: City of Dayton Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37P06270799 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	
TN062-001	Tree Removal	1450	11	5,500		5,500	5,500	Completed
Taylor Hills	Add Topsoil, Reseed/Straw	1450	21,876sf	31,500		31,500	31,500	Completed
	Replace Sidewalks	1450	1,167sf	10,600		10,600	10,600	Completed
	Storm Drain Repair	1450	Lumpsum	4,200		4,200	4,200	Completed
	Vinyl Siding	1460	26 bldgs.	0		0	0	Deleted
	Exterior Paint (Trim)	1460	26 bldgs.	0		0	0	Deleted
TN062-002	Tree Removal	1450	17	8,500	13,470	13,470	13,470	Completed
Taylor Hills	Regrade, Reseed/Straw	1450	27,670sf	39,855		39,855	39,855	Completed
Annex/Arnold	Replace Sidewalks	1450	1,950sf	17,874		17,874	17,874	Completed
Place	Retaining Wall Repair (AP)	1450	2,100sf	45,072	63,962	63,962	63,962	Completed
	Retaining Wall Repair (TH)	1450	240lf	0		0	0	Deleted
	Catch Basin Piping	1450	840lf	0		0	0	Deleted
	Catch Basins	1450	12	0		0	0	Deleted
	Playground Equipment	1450	1	29,434	23,341	23,341	23,341	Completed
	Vinyl Siding	1460	39 bldgs.	0		0	0	Deleted
	HVAC Systems	1460	30 units	120,000	101,340	101,340	101,340	Completed

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

PHA Name: City of Dayton Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37P06270799 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	
TN062-003	Tree Removal	1450	2	1,000		1,000	1,000	Completed
Richland Terrace	Add Topsoil, Reseed/Straw Sidewalk Repair	1450	530sf 130sf	1,347 800		1,347 800	1,347 800	Completed Completed
TN062-004	Repair Retaining Wall	1450	231sf	2,079		2,079	2,079	Completed
Levendood Circle	Add Parking Spaces Repair/Add Sidewalks	1450	900sf	3,360		3,360	3,360	Completed
	Storm Drain Repair	1450	Lumpsum	4,600		4,600	4,600	Completed
TN062-005	Handrails	1450	Dev-wide	0		0	0	Deleted
Summerview Heights								
PHA-WIDE Management Improvements	VISTA Worker Upgrade Computer System Staff Training	1408	1 1 1	12,500 22,500 0	7,530 23,295	7,530 23,295 0	7,530 23,295 0	Completed Completed Deleted
PHA-WIDE Administration	Tech/Non-Tech Salaries	1410	1	16,086	16,234	16,234	16,234	Completed

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

PHAName: City of Dayton Housing Authority		Grant Type and Number Capital Fund Program No: TN37P06270799 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		
TN062-001 Taylor Hills	03/31/01		12/31/00	09/30/02		03/31/02		
TN062-002 Taylor Hills Annex/ Arnold Place	03/31/01		12/31/00	09/30/02		03/31/02		
TN062-003 Richland Terrace	03/31/01		12/31/00	09/30/02		03/31/02		
TN062-004 Levengood Circle	03/31/01		12/31/00	09/30/02		03/31/02		
TN062-005 Summerview Heights	03/31/01		12/31/00	09/30/02		03/31/02		
PHA-WIDE Management Improvements	03/31/01		12/31/00	09/30/02		03/31/02		
PHA-WIDE Administration	03/31/01		12/31/00	09/30/02		03/31/02		

