

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

PHA Plans

5 Year Plan for Fiscal Years 2003 - 2007

Annual Plan for Fiscal Year 2003

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH
INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

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

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Colorado Springs

PHA Number: CO028

PHA Fiscal Year Beginning: (mm/yyyy) 01/2003

Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)**

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2003 - 2007

[24 CFR Part 903.5]

A. Mission

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

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

THEME: Housing Authority – We give quality to life.

MISSION:

To enhance the lives of low-income families and seniors in Colorado Springs by providing decent and affordable housing opportunities.

To promote and encourage resident self-sufficiency and independence.

To foster safe, viable neighborhoods through resident participation and community involvement in Housing Authority programs.

To identify and to utilize resources to their maximum effectiveness in accomplishing the Authority's goals and objectives.

Promote respect for residents, co-workers, and community.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:

- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities: Examples are Creekside, Southview Plaza, Yuma Court, and Winfield Apartments and Westmeadow Ridge Apartments
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
- Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units: 30 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 efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs: 30 units of homeownership.
 - Implement public housing site-based waiting lists: for senior projects
 - 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: by monitoring occupancy patterns.
- Implement public housing security improvements: utilize "defensible space" practices.
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other:

Continue scattered site development policies.

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: such as Welfare to Work partnership.
 - 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:
 - Provide scattered site housing options
 - Provide homeownership opportunities

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2003

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

The Housing Authority of the City of Colorado Springs plans for the year 2003 to continue to be the principal provider of rental assisted housing in the Pikes Peak Region. In so doing, the agency will not only manage its own public housing and tenant based Section 8 vouchers, but also a substantial inventory of non-HUD housing and the HUD programs for Manitou Springs and El Paso County.

The operational goals of the agency are structured around providing a high quality housing opportunity to the low income households of the Region. The development approach of the Housing Authority is to scatter its housing inventory across the Region in a low density fashion.

Operation, maintenance, and modernization of the HUD funded programs of the agency is dependent upon the funding of these programs by HUD and Congress.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2003 Capital Fund Program Annual Statement (Table Library)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- A Year 2002 Progress Statement
- B Housing Authority Board Members
- C Membership for Resident Advisory Board
- D Resident Member on the PHA Governing Board

Optional Attachments:

- PHA Management Organizational Chart
- FY 2003 Capital Fund Program 5 Year Action Plan (Attachment E)

- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text (Attachments F)
- Other (List below, providing each attachment name)
 - Attendance List from Public Hearing on Agency Plan (Attachment G)
 - Comments from Public Hearing (Attachment H)
 - HUD Certifications (Attachment I)
 - Performance and Evaluation Report (Attachment J)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plan And Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Follow-Up Plan - RASS 2001	REAC/RASS

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	7,602	5	5	5	N/A	N/A	N/A
Income >30% but <=50% of AMI	9,040	5	5	5	N/A	N/A	N/A

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income >50% but <80% of AMI	13,124	3	3	3	N/A	N/A	N/A
Elderly	5,246	5	5	5	N/A	N/A	N/A
Families with Disabilities	15,215	4	5	3	N/A	N/A	N/A
Race/Ethnicity - Black	+6.4						
Race/Ethnicity - Hispanic	+8.4						
Race/Ethnicity							
Race/Ethnicity							

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2001
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: - BBC Market Study - 1999
2002 Action Plan for Federal Block Grant Programs

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing (identified as figures in parenthesis)		
<input checked="" type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	8,283		507
Extremely low income <=30% AMI	6,516	79%	
Very low income (>30% but <=50% AMI)	1,568	19%	
Low income (>50% but <80% AMI)	177	1%	
Families with children	4,142	50%	
Elderly families	809	10%	
Families with Disabilities	1,583	19%	
Race/ethnicity – white	6,037	73%	
Race/ethnicity – black	1,834	22%	
Race/ethnicity – hispanic	1,448	17%	
Race/ethnicity – other	412	5%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	2,087	59%	
2 BR	836	24%	
3 BR	522	15%	
4 BR	86	2%	

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

C. Strategy for Addressing Needs

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

The Housing Authority of the City of Colorado Springs believes that there is substantial need, across the board, for all of the family type and income ranges in the assessment model. The agency's plan for 2003 is to continue the operation of the existing HUD rental assistance programs, apply for Section 8 Vouchers for families as HUD issues NOFAs, continue our non-HUD development and homeownership programs, and seek out partners for workforce models.

The models chosen, herein, are based on our successful experiences as a provider of quality housing opportunities.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources

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

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

Select all that apply

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

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 vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units

- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	1,005,000	Public Housing Admin. & Maintenance
b) Public Housing Capital Fund	1,386,000	Public Housing Remodel

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	11,875,000	Tenant Based Assist. & Admin.
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant	35,000	Self-Sufficiency capital improvements
i) HOME	100,000	Tenant-based rental assistance
Other Federal Grants (list below)		
Older Americans Act	385,000	Self-sufficiency
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	1,575,000	Public Housing Admin. & Maintenance
4. Other income (list below)		
Interest	65,000	Public Housing Admin. & Maintenance
4. Non-federal sources (list below)		
Residual from non-HUD units	500,000	Develop new housing
Total resources	16,926,000	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) The PHA maintains a pool of ready families based on bedroom sizes of inventory in order to make timely placements. Pool varies by volume of move-outs.

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 Credit History

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

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

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

(2)Waiting List Organization

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

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

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

- PHA main administrative office

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

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

1. How many site-based waiting lists will the PHA operate in the coming year? 5

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

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

Former Federal preferences:

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

Other preferences: (select below)

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

Other preference(s) (list below)

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

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

- The PHA-resident lease
- The PHA’s Admissions and (Continued) Occupancy policy

- PHA briefing seminars or written materials
- Other source : Newsletters, Resident Guidebook

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

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

(6) Deconcentration and Income Mixing

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

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

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

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Deconcentration Analysis

The PHA accomplished the Deconcentration Analysis using the January, 2001 Rent Roll. It showed that no projects were below the 85% of average income level. Six projects were above the 115% ceiling as reflected on the Deconcentration Policy Table. In each case, these projects consist of small projects of disbursed single family units (3 and 4 bedrooms). While they are above the 115%

limit, the households are still below 30% of the community-wide median. The Deconcentration Analysis was recomputed on the March, 2002 Rent Roll with effectively the same conclusions.

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and developments targeted below)

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

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

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

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

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

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

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

B. Section 8

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

(1) Eligibility

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

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

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

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

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

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

- Criminal or drug-related activity
- Other: Those applicants with criminal/drug-related history are not placed on our tenant-based programs. Therefore, they do not reach the point of landlord involvement.

(2) Waiting List Organization

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

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

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

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

If the participant can document that they have been actively looking and cannot find a unit, we will extend their voucher.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

1 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

- Newsletters
- Newspaper articles

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below: Flat rent will be ceiling rent and it could be less than 30% of adjusted income .

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

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

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

For household heads
 For other family members
 For transportation expenses
 For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

- Never

- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) - 25%
- Other (list below)

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies .

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

Adequacy of ACC to support the standard.

(2) Minimum Rent

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

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

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

5. Operations and Management -(Not Applicable)

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

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

C. Management and Maintenance Policies

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

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

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures – (Not Applicable)

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at the Table Library at the end of this report.

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

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

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

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

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

1. Development name:

2. Development (project) number:

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

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

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

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

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

If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

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

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

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

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

2. Activity Description

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

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)

Part of the development

Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

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

2. Activity Description

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

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:

- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

Conversion of Public Housing

The PHA has assessed each of its family occupancy developments in the public housing inventory and determined that conversion is not required and further, that conversion would be significantly more expensive to the Federal government.

Projects covered include projects CO28-2, 7, 9, 11, 12, 13, 15, 16, 20, 22, 23, 24, 25, 28, 29, and 30 with a total of 431 scattered-site units. The units enjoy occupancy above 98% and are in excellent physical condition.

If the projects were to convert to tenant-based voucher assistance, the subsidy costs to the Federal government would increase by over 600%.

The PHA's assessment, therefore, is that no further conversion consideration is necessary for its' family occupancy developments.

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

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"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)	
3. Application status: (select one)	
<input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application	
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	

6. Coverage of action: (select one)

- Part of the development
 Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency - 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 signed? DD/MM/YY

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component

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

Colorado Springs Housing Authority Community Service Requirement Plan

All adult household members who are not exempt from community service will be able to meet the program requirements by participating in community service programs as follows:

- ❖ The Golden Circle Nutrition Program is a Housing Authority sponsored program that provides meals to the elderly at sites throughout the community. The program currently has over 500 active volunteers. Volunteer time is tracked and reported, and a volunteer recognition event is held annually. This program will be available for any Housing Authority resident who is required to contribute 8 hours of community service per month. This program operates seven days a week and is able to accommodate weekend volunteers.
- ❖ The Housing Authority Maintenance Department will provide two volunteer options for tenants. Applications for the maintenance options will be accepted until all available volunteer openings are filled
Option (1) will be for those tenants living on multifamily sites and will include site-based activities to improve the physical appearance and livability of the property.
Option (2) will include working with landscape and custodial employees at various sites to improve the physical appearance and livability of those properties.
- ❖ The Housing Authority will solicit participation and enter into agreements with other community service organizations to assist residents in complying with the service requirement.
- ❖ In order to participate the community service organization must have an established volunteer program and be willing to track and report resident volunteer hours. Participating community service organizations may not be political organizations and activities must benefit the local community.
- ❖ This program is mandatory and participants who fail to meet the requirements for two consecutive months, or a total of two months within a twelve-month period will be considered non-compliant.

Participants are required to make up any incomplete months eight-hour work requirements within the following month.

- ❖ Violation of this requirement will result in non-renewal or extension of the lease, or provide any new lease, for a dwelling unit in public housing for any household that includes an adult member who was subject to the community service requirements and failed to comply.
- ❖ The Housing Authority may negotiate an agreement to cure no more than sixteen-hours of non-compliance prior to the end of the term of the participant's lease. If the participant can provide evidence of a medical condition or other short-term hardship, the participant may be allowed to make up the current eight-hour requirement for the last month of the lease during the first month of the next term. The participant must be in full compliance at the end of the lease term; extensions beyond the lease term shall not be negotiated except as noted above.
- ❖ The participant may request a grievance hearing within ten days of notification of non-renewal, extension or denial of a new lease.

13. PHA Safety and Crime Prevention Measures - (Not Applicable)

[24 CFR Part 903.79 (m)]

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

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

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

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

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

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports

- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

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

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

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

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

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

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

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

Yes No: Has the PHA included the PHDEP Plan for FY 2001 in this PHA Plan?

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

PET POLICY - SENIOR BUILDINGS
PUBLIC HOUSING FAMILY UNITS

It is the Housing Authority policy that all residents be allowed quiet enjoyment of the premises. No pet will be allowed that constitutes a nuisance or threat to any resident or detracts from any resident's quiet enjoyment of their unit or the common areas of the complex.

THIS POLICY DOES NOT APPLY TO SERVICE ANIMALS THAT ARE USED TO ASSIST PERSONS WITH DISABILITIES. SERVICE ANIMALS ARE COVERED BY A SEPARATE SERVICE ANIMAL AGREEMENT.

To assure adherence to this policy, the following rules governing the keeping of pets are established:

- 1. I understand that: Pets are allowed only in accordance with the terms of this policy and with the written approval of the Housing Authority.

BUILDINGS NOT ACCEPTING ANY PET DOGS:

The following units that have shared common areas and cannot provide an outdoor area for fecal droppings that is separate from the area used by the residents and/or children.

Acacia Park Apartments 104 E. Platte

All multi-family units including; duplexes, 4-plexes, and town homes.

Pets may be barred from some wings or floors of buildings in order to accommodate residents who have medically certified allergic or phobic reactions to animals.

- 2. I understand that: My pet will be approved in writing by the Housing Authority of Colorado Springs prior to moving upon Authority grounds and I will keep my written approval available.
- 3. That Certificate of Annual Licensing by the Humane Society of the Pikes Peak Region will be provided to the Authority prior to the approval of the pet.

4. I agree to abide by all local animal regulations.
5. I understand my pet must be neutered or spayed and I will provide written veterinary certificate of such to the Authority prior to bringing the animal on the premises. If the animal is too young, resident must agree to have it neutered or spayed when it reaches a suitable age.
6. I will provide written proof of yearly distemper and rabies boosters at the annual re-exam.

Deposit

7. I agree to pay a Pet Deposit in addition to my rental security deposit. This deposit shall be paid in advance as follows; efficiency and one bedroom units \$300.00, two bedroom units \$400.00, three bedroom and larger \$500.00. The pet deposit will be used toward repairs, cleaning treatment for flea infestation or replacement of any part of my unit or premises damaged by my pet on move out. This deposit is refundable within sixty (60) days after move-out, less any charges for damages. At a minimum the Housing Authority will deduct the cost of deodorizing the carpets at move-out.

Pet Restraint

8. Cats and dogs will be kept inside the unit, patio, or enclosed yard if the unit is so equipped, and not allowed to roam freely. They must be walked on a leash at all times while on any shared complex grounds. Cats and dogs may be tethered in Housing Authority approved areas if the unit does not have a enclosed area or the enclosure is not suitable for preventing the animal from roaming. Animals left outside for any extended period, two or more hours, must have access to water and shelter from weather elements.
9. Pets shall not use common areas inside of buildings except for the purpose of passing to the outside of the buildings (except for service animals).
10. A cat litter box will be provided by cat owner and sanitary conditions must be maintained at all times. Litter box must be cleaned once a day (waste must be placed in a plastic bag and securely closed) and disposed of in the dumpster.
11. The litter box must be kept in the unit at all times.
12. Fecal droppings in any shared common area outside of the building, if any, shall be picked up and disposed of immediately in the dumpster in a sanitary manner by pet owner. Fecal droppings in an approved outside area that is not shared shall be picked up at least twice per week.
13. Resident shall take adequate precautions to prevent pets from disturbing neighbors (e.g. barking, howling, loud meowing, scratching, biting, etc.).
14. Resident shall take adequate precautions to eliminate any pet odor while in the unit and to maintain the unit in a sanitary condition at all times.
15. Residents shall not alter their units, patios, or any other portion of the premises to create an enclosure for an animal. No one may be in violation of humane or health laws.
16. The types of animals allowed as pets shall be limited as follows:

One (1) dog not exceeding twenty (20) pounds weight or twelve (12) inches in height at the front shoulder; or

One (1) cat.

One dog or cat per unit at any one time.

17. a) Aquariums may be no larger than 40 gallons and must be sealed against leakage, maximum of two aquariums per unit.
b) Birds and other small caged animals may be permissible with a maximum of two per unit. No rodents, birds of prey, dangerous or disease carrying species may be kept. (Acceptable birds and animals for example may include: parakeets, parrots, hamsters, and gerbils.)
c) Pet damage deposits are not required for aquariums, caged birds, and small caged animals unless they are allowed to roam free, or the aquariums cause water damage.
d) Aquariums and caged animals as described above may be kept in conjunction with a cat or dog.
18. Residents are prohibited from feeding stray animals. Feeding of a stray will constitute having pets without permission from the Housing Authority.
19. Visitors or guests are prohibited from bringing any unauthorized pet onto the grounds or into a unit (except for service animals).

Pet Care

20. In case of emergency or illness, the following person will remove my pet from my unit and be responsible for its care:

Name and Relationship: _____

Address: _____ Telephone: _____

Responsible Person's Signature: _____

21. I understand that if for any reason my pet is left unattended for twenty-four (24) hours or more, the Authority has the right to enter the unit to remove the pet and transfer it to the proper authorities, e.g. the local animal shelter or human society. I will hold harmless the Housing Authority in such circumstances.
22. If the Housing resident or Resident Manager determines that a pet is a nuisance or threat to the safety or security of person or property, a request for the removal of the pet from the premises may be made.
23. The Authority will be entering your unit sixty (60) days and one hundred twenty (120) days after you have signed this Addendum to see that the pet and the unit are being cared for. After an initial period, inspections will be done annually or as conditions warrant.
- Should we find any damages to your unit resulting from the pet, you will be responsible for the damages which must be paid within thirty (30) days.
24. I agree to abide by all Rules and Policies regarding pets established by the Authority now and in the future.
25. I agree to have my dog or cat under control for any inspection or work order that requires someone to enter my unit. Control may be interpreted to include my being home at the time, having my pet confined to a different part of the unit, having my pet caged, muzzled, or out of the unit. If the

animal is not under control and the Housing Authority employee cannot enter the unit a trip charge will be assessed for uncompleted work orders, and a failed inspection charge for uncompleted inspections.

26. I agree that if an emergency requires the Housing Authority to enter my unit, that I will hold the Housing Authority harmless in such circumstances (In the case of an emergency the Housing Authority will take reasonable precautions to prevent any pet from escaping or being injured.)
27. Residents who violate these rules are subject to:
- a) Being required to get rid of the pet within thirty (30) days of notice by the Housing Authority and/or
 - b) eviction
28. I agree to renew this Addendum at the below expiration date and at the expiration of the annual license.

Insurance

29. I agree to provide proof of renters insurance with a pet rider for any pet dog covered by this agreement, with the Housing Authority listed for notification.

I understand that permission to keep my pet on the premises can be revoked by the Authority if I fail to comply with the rules and regulations or permit my pet to become a nuisance.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management - (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

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 - Attached at Attachment G.
 - Provided below:

3. In what manner did the PHA address those comments? (select all that apply)
 - Considered comments, but determined that no changes to the PHA Plan were necessary.
 - The PHA changed portions of the PHA Plan in response to comments
List changes below:
 - Other: (list below)

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

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

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

- 1. Consolidated Plan jurisdiction: - City of Colorado Springs

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

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

- Other: (list below)

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

D. Other Information Required by HUD

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

PHA Plan Table Library

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

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number CO06P02850103 FFY of Grant Approval: 2003

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	\$0.00
2	1406 Operations	\$0.00
3	1408 Management Improvements	\$90,000
4	1410 Administration	\$114,970
5	1411 Audit	\$500.00
6	1415 Liquidated Damages	\$0.00
7	1430 Fees and Costs	\$15,000.00
8	1440 Site Acquisition	\$0.00
9	1450 Site Improvement	\$252,352
10	1460 Dwelling Structures	\$678,063
11	1465.1 Dwelling Equipment-Nonexpendable	\$92,200
12	1470 Nondwelling Structures	\$7,500
13	1475 Nondwelling Equipment	\$0.00
14	1485 Demolition	\$0.00
15	1490 Replacement Reserve	\$0.00
16	1492 Moving to Work Demonstration	\$0.00
17	1495.1 Relocation Costs	\$13,200
18	1498 Mod Used for Development	\$0.00
19	1502 Contingency	\$0.00
20	Amount of Annual Grant (Sum of lines 2-19)	\$1,263,785
21	Amount of line 20 Related to LBP Activities	\$0.00
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	\$64,510.00
24	Amount of line 20 Related to Energy Conservation Measures	\$195,613.00

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
PHA Wide Administration	Salary of Client Services Specialist	1410	\$46,467
	Benefits for Client Services Specialist	1410	\$9,758
	50% Salary for Manager of Client Services	1410	\$37,960
	50% Benefits for Manager of Client Services	1410	\$8,350
	Mileage	1410	\$500
	Travel and Training	1410	\$1,000
	Communications	1410	\$1,500
	Sundry Office Supplies	1410	\$1,500
	Audit for this grant	1411	\$500
		Pro rata share for copier	1475
PHA Wide Fees and Costs	Printing bid specifications, advertising, and mailing resident notices	1430	\$2,500
	Architectural fees to deal with specific unit problems	1430	\$5,000
	City mandated asbestos testing and abatement	1430	\$7,500
PHA Wide Management Improvements	a. Improvements to PHA automated systems to track and improve scores in accounting, vacancy turnaround, and preventive maintenance	1408	\$10,000
	b. Improvements to nutrition program automated systems to meet federal and state reporting requirements	1408	\$5,000
	c. Automate control of sprinkler systems into central computerized system	1408	\$10,000

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
CO. 28-16	06/2003	03/2004
CO. 28-20	09/2003	06/2004
Warehouse	06/2003	12/2003
Mgmt. Improvements		
a.	09/2003	03/2004
b.	09/2003	12/2004
c.	12/2003	03/2004

	Replace refrigerators	1465.1	\$3,200
	Replace ranges	1465.1	\$2,200
	Replace/install range hoods	1465.1	\$400
	Install new blinds and drapery rods	1465.1	\$2,400
	Replace kitchen cabinets, bath vanities	1465.1	\$10,800
	Replace washer boxes, faucets, dryer vents	1465.1	\$600
	Replace shelves, brackets	1465.1	\$2,400
	Replace bath fans	1465.1	\$400
	Replace/install screen doors	1465.1	\$6,160
	Relocation	1495.1	\$5,200
	Backfill for positive drainage, install sump pumps	1450	\$2,500
	Replace sidewalks, stoops, driveways, and parking areas	1450	\$47,714
	Yard work, remove stumps, trim trees and shrubs, remove vegetation	1450	\$5,828
	Install sod, trees, shrubs, landscaping, repair sprinkler systems	1450	\$20,000
	Replace/install fencing, clotheslines, sheds	1450	\$5,700
	Contractor's Bond	1460	\$9,000
	General Conditions	1460	\$15,000
	Replace windows and window screens	1460	\$22,400
	Replace roofs, vents	1460	\$16,450
	Install new gutters, downspouts, splashblocks	1460	\$3,600
	Rough carpentry and framing	1460	\$8,000
	Insulation of attics, crawlspaces, and installation of vapor barriers	1460	\$2,400
	Repair/replace lath & plaster, drywall, and ceramic tile	1460	\$19,850
	Repair stucco	1460	
CO. 28-16 (8 Units) Continued	Finish carpentry	1460	\$44,350
	Install finish hardware, locks, door	1460	\$2,400

	knobs, etc.		
	Replace exterior doors with metal insulated doors, includes thresholds	1460	\$8,000
	Replace subfloors, refinish floors, floor coverings	1460	\$30,250
	Rework plumbing to include new hot water heaters, sinks, faucets, shut offs, supply lines, replace showers, tubs, toilets, clean out all drain lines to main, replace boilers, pans, install new drains, zone valves, check valves, two way clean outs, ADA accessories	1460	\$18,850
	Update heating by changing to new boilers, thermostats, repair ventilating systems, replace fin coil units	1460	\$18,275
	Upgrade electrical to include GFI, change outlets, switches, covers, 220, light fixtures, smoke alarms,	1460	\$13,885
	Repair vinyl siding, vinyl wrap soffits, eaves, fascia. Wrap with metal as appropriate.	1460	\$1,600
	Replace all interior doors and hardware including closet doors and shelves	1460	\$6,000
	Replace garage doors	1460	
CO. 28-20 (20 Units)			
	Replace refrigerators	1465.1	\$8,000
	Replace ranges	1465.1	\$5,500
	Replace/install range hoods	1465.1	\$1,000
	Install new blinds and drapery rods	1465.1	\$6,000
	Replace kitchen cabinets, bath vanities	1465.1	\$27,000
	Replace washer boxes, faucets, dryer vents	1465.1	\$1,500
	Replace shelves, brackets	1465.1	\$6,000
	Replace bath fans	1465.1	\$1,000
	Replace/install screen doors	1465.1	\$7,700
	Relocation	1495.1	\$8,000

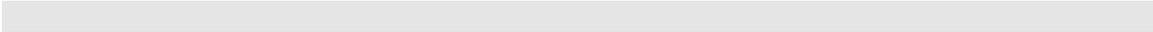
	Backfill for positive drainage, install sump pumps	1450	\$12,730
	Replace sidewalks, stoops, driveways, and parking areas	1450	\$79,374
	Yard work, remove stumps, trim trees and shrubs, remove vegetation	1450	\$12,200
	Install sod, trees, shrubs, landscaping, repair sprinkler systems	1450	\$34,256
	Replace/install fencing, clotheslines, sheds	1450	\$32,050
	Contractor's Bond	1460	\$17,000
	General Conditions	1460	\$20,000
	Replace windows and window screens	1460	\$37,743
	Replace roofs, vents	1460	\$35,000
	Install new gutters, downspouts, splashblocks	1460	\$6,600
	Rough carpentry and framing	1460	\$15,000
	Insulation of attics, crawlspaces, and installation of vapor barriers	1460	\$6,000
	Repair/replace lath & plaster, drywall, and ceramic tile	1460	\$49,625
	Repair stucco, exterior paint, siding	1460	\$79,000
CO 28-20 (20 Units) Continued	Finish carpentry	1460	\$60,875
	Install finish hardware, locks, door knobs, etc.	1460	\$6,000
	Replace exterior doors with metal insulated doors, includes thresholds	1460	\$10,000
	Replace subfloors, refinish floors, floor coverings	1460	\$19,500
	Rework plumbing to include new hot water heaters, sinks, faucets, shut offs, supply lines, replace showers, tubs, toilets, clean out all drain lines to main, replace boilers, pans, install new drains, zone valves, check valves, two way clean outs, ADA accessories	1460	\$20,150
	Update heating by changing to new furnaces, thermostats, repair ventilating	1460	\$20,910

systems		
Upgrade electrical to include GFI, change outlets, switches, covers, 220, light fixtures, smoke alarms,	1460	\$12,600
Repair vinyl siding, vinyl wrap soffits, eaves, fascia. Wrap with metal as appropriate.	1460	\$6,000
Replace all interior doors and hardware including closet doors and shelves	1460	\$15,750
Replace garage doors	1460	

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
PHA Wide Administration	Salary of Client Services Specialist	1410	\$47,844
	Benefits for Client Services Specialist	1410	\$10,524
	50% Salary for Client Services Manager	1410	\$36,559
	50% Benefits for Client Services Manager	1410	\$8,043
	Mileage	1410	\$1,500
	Travel and Training	1410	\$3,000
	Communications	1410	\$2,500
	Sundry Office Supplies	1410	\$5,000
	Audit for this grant	1411	\$500
PHA Wide Fees and Costs	Printing bid specifications, advertising, and mailing resident notices	1430	\$2,500
	Architectural fees to deal with specific unit problems	1430	\$5,000
	City mandated asbestos testing and abatement	1430	\$7,500
PHA Wide Management Improvements	a. Upgrade PHA automated systems to include hardware and server to track and improve scores in accounting, vacancy turnaround, and preventive maintenance	1408	\$65,000
	b. Improvements to nutrition program automated systems to meet federal and state reporting requirements	1408	\$5,000
	c. Automate control of sprinkler systems into central computerized system	1408	\$20,000



ATTACHMENT A

YEAR 2002 PROGRESS STATEMENT

The Colorado Springs Housing Authority has thus far accomplished the following goals during 2002:

- Maintained 98% occupancy in public housing and Section 8 programs.
- Applied to HUD for two incremental voucher programs totaling 176 units.
- Completed lease-up of Creekside at Nor'wood (80-unit non-HUD affordable housing).
- As General Partner, monitored construction of two tax credit projects (The Winfield with 160 units and Westmeadow Ridge Apartments with 216 units). Construction was started in 2001 with completion scheduled for Fall, 2002.
- Issued 63 second mortgages to first-time homebuyers.
- Rehabilitated 12 family public housing dwellings using Capital Fund programs, with 14 units scheduled for completion in September, 2002 and a bid package for work on three units is about to be released.
- Made offer to purchase vacant land for development of new units.
- Actively working with tax credit developer on 72-unit Wyndam Senior Residences development.

ATTACHMENT B

**COLORADO SPRINGS HOUSING AUTHORITY
BOARD OF COMMISSIONERS**

Mr. Terrence Zebarth, Vice Chairman
7 East Bijou, Suite 214
Colorado Springs, CO 80903

Ms. Donnis Martin, Chairman
P. O. Box 1575 MC 1490
Colorado Springs, CO 80901

Mr. James Ringe
614 Park Terrace
Colorado Springs, CO 80903

Mr. Wayne Williams
6 South Tejon, Suite 450
Colorado Springs, CO 80903

Mr. Leon Young
703 E. Fountain Boulevard
Colorado Springs, CO 80903

Ms. Carol Diaz
P. O. Box 1575 MC 1490
Colorado Springs, CO 80901

ATTACHMENT C

Required Attachment C: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

HOUSING AUTHORITY OF THE CITY OF COLORADO SPRINGS

RESIDENT COMMITTEE MEMBERS

Marcella Leyba - Section 8
1211 Houston Avenue
Colorado Springs, CO 80907

Chuck Young - Public Hsg.
812 S. Meade, Unit 306
Colorado Springs, CO 80910

Lucy Dell - Manitou Springs
509 Canon Avenue
Manitou Springs, CO 80829

Melody A. Hamilton - Public Hsg.
4530 Barkman Circle, N.
Colorado Springs, CO 80916

Jill Arguello - Public Housing
3255 Gothic Place
Colorado Springs, CO 80917

Mary Johnson-Public Housing
4065 Colony Hills Circle, N.
Colorado Springs, CO 80916

Anita Flatt - Public Housing
2501 King Street, #1
Colorado Springs, CO 80904

Gerri D. Humberger - Public Housing
895 Westmoreland Road #305
Colorado Springs, CO 80907

Carol Diaz - Public Housing
5470 Alteza
Colorado Springs, CO 80917

Rory O'Donnell - Senior Housing
104 E. Platte Avenue, #306
Colorado Springs, CO 80903

Dawn Archuleta - Public Housing
365 Vehr Drive, #1
Colorado Springs, CO 80916

Dolores Bray - Senior Housing
104 E. Platte Avenue, #319
Colorado Springs, CO 80903

Tracey Muhammad - Section 8
1703 Tesla Drive
Colorado Springs, CO 80909

John Coleman-Senior Housing
104 E. Platte Avenue, #213
Colorado Springs, CO 80903

Resident Committee Members (Continued):

John T. Roller-Manitou Springs
P. O. Box 895
Manitou Springs, CO 80829

Tamar Cox - Section 8
308 La Clede Avenue
Colorado Springs, CO 80906

Iris Rudesil - Manitou Spring
959 Osage Avenue, #5
Manitou Springs, CO 80829

Tim Symons - Section 8
2546 Palmer Park Boulevard
Colorado Springs, CO 80909

ATTACHMENT D

Required Attachment D: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: Carol Diaz

B. How was the resident board member selected: (select one)?

Elected

Appointed

C. The term of appointment is (include the date term expires): 1/20/00 - 4/01/05

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

B. Date of next term expiration of a governing board member: 4/01/03

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Mayor Mary Lou Makepeace

ATTACHMENT E

CO 28-16

Contractor's Bond	\$ 12,000	All items to begin in FY 2003
General Conditions	\$ 12,000	
Demolition and Clearing		
General Excavation		
Footing Excavation		
Backfill, sump pumps	\$ 4,030	
Foundation Piles & Caissons		
Concrete Foundations		
Concrete Superstructures		
Reinforcing Steel		
Waterproofing & Dampproofing		
Spandrel Waterproofing		
Structural Steel		
Masonry		
Stonework		
Miscellaneous & Ornamental Metal		
Replace Windows	\$ 35,110	
Roofing	\$ 21,650	
Gutters, Downs, Splash Blocks	\$ 2,600	
Rough Carpentry, Garage Doors	\$ 8,500	
Metal Bucks		
Caulking		
Weatherstripping		
Lath & Plastering-Drywall, Wall Tile	\$ 6,500	
Stucco, Exterior Paint, Vinyl Siding	\$ 39,000	
Finish Carpentry, Passage Doors and	\$ 19,827	
Finish Hardware		
Glass & Glazing		
Ext Metal Doors, Screen Doors	\$ 4,000	
Metal Base and Trim		
Toilet Partitions		
Floors, Subfloors, Refinish Floors, Cover	\$ 19,500	
Painting & Decorating	\$ 8,000	
Screens		
Plumbing, Hot Water Heaters, Sinks,		
Faucets, Shut Offs, Supply Lines, Etc.	\$ 15,850	
Heating, Furnaces, Boilers, Thermostats	\$ 12,175	
Ventilating System		
Electrical	\$ 6,950	
Elevators		
Elevator Enclosures-Metal		
Incinerators-Masonry & Parts		
Other		
Other		
Retaining Walls		

Storm Sewers		
Sanitary Sewers		
Water Distribution System		
Gas Distribution System		
Electrical Distribution System		
Street & Yard Lighting		
Fire & Police Alarm System		
Fire Protection System		
Street Work, Sidewalks, Parking, Conc	\$ 39,150	
Stumps, Tree Trimming, Shrubbery and	\$ 800	
Yard Work		
Fencing, Sheds, Clotheslines	\$ 17,550	
Shades and Drapery Rods		
Ranges	\$ 3,125	
Refrigerators	\$ 3,850	
Kitchen Cabinets & Work Tables	\$ 17,650	
Laundry Equipment		
I.D. Devices, Extinguishers, Etc.	\$ 650	
Punch List	\$ 240	
Lawns and Planting	\$ 16,450	
Relocation	\$ 7,000	
Programming for Golden Circle	\$ 5,000	
Improvements to Mtc Auto Systems	\$ 10,000	
Improvements to Acctg Auto Systems	\$ 15,000	
Administration	\$107,000	
Total estimated cost over next 5 years	\$471,157	

CO 28-20

Contractor's Bond	\$ 31,000	Activities are scheduled to begin in FY 2003
General Conditions	\$ 31,000	
Demolition and Clearing		
General Excavation		
Footing Excavation		
Backfill, sump pumps	\$ 10,230	
Foundation Piles & Caissons		
Concrete Foundations		
Concrete Superstructures		
Reinforcing Steel		
Waterproofing & Dampproofing		
Spandrel Waterproofing		
Structural Steel		
Masonry		
Stonework		
Miscellaneous & Ornamental Metal		
Replace Windows	\$ 85,595	
Roofing	\$ 55,000	
Gutters, Downs, Splash Blocks	\$ 6,600	
Rough Carpentry, Garage Doors	\$ 30,580	
Metal Bucks		
Caulking		
Weatherstripping		

Lath & Plastering-Drywall, Wall Tile		
Stucco, Ext. Paint, Vinyl Siding	\$ 99,000	
Finish Carpentry, Passage Doors and	\$ 50,754	
Finish Hardware		
Glass & Glazing		
Ext. Metal Doors, Screen Doors	\$ 10,120	
Metal Base and Trim		
Toilet Partitions		
Floors, Subfloors, Refinish Floors, Cover	\$ 49,500	
Painting & Decorating	\$ 20,614	
Screens		
Plumbing, Hot Water Heaters, Sinks,	\$ 40,150	
Faucets, Shut Offs, Supply Lines, Etc.		
Heating, Furnaces, Boilers, Thermostats	\$ 30,910	
Ventilating System		
Electrical Upgrades	\$ 17,600	
Elevators		
Elevator Enclosures-Metal		
Incinerators-Masonry & Parts		
Other		
Other		
Retaining Walls		
Storm Sewers		
Sanitary Sewers		
Water Distribution System		
Gas Distribution System		
Electrical Distribution System		
Street & Yard Lighting		
Fire & Police Alarm System		
Fire Protection System		
Street Work, Sidewalks, Parking, Conc.	\$ 99,374	
Stumps, Tree Trimming, Shrubbery, &	\$ 2,200	
Yard Work		
Fencing, Sheds, Clotheslines	\$ 44,550	
Shades and Drapery Rods		
Ranges and Range Hoods	\$ 7,942	
Refrigerators	\$ 9,790	
Kitchen Cabinets & Vanities	\$ 44,814	
Laundry Equipment		
I.D. Devices, Extinguishers, Etc.	\$ 1,650	
Punch List	\$ 500	
Lawns and Planting	\$ 41,756	
Relocation	\$ 17,600	
Improvements to Actg Automated Data		
Programming for Golden Circle		
Improvements to Mtc Automated Systems		
Administration		
Total estimated cost over next 5 years	\$838,829	

CO 28-22

| Contractor's Bond | \$ 45,000 | Activities are |

General Conditions	\$ 45,000	anticipated to begin in FY 2004
Demolition and Clearing		
General Excavation		
Footing Excavation		
Backfill, sump pumps	\$ 16,275	
Foundation Piles & Caissons		
Concrete Foundations		
Concrete Superstructures		
Reinforcing Steel		
Waterproofing & Dampproofing		
Spandrel Waterproofing		
Structural Steel		
Masonry		
Stonework		
Miscellaneous & Ornamental Metal		
Replace Windows	\$ 105,000	
Roofing	\$ 78,525	
Gutters, Downs, Splash Blocks	\$ 10,500	
Rough Carpentry, Garage Doors	\$ 79,185	
Metal Bucks		
Caulking		
Weatherstripping, Insulation	\$ 3,675	
Lath & Plastering-Drywall, Wall Tile	\$ 50,250	
Stucco, Ext. Paint, Vinyl Siding	\$ 98,945	
Finish Carpentry, Passage Doors and	\$ 69,220	
Finish Hardware		
Glass & Glazing		
Ext. Metal Doors, Screen Doors	\$ 46,396	
Metal Base and Trim		
Toilet Partitions		
Floors, Subfloors, Refinish Floors, Cover	\$ 78,750	
Painting & Decorating	\$ 32,795	
Screens		
Plumbing, Hot Water Heaters, Sinks, Faucets, Shut Offs, Supply Lines, Etc.	\$ 63,875	
Heating, Furnaces, Boilers, Thermostats	\$ 45,500	
Ventilating System		
Electrical Upgrades	\$ 28,000	
Elevators		
Elevator Enclosures-Metal		
Incinerators-Masonry & Parts		
Other		
Other		
Retaining Walls		
Storm Sewers		
Sanitary Sewers		
Water Distribution System		
Gas Distribution System		
Electrical Distribution System		
Street & Yard Lighting		
Fire & Police Alarm System		
Fire Protection System		
Street Work, Sidewalks, Parking, Conc.	\$ 131,653	

Stumps, Tree Trimming, Shrubbery, & Yard Work	\$ 3,500	
Fencing, Sheds, Clotheslines		
Shades and Drapery Rods	\$ 7,175	
Ranges and Range Hoods	\$ 12,725	
Refrigerators	\$ 15,575	
Kitchen Cabinets & Vanities	\$ 71,300	
Laundry Equipment		
I.D. Devices, Extinguishers, Etc.	\$ 2,625	
Punch List	\$ 750	
Lawns and Planting	\$ 70,875	
Relocation	\$ 20,000	
Improvements to Actg Automated Data	\$ 15,000	
Programming for Golden Circle	\$ 5,000	
Improvements to Mtc Automated Systems	\$ 10,000	
Administration	\$ 107,000	
Fees & Costs	\$ 16,500	
Total estimated cost over next 5 years	\$1,386,569	

CO 28-23

Contractor's Bond	\$ 36,000	All activities are scheduled to begin FY 2005
General Conditions	\$ 36,000	
Demolition and Clearing		
General Excavation		
Footing Excavation		
Backfill, sump pumps	\$ 12,090	
Foundation Piles & Caissons		
Concrete Foundations		
Concrete Superstructures		
Reinforcing Steel		
Waterproofing & Dampproofing		
Spandrel Waterproofing		
Structural Steel		
Masonry		
Stonework		
Miscellaneous & Ornamental Metal		
Replace Windows	\$ 78,000	
Roofing	\$ 56,024	
Gutters, Downs, Splash Blocks	\$ 7,800	
Rough Carpentry, Garage Doors	\$ 55,640	
Metal Bucks		
Caulking		
Weatherstripping, Insulation	\$ 2,730	
Lath & Plastering-Drywall, Wall Tile	\$ 39,000	
Stucco, Ext. Paint, Vinyl Siding	\$ 105,635	
Finish Carpentry, Passage Doors and	\$ 51,792	
Finish Hardware		
Glass & Glazing		
Ext. Metal Doors, Screen Doors	\$ 38,116	
Metal Base and Trim		
Toilet Partitions		

Floors, Subfloors, Refinish Floors, Cover	\$ 58,500	
Painting & Decorating	\$ 24,362	
Screens		
Plumbing, Hot Water Heaters, Sinks, Faucets, Shut Offs, Supply Lines, Etc.	\$ 46,800	
Heating, Furnaces, Boilers, Thermostats Ventilating System	\$ 33,800	
Electrical Upgrades	\$ 19,500	
Elevators		
Elevator Enclosures-Metal		
Incinerators-Masonry & Parts		
Other		
Other		
Retaining Walls		
Storm Sewers		
Sanitary Sewers		
Water Distribution System		
Gas Distribution System		
Electrical Distribution System		
Street & Yard Lighting		
Fire & Police Alarm System		
Fire Protection System		
Street Work, Sidewalks, Parking, Conc.	\$ 91,000	
Stumps, Tree Trimming, Shrubbery, & Yard Work	\$ 2,600	
Fencing, Sheds, Clotheslines	\$ 52,650	
Shades and Drapery Rods	\$ 5,330	
Ranges and Range Hoods	\$ 9,490	
Refrigerators	\$ 11,570	
Kitchen Cabinets & Vanities	\$ 52,962	
Laundry Equipment	\$ 1,950	
I.D. Devices, Extinguishers, Etc.	\$ 1,950	
Punch List	\$ 575	
Lawns and Planting	\$ 39,756	
Relocation	\$ 14,846	
Improvements to Actg Automated Data	\$ 15,000	
Programming for Golden Circle	\$ 5,000	
Improvements to Mtc Automated Systems	\$ 10,000	
Administration	\$ 107,000	
Fees and Costs	\$ 16,500	
Total estimated cost over next 5 years	\$1,139,968	

CO 28-24

Contractor's Bond	\$ 45,000	Activities are anticipated to begin in FY 2004
General Conditions	\$ 45,000	
Demolition and Clearing		
General Excavation		
Footing Excavation		
Backfill, sump pumps	\$ 16,275	
Foundation Piles & Caissons		
Concrete Foundations		

Concrete Superstructures	
Reinforcing Steel	
Waterproofing & Dampproofing	
Spandrel Waterproofing	
Structural Steel	
Masonry	
Stonework	
Miscellaneous & Ornamental Metal	
Replace Windows	\$ 105,000
Roofing	\$ 78,525
Gutters, Downs, Splash Blocks	\$ 10,500
Rough Carpentry, Garage Doors	\$ 79,185
Metal Bucks	
Caulking	
Weatherstripping, Insulation	\$ 3,675
Lath & Plastering-Drywall, Wall Tile	\$ 50,250
Stucco, Ext. Paint, Vinyl Siding	\$ 98,945
Finish Carpentry, Passage Doors and	\$ 69,220
Finish Hardware	
Glass & Glazing	
Ext. Metal Doors, Screen Doors	\$ 46,396
Metal Base and Trim	
Toilet Partitions	
Floors, Subfloors, Refinish Floors, Cover	\$ 78,750
Painting & Decorating	\$ 32,795
Screens	
Plumbing, Hot Water Heaters, Sinks,	\$ 63,875
Faucets, Shut Offs, Supply Lines, Etc.	
Heating, Furnaces, Boilers, Thermostats	\$ 45,500
Ventilating System	
Electrical Upgrades	\$ 28,000
Elevators	
Elevator Enclosures-Metal	
Incinerators-Masonry & Parts	
Other	
Other	
Retaining Walls	
Storm Sewers	
Sanitary Sewers	
Water Distribution System	
Gas Distribution System	
Electrical Distribution System	
Street & Yard Lighting	
Fire & Police Alarm System	
Fire Protection System	
Street Work, Sidewalks, Parking, Conc.	\$ 131,653
Stumps, Tree Trimming, Shrubbery, &	\$ 3,500
Yard Work	
Fencing, Sheds, Clotheslines	
Shades and Drapery Rods	\$ 7,175
Ranges and Range Hoods	\$ 12,725
Refrigerators	\$ 15,575
Kitchen Cabinets & Vanities	\$ 71,300

Laundry Equipment		
I.D. Devices, Extinguishers, Etc.	\$ 2,625	
Punch List	\$ 750	
Lawns and Planting	\$ 70,875	
Relocation	\$ 20,000	
Improvements to Actg Automated Data	\$ 15,000	
Programming for Golden Circle	\$ 5,000	
Improvements to Mtc Automated Systems	\$ 10,000	
Administration	\$ 107,000	
Fees & Costs	\$ 16,500	
Total estimated cost over next 5 years	\$1,386,569	

CO 28-25

Contractor's Bond	\$ 22,500	All activities are scheduled to begin in FY 2006
General Conditions	\$ 22,500	
Demolition and Clearing		
General Excavation		
Footing Excavation		
Backfill, sump pumps	\$ 8,137	
Foundation Piles & Caissons		
Concrete Foundations		
Concrete Superstructures		
Reinforcing Steel		
Waterproofing & Dampproofing		
Spandrel Waterproofing		
Structural Steel		
Masonry		
Stonework		
Miscellaneous & Ornamental Metal		
Replace Windows	\$ 52,500	
Roofing	\$ 39,263	
Gutters, Downs, Splash Blocks	\$ 5,250	
Rough Carpentry, Garage Doors	\$ 39,592	
Metal Bucks		
Caulking		
Weatherstripping	\$ 1,837	
Lath & Plastering-Drywall, Wall Tile	\$ 25,125	
Stucco, Ext. Paint, Vinyl Siding	\$ 49,472	
Finish Carpentry, Passage Doors and	\$ 34,610	
Finish Hardware		
Glass & Glazing		
Ext. Metal Doors, Screen Doors	\$ 23,198	
Metal Base and Trim		
Toilet Partitions		
Floors, Subfloors, Refinish Floors, Cover	\$ 39,375	
Painting & Decorating	\$ 16,397	
Screens		
Plumbing, Hot Water Heaters, Sinks, Faucets, Shut Offs, Supply Lines, Etc.	\$ 31,937	

Heating, Furnaces, Boilers, Thermostats Ventilating System	\$ 22,750	
Electrical Upgrades	\$ 14,000	
Elevators		
Elevator Enclosures-Metal		
Incinerators-Masonry & Parts		
Other		
Other		
Retaining Walls		
Storm Sewers		
Sanitary Sewers		
Water Distribution System		
Gas Distribution System		
Electrical Distribution System		
Street & Yard Lighting		
Fire & Police Alarm System		
Fire Protection System		
Street Work, Sidewalks, Parking, Conc.	\$ 65,826	
Stumps, Tree Trimming, Shrubbery, & Yard Work	\$ 1,750	
Fencing, Sheds, Clotheslines		
Shades and Drapery Rods	\$ 3,587	
Ranges and Range Hoods	\$ 6,362	
Refrigerators	\$ 7,787	
Kitchen Cabinets & Vanities	\$ 35,650	
Laundry Equipment		
I.D. Devices, Extinguishers, Etc.	\$ 1,312	
Punch List	\$ 375	
Lawns and Planting	\$ 35,437	
Relocation	\$ 10,000	
Improvements to Actg Automated Data	\$ 10,000	
Programming for Golden Circle	\$ 5,000	
Improvements to Mtc Automated Systems	\$ 10,000	
Administration	\$120,000	
Fees and Costs	\$ 10,875	
Total estimated cost over next 5 years	\$772,404	

CO 28-28

Contractor's Bond	\$ 15,000	All Activities Are
General Conditions	\$ 15,000	Scheduled to
Demolition and Clearing		Begin in FY 2006
General Excavation		
Footing Excavation		
Backfill, sump pumps	\$ 5,100	
Foundation Piles & Caissons		
Concrete Foundations		
Concrete Superstructures		
Reinforcing Steel		
Waterproofing & Dampproofing		

Spandrel Waterproofing	
Structural Steel	
Masonry	
Stonework	
Miscellaneous & Ornamental Metal	
Replace Windows	\$ 42,500
Roofing	\$ 30,000
Gutters, Downs, Splash Blocks	\$ 3,200
Rough Carpentry, Garage Doors	\$ 16,000
Metal Bucks	
Caulking	
Weatherstripping	
Lath & Plastering-Drywall, Wall Tile	
Stucco, Ext. Paint, Vinyl Siding	\$ 47,500
Finish Carpentry, Passage Doors and	\$ 25,300
Finish Hardware	
Glass & Glazing	
Ext. Metal Doors, Screen Doors	\$ 5,000
Metal Base and Trim	
Toilet Partitions	
Floors, Subfloors, Refinish Floors, Cover	\$ 25,000
Painting & Decorating	\$ 10,250
Screens	
Plumbing, Hot Water Heaters, Sinks,	\$ 20,000
Faucets, Shut Offs, Supply Lines, Etc.	
Heating, Furnaces, Boilers, Thermostats	\$ 15,500
Ventilating System	
Electrical Upgrades	\$ 8,500
Elevators	
Elevator Enclosures-Metal	
Incinerators-Masonry & Parts	
Other	
Other	
Retaining Walls	
Storm Sewers	
Sanitary Sewers	
Water Distribution System	
Gas Distribution System	
Electrical Distribution System	
Street & Yard Lighting	
Fire & Police Alarm System	
Fire Protection System	
Street Work, Sidewalks, Parking, Conc.	\$ 48,500
Stumps, Tree Trimming, Shrubbery, &	
Yard Work	\$ 2,000
Fencing, Sheds, Clotheslines	\$ 32,000
Shades and Drapery Rods	
Ranges and Range Hoods	\$ 3,500
Refrigerators	\$ 4,700
Kitchen Cabinets & Vanities	\$ 24,500
Laundry Equipment	
I.D. Devices, Extinguishers, Etc.	\$ 825
Punch List	\$ 250

Lawns and Planting	\$ 22,500
Relocation	\$ 5,000
Improvements to Actg Automated Data	\$ 10,000
Programming for Golden Circle	\$ 5,000
Improvements to Mtc Automated Systems	\$ 5,000
Administration	\$ 50,000
Total estimated cost over next 5 years	\$497,625

CO 28-29

Contractor's Bond	\$ 4,520	All Activities Are Scheduled to Begin in FY 2006
General Conditions	\$ 7,500	
Demolition and Clearing		
General Excavation		
Footing Excavation		
Backfill, sump pumps	\$ 4,400	
Foundation Piles & Caissons		
Concrete Foundations		
Concrete Superstructures		
Reinforcing Steel		
Waterproofing & Dampproofing		
Spandrel Waterproofing		
Structural Steel		
Masonry		
Stonework		
Miscellaneous & Ornamental Metal		
Replace Windows	\$ 11,200	
Roofing	\$ 8,400	
Gutters, Downs, Splash Blocks	\$ 1,800	
Rough Carpentry, Garage Doors	\$ 10,000	
Metal Bucks		
Caulking		
Weatherstripping		
Lath & Plastering-Drywall, Wall Tile		
Stucco, Ext. Paint, Vinyl Siding	\$ 18,000	
Finish Carpentry, Passage Doors and	\$ 21,000	
Finish Hardware		
Glass & Glazing		
Ext. Metal Doors, Screen Doors	\$ 10,000	
Metal Base and Trim		
Toilet Partitions		
Floors, Subfloors, Refinish Floors, Cover	\$ 16,000	
Painting & Decorating	\$ 5,000	
Screens		
Plumbing, Hot Water Heaters, Sinks, Faucets, Shut Offs, Supply Lines, Etc.	\$ 9,400	
Heating, Furnaces, Boilers, Thermostats	\$ 9,200	
Ventilating System		
Electrical Upgrades	\$ 7,100	
Elevators		

Elevator Enclosures-Metal	
Incinerators-Masonry & Parts	
Other	
Other	
Retaining Walls	
Storm Sewers	
Sanitary Sewers	
Water Distribution System	
Gas Distribution System	
Electrical Distribution System	
Street & Yard Lighting	
Fire & Police Alarm System	
Fire Protection System	
Street Work, Sidewalks, Parking, Conc.	\$ 24,000
Stumps, Tree Trimming, Shrubbery, & Yard Work	\$ 8,000
Fencing, Sheds, Clotheslines	\$ 6,000
Shades and Drapery Rods	
Ranges and Range Hoods	\$ 1,300
Refrigerators	\$ 1,700
Kitchen Cabinets & Vanities	\$ 6,000
Laundry Equipment	
I.D. Devices, Extinguishers, Etc.	\$ 500
Punch List	\$ 1,000
Lawns and Planting	\$ 13,000
Relocation	\$ 3,400
Improvements to Actg Automated Data	\$ 10,000
Programming for Golden Circle	\$ 5,000
Improvements to Mtc Automated Systems	\$ 5,000
Administration	\$114,970
Total estimated cost over next 5 years	\$343,390

CO 28-15

Contractor's Bond	\$ 38,420	All Activities Are
General Conditions	\$ 63,750	Scheduled to
Demolition and Clearing		Begin in FY 2007
General Excavation		
Footing Excavation		
Backfill, sump pumps	\$ 37,400	
Foundation Piles & Caissons		
Concrete Foundations		
Concrete Superstructures		
Reinforcing Steel		
Waterproofing & Dampproofing		
Spandrel Waterproofing		
Structural Steel		
Masonry		
Stonework		

Miscellaneous & Ornamental Metal	
Replace Windows	\$ 95,200
Roofing	\$ 71,400
Gutters, Downs, Splash Blocks	\$ 15,300
Rough Carpentry, Garage Doors	\$ 85,000
Metal Bucks	
Caulking	
Weatherstripping	
Lath & Plastering-Drywall, Wall Tile	
Stucco, Ext. Paint, Vinyl Siding	\$ 153,000
Finish Carpentry, Passage Doors and	\$ 178,500
Finish Hardware	
Glass & Glazing	
Ext. Metal Doors, Screen Doors	\$ 85,000
Metal Base and Trim	
Toilet Partitions	
Floors, Subfloors, Refinish Floors, Cover	\$ 136,000
Painting & Decorating	\$ 42,500
Screens	
Plumbing, Hot Water Heaters, Sinks,	\$ 79,900
Faucets, Shut Offs, Supply Lines, Etc.	
Heating, Furnaces, Boilers, Thermostats	\$ 78,200
Ventilating System	
Electrical Upgrades	\$ 60,350
Elevators	
Elevator Enclosures-Metal	
Incinerators-Masonry & Parts	
Other	
Other	
Retaining Walls	
Storm Sewers	
Sanitary Sewers	
Water Distribution System	
Gas Distribution System	
Electrical Distribution System	
Street & Yard Lighting	
Fire & Police Alarm System	
Fire Protection System	
Street Work, Sidewalks, Parking, Conc.	\$ 204,000
Stumps, Tree Trimming, Shrubbery, &	
Yard Work	\$ 68,000
Fencing, Sheds, Clotheslines	\$ 51,000
Shades and Drapery Rods	
Ranges and Range Hoods	\$ 11,050
Refrigerators	\$ 14,450
Kitchen Cabinets & Vanities	\$ 51,000
Laundry Equipment	
I.D. Devices, Extinguishers, Etc.	\$ 4,250
Punch List	\$ 8,500
Lawns and Planting	\$ 110,500

Relocation	\$ 10,000
Improvements to Actg Automated Data	\$ 10,000
Programming for Golden Circle	\$ 5,000
Improvements to Mtc Automated Systems	\$ 5,000
Administration	\$ 114,970
Total estimated cost over next 5 years	\$1,887,640

ATTACHMENT F

2546 Palmer Pk. Blvd.
Colorado Spgs., CO 80909
September 17, 2002

To Whom It May Concern:

This is to certify that as a resident of Section 8 Housing, and currently a member of the Resident Advisory Committee, I did attend a meeting on September 10, 2002 at the Housing Authority of the City of Colorado Springs.

At that meeting I participated in a review of the Agency Plan. I understood and approved of this plan and asked questions about those parts I did not understand.

Sincerely,

Timothy J. Symons
Timothy J. Symons
(719) 630-7307

SEP 20 2002

TO WHOM IT MAY CONCERN:

I am pleased to report my satisfaction in having participated in the review and discussion of the proposed new tenant charges and the 2003 Agency Plan held on September 10, by the members of the Resident Advisory Committee and Housing Authority staff.

John M. Coleman, Jr.
Resident: Acacia Apartments
104 E. Platte Ave. #213.

John M. Coleman Jr.

SEP 20 2002

To Whom It May Concern:

I Mary Johnson attended the Resident Advisory Committee Meeting Tuesday, September 10, 2002. The meeting was very informative. We reviewed the Proposed Tenant Charges and the 2003 Agency Plan. As a resident of Housing Authority, I was amazed of how efficient the program is run. Housing Authority of the City of Colorado Springs is a great program with an ethical foundation. I thank God for this program and the people that runs it.

Mary Johnson
09-16-02

Subject: 2003 Agency Plan
From: Oldmanyung@aol.com
Date: Fri, 13 Sep 2002 12:58:29 EDT
To: rms@pha.colorado-springs.co.us

It would be helpful to those of us representing resident groups to know the identity by name of the various planned projects. Numbers with a description "scattered sites" are meaningless to us if we are to know what is planned for our particular location.

Chuck Young
Prospect Lake & Southview Plaza

12 Sept 02

To whom it may concern,

The people of the Acacia
Apts 104 E. Platte Colorado Springs.
We need a new elevator, the
old one keeps braking down. We
fear that someone may get ~~trapped~~
in it and have a panic attack then
die from a heart attack.

The people who live here are
elderly, and handicapped.

The elevator should be big
enough to fit a cart to carry
a person and two people (8' x 8').
It should be pneumatic for
a smooth ride.

It will take a lot remodeling
to conform to the buildings
historical value.

Yours Sincerely
Rony O'Donnell
tenant et al

CC: Senator Allard
Senator Ben Campbell
Rep. Hefley

ATTACHMENT H: COMMENTS FROM PUBLIC HEARING

HOUSING ADVOCACY COALITION

2023 E. Bijou St., Colorado Springs, CO 80909
Phone: (719) 634-0738 Fax: (719) 634-0739

Sept. 19th, 2002

Ms. Donnis Martin, Chairperson
Colo. Springs Housing Authority Board of Commissioners
P.O. Box 1575 MC 1490
Colorado Springs, CO 80901

Dear Ms. Martin:

On the occasion of the adoption of your annual plan for 2003, the Housing Advocacy Coalition would like to offer the following comments:

1) High Quality Programs: Our community is fortunate to have the Colorado Springs Housing Authority because your agency is the largest affordable housing provider for persons with low incomes in the community. You do manage a large stock of affordable housing units and opportunities, coupled with the resources to address community needs.

2) Serving Higher Income Populations: One concern that the Housing Advocacy Coalition has is that your agency is moving away from meeting the needs of low income persons for housing. Much of your new development in recent years has been for mixed income developments in suburban areas and tax credit properties.

While these developments are very attractive, they are not generally available to people earning less than 50% of the area median income (unless that person happens to already have a Section 8 voucher). Many of the units are market rate, and others are designated for special populations, i.e., military personnel. Of those few "affordable" units available to the general community, the rents are very high, often starting around \$500 per month. Furthermore, the complexes are located in outlying areas of the city not served by public transportation and would require residents to own a car, which is an expensive undertaking for low income households.

The statement of need contained in the draft plan (page 9) documents that the greatest need for affordable housing is experienced by families earning less than 50% of the median income, many of whom are at or below 30% median income.

The analysis of your existing waiting lists (page 11) further affirms this need. Over 8,000 people, the vast majority of which are extremely low income, are presently on the waiting list, competing for a very limited turnover of 500 slots per year.

Thus, there seems to be a mismatch between the needs in the community for housing for low and very low income people and the Housing Authority's strategies for the coming year (page 12). Of the strategies listed, most of them tend to serve a higher income level, including:

*"Dedicated to decent and affordable housing and economic justice
for people with low and fixed incomes."*

- continue our non-HUD development model program
- continue our homeownership programs, and
- seek partners for workforce models.

HAC's experience is that these programs are more responsive to the housing needs of persons earning 60-100% of the area median income, and that truly low income persons have a very difficult time qualifying for them.

There is a need to build housing for very low income people, and to develop some other strategies to meet their needs. Relying on Section 8 vouchers is not wise, as persons experience difficult finding decent housing below the fair market rent standards.

3) Rent Increases in "Non-HUD" Complexes: Several low income tenants living in Housing Authority properties (i.e., Franklin Square and Fir Tree) have experienced increasing rent and utility burdens in the past 1-2 years, restricting their ability to pay for rent, food, medicines and other necessities. We would like to express our concern about this trend, and recommend that the board carefully consider the hardship that such rent increases pose before raising rents any higher. It is OK for Housing Authority buildings to charge less than other complexes, as you are a non-profit and your mission is affordable housing.

4) Need for more tenant involvement: Although the Housing Authority is making progress in building the Resident Advisory Council, more could be done to increase the knowledge and independence of it's members.

They should meet on a regular basis, independent of Housing Authority management, and have some latitude to determine their own agenda. As we have previously expressed, the RAC would be more comprehensive if it included residents of "non-HUD" properties, which are also owned and managed by the Housing Authority and whose residents share many similar concerns.

More tenant input in determining the uses of funding received for repairs and modernization is also a goal we would suggest. Presently staff is making this determination, in consultation with maintenance personnel; yet many residents do have legitimate needs for improvements to be made which are not presently being heard.

Thank you for allowing us the opportunity to submit our concerns. We appreciated being able to get the plan in advance to review it, and would suggest that next year, the draft plan be posted on your web site for others with a similar interest to see in advance of board approval.

Sincerely,

Cyndy Kulp
Director

cc: City Council Members
John Carson, Secretary's Rep., Rocky Mtn. HUD

ATTACHMENT I: HUD CERTIFICATIONS

**Certification by State or Local Official of PHA Plans Consistency with
the Consolidated Plan**

I, Mary Lou Makepeace the Mayor certify
that the Five Year and Annual PHA Plan of the Housing Authority of Colorado Spring is
consistent with the Consolidated Plan of the City of Colorado Springs prepared
pursuant to 24 CFR Part 91.


Signed / Dated by Appropriate State or Local Official

**PHA Certifications of Compliance with the PHA Plans
and Related Regulations
Board Resolution to Accompany the PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year Plan and Annual Plan for PHA fiscal year beginning 01/01/03 hereinafter referred to as the Plan of which this document is a part and make the following certifications and agreements with the Department of Housing Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
7. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).

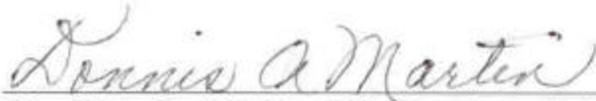
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
13. For PHA Plan that includes a PHDEP Plan as specified in 24 CFR 761.21: The PHDEP Plan is consistent with and conforms to the "Plan Requirements" and "Grantee Performance Requirements" as specified in 24 CFR 761.21 and 761.23 respectively and the PHA will maintain and have available for review/inspection (at all times), records or documentation of the following:
 - Baseline law enforcement services for public housing developments assisted under the PHDEP plan;
 - Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15);
 - Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities;
 - Coordination with other law enforcement efforts;
 - Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and
 - All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan.
14. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
15. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
16. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
17. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
18. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
19. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
20. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
21. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.

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

22. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and attachments at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

Housing Authority of the
City of Colorado Springs
PHA Name

CO 028
PHA Number



Signed/Dated by PHA Board Chair or other authorized PHA official

**Certification of Payments
to Influence Federal Transactions**

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

Applicant Name

Housing Authority of the City of Colorado Springs

Program/Activity Receiving Federal Grant Funding
CO 028

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Richard M. Sullivan

Title

Executive Director

Signature



Date (mm/dd/yyyy)

09/20/02

Previous edition is obsolete

form HUD 50071 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

Approved by OMB
0348-0046

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known:			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:		
6. Federal Department/Agency:			7. Federal Program Name/Description: CFDA Number, if applicable: _____		
8. Federal Action Number, if known:			9. Award Amount, if known: \$ _____		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): No lobbying effort has been undertaken by the Housing Authority for any grants which have been applied for and/or received.			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the law above when the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature: <u>Richard M. Sullivan</u> Print Name: <u>Richard M. Sullivan</u> Title: <u>Executive Director</u> Telephone No.: <u>(719) 387-6740</u> Date: <u>9/20/02</u>		
Federal Use Only:				Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name
Housing Authority of the City of Colorado Springs

Program/Activity Receiving Federal Grant Funding

CO 028

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

- (1) Abide by the terms of the statement; and
- (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

- (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
- (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Richard M. Sullivan	Title Executive Director
Signature X 	Date September 20, 2002

form HUD-50070 (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

ATTACHMENT J
PERFORMANCE AND EVALUATION REPORT

Executive Summary
Status of Capital Fund Program
Performance and Evaluation Report
For Period Ending June 30, 2002

Capital Fund Program (CFP) CO06P02850101	(\$1,324,931)
Capital Fund Program (CFP) CO06P02850102	(\$1,263,785)

This represents a summary by account activity of the identified grant. The space allocated on the HUD form Capital Fund Program Tables, entitled "Status of Work," does not give room for a report/response/.

For the reporting period July 1, 2001, to June 30, 2002, the Housing Authority had received or had open two grants for modernization. The Housing Authority received approval for CFP 50101 at the end of May 2001 in the amount of \$1,314,43. A year earlier, in the process of changing the modernization program from the Comprehensive Grant Program to the Capital Fund Program, it was discovered that an environmental review of the proposed projects for CFP 50100 and subsequent Five Year Plan was due. It was an oversight by both HUD and the Housing Authority. Per federal regulations, the local unit of government is responsible for the review. This required a negotiated process with the City of Colorado Springs. The review was conducted and completed in January of 2001, significantly delaying the implementation of work activities for CFP 50100 which carried over to CFP 50101 to a lesser degree, and somewhat to CFP 50102.

To remedy that situation, the Housing Authority and the City have conducted a multi-year environmental review to coincide with the modernization program. In essence, as one year or project is completed of the approved Five Year Plan, the next project year is identified and added. This should eliminate delays over the environmental reviews in the future.

Due to the fungibility aspects of the Capital Fund Program, monies from the Capital Fund Program 50101 were utilized to complete activities already underway in Capital Fund Program 50100. Originally scheduled for work in CFP 50101 were 12 units at CO. 28-11 and 13 units at CO. 28-13, for a total of 25 units. Due to funds needed to complete CFP 50100 activities, 14 units were placed under contract in CFP50101. This is not unusual for the operation of the modernization program and its cycle of funding. With the funding varying from year to year, it has required funding from the next year's grant to complete activities for the current year. The projects, the units and the work activities are all part of the Housing Authority's Five Year Plan. The units selected came available through normal turnover and required extensive rehabilitation. It became a matter of practicality to modernize those units. All units and all work activities are those listed in the Five Year Plan. No new units or new work activities are being conducted or are under contract.

Essentially all of grant CFP 50101 has been obligated with revisions necessary prior to close out to move “under” accounts into “over” accounts. As of the end of the third quarter all funds for CFP 50101 have been expended. A final report making final revisions for close out will be submitted shortly.

Capital Fund Program 50102 was funded at the end of May, 2002. Bids for work funded by that grant were accepted during this period. Some advertising costs occurred as part of the bidding process, and are reflected in account 1430. A security incident occurred at Crestview Apartments which caused the realignment of Authority-wide activities. The security locking systems scheduled for implementation later during the grant, were moved up and activities at the Acacia Apartments and CO. 28-02 were moved back. This is reflected in the revisions to the scheduling in Part III of the Performance and Evaluation Report.

What follows is a line by line status of budgeted items in the open grants as of June 30, 2002.

CFP Number CO06P02850101

Account 1408 Management Improvements Soft Costs

The major work categories for this area involved the move and centralization of staff into its new location at Lowell School. Specific activities of revamping communications and automated systems occurred at budget. One activity, programming for the Golden Circle Nutrition Program was not expended due to a large insurance claim for damages to hardware as a result of a water break which flooded the Nutrition Program’s main office severely damaging all of its automated hardware. This has caused the Nutrition Program to reconsider its automated functions. Any unexpended funds will be transferred to Physical Improvements (Account 1460) or Site Improvements (Account 1450).

Account 1410 Administration

Approximately 7% of the grant amount was budgeted for administrative costs as opposed to the allowable 10%. It is likely that all of the budgeted amount will be expended.

Account 1411 Audit

Due to the implementation of CFP CO06P02850102 and the need for audit of that program, the amount (\$500) budgeted for audit of CO06P02850101 will be moved into Physical and Site Improvements. CFP CO06P02850101 will be audited with CFP CO06P02850102 and costs applied there. This is usual with the timing of the grant and the audit by an IPA.

Account 1430 Fees and Costs

The bulk of the activities in this line contain city mandated asbestos testing (and abatement) and architectural fees for specific work items in units, i.e. moving a wall and reframing closets. The testing occurred as anticipated. The work initially thought to be directed toward an architect, was actually accomplished by the contractor. Any work performed by the contractor must meet code and permits must be issued by the city. A change order was made for the work, as it would have anyway. This saved money in this category. Any unexpended funds will be transferred to Physical Improvements (Account 1460) or Site Improvements (Account 1450).

Account 1450 Site Improvement

At the time of this report, virtually all funds have been committed. It is conceivable that this line item will be exceeded. Revisions will be made moving “under” funds from other accounts into this account. Due to the current drought conditions, the Housing Authority is reviewing its site work specifications to include more xeriscaping.

Account 1460 Dwelling Structures

All of the funds have been committed. It is likely that this line item will be exceeded. “Under” funds from other accounts will be transferred into this area at final close out. Work has progressed satisfactorily. Some unexpected problems arose in CFP 50100 activities when, in the course of construction, unanticipated problems such as crushed sewer lines or damaged and leaking underground water supply lines were discovered. These have been corrected but required utilizing CFP 50101 funds and contributed to the usage of the fungibility aspects of the program.

Account 1465 Dwelling Equipment-Nonexpendable

This line item contains “finish” items. The units under modernization are at the finish stage. It is anticipated that additional costs will be incurred in this account. Any unexpended funds will be transferred to Physical Improvements (Account 1460) or Site Improvements (Account 1450).

Account 1495 Relocation Costs

Due to the utilization of units which had become vacant through normal turnover, all funds were not obligated nor expended. Unobligated funds will be transferred into Site or Physical Improvements.

CFP Number CO06P02850102

This grant was funded in late May of 2002. As a result some bids were placed for public response resulting in some costs being experienced in account 1430. Additionally, the urgency of the circumstances requiring the locking security at the two senior high rise buildings (Crestview Apartments and Kathryn Bates Apartments) prompted the Housing Authority to move those work items to the forefront and reschedule other Authority-wide activities. The costs for the lock system changes are reflected in 1460, and are the only costs incurred during the specified reporting timeframe. Bids have been accepted with costs occurring during the third quarter of this calendar year; however, no other reportable activity has taken place for this grant.

Due to:

- a. the need for the use of CFP 50101 funds to complete CFP 50100,
- b. the establishment of a process to conduct environmental reviews, and
- c. the need to address the planned security at several of the senior high rises

the implementation schedule for activities for both CFP 50101 and CFP 50102 will require revision. This does not alter the Housing Authority’s basic approach to obligate and expend funds within 18 months of grant approval. The changes to time goals will occur within the original 18 months timeframe.

A discussion with the resident advisory group regarding the modernization program and Performance and Evaluation Report, reaffirmed the basic approach the Housing Authority has taken with respect to its modernization program. Funds for the program should be utilized primarily for structural and site work activities, any work items correcting deficiencies that constitute threats to the health or safety of residents are paramount, older housing stock (earliest development project) should be addressed over newer.

Finally, it is and always has been the Housing Authority's philosophy that as much of the modernization funds as possible should go into physical and site improvements of the affected units. As a result, some of the other categories are not obligated as early in the grant as the physical and site improvements, and some of the categories have other Housing Authority funds applied to them, allowing those original funds to be transferred into physical and site improvements.

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Colorado Springs			Grant Type and Number Capital Fund Program Grant No: CO06P02850101 Replacement Housing Factor Grant No:		Federal FY of G FY 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2002 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements Soft Costs	\$235,000	\$235,000.00	\$235,000.00	\$223,473
	Management Improvements Hard Costs	\$16,000.00	\$16,000	\$16,000	\$9,273
4	1410 Administration	\$90,711.00	\$90,711.00	\$90,711.00	\$76,354
5	1411 Audit	\$500.00	\$500.00	\$500.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$16,500	\$16,500	\$16,500	\$7,294
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$300,214.00	\$300,214.00	\$300,214.00	\$168,160
10	1460 Dwelling Structures	\$540,716.00	\$540,716.00	\$540,716.00	\$625,430
11	1465.1 Dwelling Equipment—Nonexpendable	\$115,290.00	\$115,290.00	\$115,290.00	\$41,980
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$10,000	\$10,000	\$10,000	\$3,723
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of the City of Colorado Springs	Grant Type and Number Capital Fund Program Grant No: CO06P02850101 Replacement Housing Factor Grant No:	Federal FY of G FY 2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/2002 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
	Amount of Annual Grant: (sum of lines.....)	\$1,324,931.00	\$1,324,931.00	\$1,324,931.00	\$1,155,69
	Amount of line XX Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security--Soft Costs				
	Amount of Line XX related to Security-- Hard Costs	\$40,950.00	\$40,950.00	\$40,950.00	
	Amount of line XX Related to Energy Conservation Measures	\$213,402.00	\$213,402.00	\$213,402.00	
	Collateralization Expenses or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00

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

PHA Name: Housing Authority of the City of Colorado Springs		Grant Type and Number Capital Fund Program Grant No: CO06P)2850101 Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		St
CO. 28-11	Remove and replace refrigerators		1465.1		\$5,340		\$5,340	\$5,340	
(12 Units)	Remove and replace ranges		1465.1		\$3,732		\$3,732	\$3,732	
	Remove and replace range hoods		1465.1		\$600		\$600		
	Install new shades and drapery rods		1465.1		\$2,460		\$2,460	\$2,460	
	Replace kitchen cabinets, vanities, etc.		1465.1		\$24,444		\$24,444	\$16,230.05	
	Replace washer boxes, faucets, dryer vents		1465.1		\$900		\$900	\$900	
	Install, replace id devices, extinguishers, etc.		1465.1					\$2,111.86	
	Replace shelves, brackets, etc.		1465.1		\$3,600		\$3,600	\$3,600	
	Replace bath fans		1465.1		\$600		\$600		
	Install, replace screen doors		1465.1		\$4,444		\$4,444		
	Relocation of families necessary to modernize units		1495.1		\$4,000		\$4,000	\$3,723.58	
	General or footing excavation		1450						
	Replace retaining walls/repair foundations		1450						
	Backfill to achieve positive drainage, install sump pumps		1450		\$5,580		\$5,580	\$5,580	
	Install street and yard lighting		1450						

CO. 28-11 (Continued)	Replace sidewalks, stoops, driveways, and parking areas		1450		\$84,568		\$84,568	\$72,874.22	
	Yard work, remove stumps, trees, vegetation, trim trees and shrubs		1450		\$900		\$900	\$900	
	Install sod, trees, shrubs		1450		\$22,776		\$22,776	\$22,776	
	Replace fencing, sheds, clothes line poles		1450		\$24,300		\$24,300	\$20,228.90	
	Contractor's Bond		1460					\$7,764.00	
	General Conditions		1460					\$18,732.50	
	Miscellaneous & ornamental iron work		1460						
	Replace windows		1460		\$33,000		\$33,000	\$33,000	
	Replace roofs and vents		1460		\$27,000		\$27,000	\$27,000	
	Install new gutters, downspouts and splash blocks		1460		\$3,600		\$3,600	\$3,600	
	Rough carpentry, framing, interior demolition		1460		\$8,000		\$8,000	\$8,000	
	Insulation of attics & crawlspaces, vapor barriers		1460		\$1,260		\$1,260	\$1,260	
	Lath & plastering, drywall repairs, & ceramic tile		1460		\$13,700		\$13,700	\$13,700	
	Repair stucco		1460		\$3,600		\$3,600		
	Finish carpentry		1460		\$11,000		\$11,000	\$11,000	

CO. 28-11 (Continued)	Install finish hardware, locks, door knobs, etc.		1460		\$7,204		\$7,204	\$3,287.48	
	Replace exterior doors with metal insulated doors, includes hardware, locks, thresholds		1460		\$6,000		\$6,000	\$1,164.70	
	Replace subfloors, finish floors, cover floors		1460		\$24,000		\$24,000	\$24,000	
	Patch, texture, paint interiors of units		1460					\$16,697.30	
	Redo plumbing to include new hot water heaters, sinks, faucets, shut offs, clean out all drain ines to the main, replace showers/tubs, toilets, supply lines, tub and shower enclosures, bath accessories, replace boiler/heater, pans, install new drains, zone valves, check valves, ADA accessories		1460		\$18,760		\$18,760	\$18,760	
	Update heating systems by changing furnaces, thermostats		1460		\$13,600		\$13,600	\$13,600	
	Repair ventilating systems to include duct cleaning		1460					\$467.90	
	Upgrade electrical to include GFI per code, change outlets, switches, covers, 220, change light fixtures throughout, install direct wired smoke alarms		1460		\$9,000		\$9,000	\$9,000	
	Install vinyl siding		1460		\$6,000		\$6,000	\$6,000	
	Vinyl wrap soffits, eaves, fascia		1460						
	Replace all interior passage doors and hardware, including closet doors and shelves		1460		\$3,780		\$3,780	\$1,798.35	
	Replace garage doors		1460		\$4,680		\$4,680		

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Work	
CO. 28-13 (13 Units)	Remove and replace refrigerators	1465.1		\$8,000		\$8,000	\$1,390.00		
	Remove and replace ranges	1465.1		\$5,598		\$5,598	\$744.00		
	Remove and replace range hoods	1465.1		\$900		\$900			
	Install new shades and drapery rods	1465.1		\$3,690		\$3,690	\$1,534.60		
	Replace kitchen cabinets, vanities, etc.	1465.1		\$36,666		\$36,666			
	Replace washer boxes, faucets, dryer vents	1465.1		\$1,350		\$1,350	\$810.00		
	Install, replace id devices, extinguishers, etc.	1465.1					\$351.77		
	Replace shelves, brackets, etc.	1465.1		\$5,400		\$5,400	\$2,776.40		
	Replace bath fans	1465.1		\$900		\$900			
	Install, replace screen doors	1465.1		\$6,666		\$6,666			
		Relocation of families necessary to modernize units	1495.1		\$6,000		\$6,000		
	General or footing excavation	1450							
	Replace retaining walls/repair foundations	1450							
	Backfill to achieve positive drainage, install sump pumps	1450		\$8,370		\$8,370	\$1,756.10		
	Install street and yard lighting	1450							
	Replace sidewalks, stoops, driveways, and parking areas	1450		\$81,306		\$81,306	\$4,797.50		
	Yard work, remove stumps, trees, vegetation, trim trees and shrubs	1450		\$1,800		\$1,800	\$4,340.80		
	Install sod, trees, shrubs	1450		\$34,164		\$34,164	\$39,704.80		
	Replace fencing, sheds, clothes line poles	1450		\$36,450		\$36,450			

CO. 28-13								
(Continued)	Contractor's Bond		1460					\$3,150.00
	General Conditions		1460					\$2,275.50
	Miscellaneous & ornamental iron work		1460					
	Replace windows		1460		\$47,000		\$47,000	\$12,916.80
	Replace roofs and vents		1460		\$45,000		\$45,000	\$28,465.65
	Install new gutters, downspouts and splashblocks		1460		\$5,400		\$5,400	\$3,721.95
	Rough carpentry, framing, interior demolition		1460		\$4,000		\$4,000	\$18,201.80
	Insulation of attics & crawlspaces, vapor barriers		1460		\$630		\$630	\$3,721.65
	Lath & plastering, drywall repairs, & ceramic tile		1460		\$6,850		\$6,850	\$40,726.55
	Repair stucco		1460		\$1,800		\$1,800	
	Finish carpentry		1460		\$5,500		\$5,500	\$110,256.10
	Install finish hardware, locks, door knobs, etc.		1460		\$3,600		\$3,600	
	Replace exterior doors with metal insulated doors, includes hardware, locks, thresholds		1460		\$3,000		\$3,000	
	Replace subfloors, finish floors, cover floors		1460		\$12,000		\$12,000	\$27,398.55
	Patch, texture, paint interiors of units		1460					

CO. 28-13 (Continued)	Redo plumbing to include new hot water heaters, sinks, faucets, shut offs, clean out all drain ines to the main, replace showers/tubs, toilets, supply lines, tub and shower enclosures, bath accessories, replace boiler/heater, pans, install new drains, zone valves, check valves, ADA accessories		1460		\$9,380		\$9,380	\$47,958.25	
	Update heating systems by changing furnaces, thermostats		1460		\$6,800		\$6,800	\$39,316.00	
	Repair ventilating systems to include duct cleaning		1460						
	Upgrade electrical to include GFI per code, change outlets, switches, covers, 220, change light fixtures throughout, install direct wired smoke alarms		1460		\$4,500		\$4,500	\$33,162..65	
	Install vinyl siding		1460		\$15,000		\$15,000	\$30,531.25	
	Vinyl wrap soffits, eaves, fascia		1460						
	Replace all interior passage doors and hardware, including closet doors and shelves		1460		\$1,890		\$1,890		
	Replace garage doors		1460		\$2,340		\$2,340		

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Work
Administration	Salary of Client Services Specialist	1410		\$37,202.00	\$37,202.00	\$37,202.00	\$32,278.11	
	Benefits for Client Services Specialist	1410		\$7,904.00	\$7,904.00	\$7,904.00	\$5,991.46	
	50% Salary for Manager of Client Services	1410		\$33,868.00	\$33,868.00	\$33,868.00	\$29,385.38	
	50% Benefits for Manager of Client Services Manager	1410		\$7,237.00	\$7,237.00	\$7,237.00	\$5,486.43	
	Mileage	1410		\$500.00	\$500.00	\$500.00	\$1,293.84	
	Travel and Training	1410		\$1,000.00	\$1,000.00	\$1,000.00	\$0.00	
	Communications	1410		\$1,500.00	\$1,500.00	\$1,500.00	\$536.76	
	Sundry Office Supplies	1410		\$1,500.00	\$1,500.00	\$1,500.00	\$1,382.19	
	Audit for This Grant	1411		\$500.00	\$500.00	\$500.00	\$0.00	
	PHA Wide Fees and Costs	Printing bid specifications, advertising, and mailing resident notices	1430		\$3,000.00	\$3,000.00	\$3,000.00	\$999.33
	Architectural fees to deal with specific unit problems	1430		\$6,000.00	\$6,000.00	\$6,000.00	\$1,545.65	
	City mandated asbestos testing and abatement	1430		\$7,500.00	\$7,500.00	\$7,500.00	\$4,750.00	
PHA Wide Management Improvements	a. Improvements to PHA automated systems to track and improve scores in accounting and vacancy turnaround	1408		\$10,000.00	\$10,000.00	\$10,000.00	\$9,215.64	
	b. Improvements to nutrition program automated systems to meet federal and state reporting requirements	1408		\$6,000.00	\$6,000.00	\$6,000.00	\$56.25	
	c. Replace PHA communications system at all locations and offices	1408		\$110,000	\$110,000	\$110,000	\$96,984.79	
	d. Relocate management staff, redesign office areas, improve tenant accessibility to administrative staff	1408		\$125,000.00	\$125,000.00	\$125,000.00	\$126,494.48	

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

PHA Name:Housing Authority of the City of Colorado Springs		Grant Type and Number Capital Fund Program No: CO06P02850101 Replacement Housing Factor No:					Federal FY of Grant: FY 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		
							Please Refer to Executive Summary C06P028501 For Explanation of Revised Target Dates For A Activities in This Section	
CO. 28-11	06/2001	03/2002	03/2002	02/2002	09/2002			
CO. 28-13	09/2001	06/2002	06/2002	06/2002	09/2002			
Management Improvements								
a.	09/2001	06/2002		03/2002	09/2002			
b.	09/2001	06/2002		12/2002	09/2002			
c.	12/2001	12/2001	12/2001	03/2002	03/2002	03/2002		
d.	12/2001	12/2001	12/2001	03/2002	03/2002	03/2002		

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Housing Authority of the City of Colorado Springs		Grant Type and Number Capital Fund Program Grant No: CO06P02850102 Replacement Housing Factor Grant No:			Federal FY of Grant: FY 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2002 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements Soft Costs	\$15,000	\$15,000	\$0.00	\$0.00
	Management Improvements Hard Costs	\$10,000	\$10,000	\$0.00	\$0.00
4	1410 Administration	\$107,035.00	\$107,035.00	\$0.00	\$0.00
5	1411 Audit	\$500.00	\$500.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$15,000	\$15,000	\$251.50	\$251.50
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$246,038.00	\$246,038.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$765,416.00	\$765,416.00	\$44,595.78	\$44,595.78
11	1465.1 Dwelling Equipment—Nonexpendable	\$93,046.00	\$93,046.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$3,750	\$3,750	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$8,000	\$8,000	\$0.00	\$0.00

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: Housing Authority of the City of Colorado Springs	Grant Type and Number Capital Fund Program Grant No: CO06P02850102 Replacement Housing Factor Grant No:	Federal FY of Grant: FY 2002
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 06/30/2002
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of Annual Grant: (sum of lines.....)	\$1,263,785.00	\$1,263,785.00	\$0.00	\$0.00
	Amount of line XX Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security--Soft Costs				
	Amount of Line XX related to Security-- Hard Costs	\$122,924.00	\$122,924.00	\$0.00	\$0.00
	Amount of line XX Related to Energy Conservation Measures	\$445,642.00	\$445,642.00	\$0.00	\$0.00
	Collateralization Expenses or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00

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

PHA Name: Housing Authority of the City of Colorado Springs		Grant Type and Number Capital Fund Program Grant No: CO06P)2850102 Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Work
CO. 28-11	Remove and replace refrigerators		1465.1		\$5,340				
(14 Units)	Remove and replace ranges		1465.1		\$3,732				
	Remove and replace range hoods		1465.1		\$600				
	Install new shades and drapery rods		1465.1		\$2,460				
	Replace kitchen cabinets, vanities, etc.		1465.1		\$24,444				
	Replace washer boxes, faucets, dryer vents		1465.1		\$900				
	Install, replace id devices, extinguishers, etc.		1465.1						
	Replace shelves, brackets, etc.		1465.1		\$3,600				
	Replace bath fans		1465.1		\$600				
	Install, replace screen doors		1465.1		\$4,444				
	Relocation of families necessary to modernize units		1495.1		\$4,000				
	General or footing excavation		1450						
	Replace retaining walls/repair foundations		1450						
	Backfill to achieve positive drainage, install sump pumps		1450		\$5,580				
	Install street and yard lighting		1450						

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

PHA Name: Housing Authority of the City of Colorado Springs		Grant Type and Number Capital Fund Program Grant No: CO06P)2850102 Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Work
CO. 28-11 (Continued)	Replace sidewalks, stoops, driveways, and parking areas		1450		\$44,459				
	Yard work, remove stumps, trees, vegetation, trim trees and shrubs		1450		\$900				
	Install sod, trees, shrubs		1450		\$22,776				
	Replace fencing, sheds, clothes line poles		1450		\$24,300				
	Contractor's Bond		1460						
	General Conditions		1460						
	Miscellaneous & ornamental iron work		1460						
	Replace windows		1460		\$33,000				
	Replace roofs and vents		1460		\$27,000				
	Install new gutters, downspouts and splashblocks		1460		\$3,600				
	Rough carpentry, framing, interior demolition		1460		\$8,000				
	Insulation of attics & crawlspaces, vapor barriers		1460		\$1,260				
	Lath & plastering, drywall repairs, & ceramic tile		1460		\$13,700				
	Repair stucco		1460		\$3,600				
	Finish carpentry		1460		\$11,000				

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

PHA Name: Housing Authority of the City of Colorado Springs		Grant Type and Number Capital Fund Program Grant No: CO06P)2850102 Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Work
CO. 28-11 (Continued)	Install finish hardware, locks, door knobs, etc.		1460		\$7,204				
	Replace exterior doors with metal insulated doors, includes hardware, locks, thresholds		1460		\$6,000				
	Replace subfloors, finish floors, cover floors		1460		\$24,000				
	Patch, texture, paint interiors of units		1460						
	Redo plumbing to include new hot water heaters, sinks, faucets, shut offs, clean out all drain ines to the main, replace showers/tubs, toilets, supply lines, tub and shower enclosures, bath accessories, replace boiler/heater, pans, install new drains, zone valves, check valves, ADA accessories		1460		\$18,760				
	Update heating systems by changing furnaces, thermostats		1460		\$13,600				
	Repair ventilating systems to include duct cleaning		1460						
	Upgrade electrical to include GFI per code, change outlets, switches, covers, 220, change light fixtures throughout,		1460		\$9,000				

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

PHA Name: Housing Authority of the City of Colorado Springs		Grant Type and Number Capital Fund Program Grant No: CO06P)2850102 Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Work
	install direct wired smoke alarms								
	Install vinyl siding		1460		\$6,000				
	Vinyl wrap soffits, eaves, fascia		1460						
	Replace all interior passage doors and hardware, including closet doors and shelves		1460		\$3,780				
	Replace garage doors		1460		\$4,680				

Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Work
CO. 28-12	Remove and replace refrigerators		1465.1		\$2,670				
(5 Units)	Remove and replace ranges		1465.1		\$1,866				
	Remove and replace range hoods		1465.1		\$300				
	Install new shades and drapery rods		1465.1		\$1,230				
	Replace kitchen cabinets, vanities, etc.		1465.1		\$12,222				
	Replace washer boxes, faucets, dryer vents		1465.1		\$450				
	Install, replace id devices, extinguishers, etc.		1465.1						
	Replace shelves, brackets, etc.		1465.1		\$1,800				
	Replace bath fans		1465.1		\$300				
	Install, replace screen doors		1465.1		\$2,222				
	Relocation of families necessary to modernize units		1495.1		\$2,000				
	General or footing excavation		1450						
	Replace retaining walls/repair foundations		1450						
	Backfill to achieve positive drainage, install sump pumps		1450		\$2,790				
	Install street and yard lighting		1450						
	Replace sidewalks, stoops, driveways, and parking areas		1450		\$22,229				
	Yard work, remove stumps, trees, vegetation, trim trees and shrubs		1450		\$450				
	Install sod, trees, shrubs		1450		\$11,388				
	Replace fencing, sheds, clothes line poles		1450		\$12,150				

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Work
CO. 28-12								
(Continued)	Contractor's Bond	1460						
	General Conditions	1460						
	Miscellaneous & ornamental iron work	1460						
	Replace windows	1460		\$16,500				
	Replace roofs and vents	1460						
	Install new gutters, downspouts and splashblocks	1460						
	Rough carpentry, framing, interior demolition	1460		\$4,000				
	Insulation of attics & crawlspaces, vapor barriers	1460		\$630				
	Lath & plastering, drywall repairs, & ceramic tile	1460		\$6,850				
	Repair stucco	1460		\$1,800				
	Finish carpentry	1460		\$5,500				
	Install finish hardware, locks, door knobs, etc.	1460		\$3,600				
	Replace exterior doors with metal insulated doors, includes hardware, locks, thresholds	1460		\$3,000				
	Replace subfloors, finish floors, cover floors	1460		\$12,000				
	Patch, texture, paint interiors of units	1460						
	Redo plumbing to include new hot water heaters, sinks, faucets, shut offs, clean out all drain ines to the main, replace showers/tubs, toilets, supply lines, tub and shower enclosures, bath accessories, replace boiler/heater, pans, install new	1460		\$9,380				

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Work
CO. 28-12 (Continued)	drains, zone valves, check valves, ADA accessories							
	Update heating systems by changing furnaces, thermostats	1460		\$6,800				
	Repair ventilating systems to include duct cleaning	1460						
	Upgrade electrical to include GFI per code, change outlets, switches, covers, 220, change light fixtures throughout, install direct wired smoke alarms	1460		\$4,500				
	Install vinyl siding	1460		\$15,000				
	Vinyl wrap soffits, eaves, fascia	1460						
	Replace all interior passage doors and hardware, including closet doors and shelves	1460		\$1,890				
	Replace garage doors	1460		\$2,340				

Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status Work
CO. 28-13	Remove and replace refrigerators		1465.1		\$3,115		
(7 Units)	Remove and replace ranges		1465.1		\$2,177		
	Remove and replace range hoods		1465.1		\$350		
	Install new shades and drapery rods		1465.1		\$1,230		
	Replace kitchen cabinets, vanities, etc.		1465.1		\$12,222		
	Replace washer boxes, faucets, dryer vents		1465.1		\$450		
	Install, replace id devices, extinguishers, etc.		1465.1				
	Replace shelves, brackets, etc.		1465.1		\$1,800		
	Replace bath fans		1465.1		\$300		
	Install, replace screen doors		1465.1		\$2,222		
	Relocation of families necessary to modernize units		1495.1		\$2,000		
	General or footing excavation		1450				
	Replace retaining walls/repair foundations		1450				
	Backfill to achieve positive drainage, install sump pumps		1450		\$2,790		
	Install street and yard lighting		1450				
	Replace sidewalks, stoops, driveways, and parking areas		1450		\$62,238		
	Yard work, remove stumps, trees, vegetation, trim trees and shrubs		1450		\$10,450		
	Install sod, trees, shrubs		1450		\$11,388		
	Replace fencing, sheds, clothes line poles		1450		\$12,150		

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Work
CO. 28-13								
(Continued)	Contractor's Bond	1460						
	General Conditions	1460						
	Miscellaneous & ornamental iron work	1460						
	Replace windows	1460		\$16,500				
	Replace roofs and vents	1460						
	Install new gutters, downspouts and splashblocks	1460						
	Rough carpentry, framing, interior demolition	1460		\$24,000				
	Insulation of attics & crawlspaces, vapor barriers	1460		\$630				
	Lath & plastering, drywall repairs, & ceramic tile	1460		\$6,850				
	Repair stucco	1460		\$1,800				
	Finish carpentry	1460		\$25,500				
	Install finish hardware, locks, door knobs, etc.	1460		\$3,600				
	Replace exterior doors with metal insulated doors, includes hardware, locks, thresholds	1460		\$3,000				
	Replace subfloors, finish floors, cover floors	1460		\$12,000				
	Patch, texture, paint interiors of units	1460						
	Redo plumbing to include new hot water heaters, sinks, faucets, shut offs, clean out all drain ines to the main, replace showers/tubs, toilets, supply lines, tub and shower enclosures, bath accessories, replace boiler/heater, pans, install new	1460		\$19,380				

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Work
CO. 28-13 (Continued)	drains, zone valves, check valves, ADA accessories							
	Update heating systems by changing furnaces, thermostats	1460		\$16,800				
	Repair ventilating systems to include duct cleaning	1460						
	Upgrade electrical to include GFI per code, change outlets, switches, covers, 220, change light fixtures throughout, install direct wired smoke alarms	1460		\$4,500				
	Install vinyl siding	1460		\$30,542				
	Vinyl wrap soffits, eaves, fascia	1460						
	Replace all interior passage doors and hardware, including closet doors and shelves	1460		\$1,890				
	Replace garage doors	1460		\$2,340				

Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Work
CO. 28-01 (61 Units) Acacia Park Apts.	Remove 14 existing windows and frames. Replace with glass block		1460	14	\$24,000	\$24,000			
CO. 28-02 (33 Units) Scattered Sites	Remove and replace existing composition board siding with vinyl. Install exterior insulation at 13 Units. Replace/repair metal clad fascia, soffits, eaves as needed. Replace/repair gutters, downspouts as needed. Replace windows as needed.				\$220,800	\$220,800			
CO. 28-10 (50 Units) Kathryn Bates	Replace entry locks, passage door latching sets with HA standard hardware		1460		\$31,000	\$31,000	\$19,677.07	\$19,677.07	Comple
Co. 28-14 (60 Units) Crestview Apts.	Replace entry locks, passage door latching sets with HA standard hardware		1460		\$30,600	\$30,600	\$24,918.00	\$24,918.00	Comple

Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Work
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status Work
Administration	Salary of Client Services Specialist		1410		\$46,467.00	\$46,467.00	\$46,467.00		
	Benefits for Client Services Specialist		1410		\$9,758.00	\$9,758.00	\$9,758.00		
	50% Salary for Manager of Client Services		1410		\$37,960.00	\$37,960.00	\$37,960.00		
	50% Benefits for Manager of Client Services Manager		1410		\$8,350.00	\$8,350.00	\$8,350.00		
	Mileage		1410		\$500.00	\$500.00			
	Travel and Training		1410		\$1,000.00	\$1,000.00			
	Communications		1410		\$1,500.00	\$1,500.00			
	Sundry Office Supplies		1410		\$1,500.00	\$1,500.00			
	Audit for This Grant		1411		\$500.00	\$500.00	\$500.00		
	Pro Rata Share for Copier		1475		\$3,750	\$3,750			
PHA Wide Fees and Costs	Printing bid specifications, advertising, and mailing resident notices		1430		\$2,500.00	\$2,500.00	\$251.50	\$251.50	
	Architectural fees to deal with specific unit problems		1430		\$5,000.00	\$5,000.00			
	City mandated asbestos testing and abatement		1430		\$7,500.00	\$7,500.00			
PHA Wide Management Improvements	a. Improvements to PHA automated systems to track and improve scores in accounting and vacancy turnaround		1408		\$10,000.00	\$10,000.00			
	b. Improvements to nutrition program automated systems to meet federal and state reporting requirements		1408		\$5,000.00	\$5,000.00			
	c. Automate control of sprinkler systems into central computerized system		1408		\$10,000.00	\$10,000.00			

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

PHA Name:Housing Authority of the City of Colorado Springs			Grant Type and Number Capital Fund Program No: CO06P02850102 Replacement Housing Factor No:				Federal FY of Grant: FY 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		
							Please Refer to Executive Summary C06P02850102 For Explanation of Revised Target Dates For All Activities in This Section	
CO. 28-01	03/2002	12/2002		06/2002	03/2003			
CO. 28-02	03/2002	09/2002		12/2002	06/2003			
CO. 28-10	06/2002	06/2002	06/2002	09/2002	06/2002	06/2002		
CO. 28-11	03/2002	03/2003		12/2003				
CO. 28-12	06/2002	03/2003		09/2003				
CO. 28-13	06/2002	03/2003		06/2003	09/2003			
CO. 28-14	09/2003	06/2002	06/2002	12/2003	06/2002	06/2002		
Management Improvements								
a.	06/2002	12/2002		12/2002	03/2003			
b.	09/2002	12/2002		12/2002	06/2003			
a.	06/2002	12/2002		12/2002	03/2003			

