

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

Small PHA Plan Update
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**

PHA Plan Agency Identification

PHA Name: Junction City Housing Authority

PHA Number: KS105

PHA Fiscal Year Beginning: 01/2003

PHA Plan Contact Information:

Name: James H. Tate

Phone: 785-238-5882

TDD: N/A

Email (if available): jchajht@oz-online.net

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

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
- Main administrative office of the local, county or 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)

PHA Programs Administered:

Public Housing and Section 8 Section 8 Only Public Housing Only

Annual PHA Plan Fiscal Year 2003

[24 CFR Part 903.7]

i. Table of Contents

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

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<input type="checkbox"/> Attachment N/A: Capital Fund Program Replacement Housing Factor Annual Statement	
<input type="checkbox"/> Attachment N/A: Public Housing Drug Elimination Program (PHDEP) Plan	
X Attachment A: Resident Membership on PHA Board or Governing Body	
X Attachment B: Membership of Resident Advisory Board or Boards	
X Attachment C: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)	
<input type="checkbox"/> Other (List below, providing each attachment name)	

ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

The Junction City Housing Authority's (JCHA) Annual Plan is a comprehensive agency plan that summarizes the planned activities and policies of the agency for Fiscal Year 2003. The plan was developed in compliance with related regulations and in consultation with residents who remarked on the beautification and curb appeal of our property.

In the Fiscal Year 2003, the JCHA will continue to utilize current programs and resources to improve the quality of life of its residents, as well as implement new programs and services to address specific needs presented by the Resident Advisory Board.

The Housing Authority has continued to focus its efforts and resources on expanding and improving the quality of its housing stock, not only increasing the pride of existing residents, but also increasing the marketability of units to higher income residents. In March of 2002, the JCHA successfully increased its housing stock through the \$1 home program. The property was renovated and will be used to assist low to moderate income families.

The hiring of a new consultant and the expansion of the maintenance team has allowed the department to function at a higher rate of efficiency, ensuring that the maintenance needs of the residents are being met, the appearance of the neighborhoods is improving and that the Capital Improvement Needs of the JCHA is carried out with great efficiency.

Last year's award of the Capital Funds Program (CFP) Grant allowed us to concentrate our energy on external alterations. The award of the CFP grant for 2003 will enable the Housing Authority to undergo a series of internal alteration. We will be focusing on window replacement, installing new furnace doors, and insulating and reframing the trap door to the attic. This will prevent air flow from escaping into the attic, which will save on utility cost for all our residents.

In addition to improving the appearance and availability of housing, the JCHA strives to provide services to enable residents to improve their quality of life. By working with our residents and analyzing the results of the HUD Resident Survey, the Housing Authority hopes

to improve services to residents and continue to provide safe, affordable housing to those in need.

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

In striving for continuous efficiency the Junction City Housing Authority intends on hiring two (2) new staff members, one (1) receptionist and one (1) Administrative Assistant to improve the services provided to our residents.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. X Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 213,425

C. X Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as *Attachment C*

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as **Attachment B**

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

1. Yes X 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 next component ; if “yes”, complete one activity description for each development.)

2. Activity Description N/A

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
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. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

- A. Yes X 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 next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program (N/A_

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner down payment requirement of at least 3 percent and requiring that at least 1 percent of the down payment comes from the family’s resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

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

B. What is the amount of the PHA’s estimated or actual (if known) PHDEP grant for the upcoming year? \$0

- C. Yes X No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

- D. Yes No: The PHDEP Plan is attached at Attachment (N/A)

6. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

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

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

The PHA changed portions of the PHA Plan in response to comments

A list of these changes is included

Yes No: below or

Yes No: at the end of the RAB Comments in Attachment ____.

Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in

Other: (list below) *No Comments were received*

B. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)

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

The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- X Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)

Encourage effective partnerships to maximize housing related social and economic opportunities to low-income and very low-income families.

- Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

- Yes X No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

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

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan:

The Junction City Housing Authority defines ‘Substantial Deviation’ from the 5-Year Plan as any action or inaction that is inconsistent with the 5-Year Plan and will have a significant impact on the community, residents, or integrity of the Housing Authority; or any action that is necessary due to an emergency beyond the control of the PHA.

- *Last year the JCHA deviated from its 5-year plan due to an unforeseen foundation emergency that transpired in development KS105002 unit #'s 229 - 235. This foundation problem occurred due to structural movement and nonstandard concrete. The overall cost was \$46,500.*
- *This year the JCHA collaborated with Kaw Valley Engineering in the architectural plans and site planning for the Good Samaritan Development which is an assisted living complex. Unfortunately the partnership dissolved which means that JCHA will be reimbursed the \$19,431.00 that was paid to Kaw Valley Engineering.*

Significant Amendment or Modification to the Annual Plan:

The Junction City Housing Authority defines ‘Significant Amendment’ to the Annual Plan as:

Any action that will affect policies that govern admission, eviction and termination, due process (Grievance Policies/Procedures), and rent determination policies; or

A Significant Amendment shall be constituted if implementation of new programs are proposed and would have a significant impact on the financial status of the Housing Authority, require matching funds, or if existing programs are proposed to be discontinued

Attachment A
Supporting Documents Available for Review

PHAs are to 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	Related Plan Component
✓	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
N/A	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
✓	Fair Housing Documentation Supporting Fair Housing Certifications: 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
✓	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
✓	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
✓	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public housing rent determination policies, including the method for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
✓	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
✓	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
✓	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
✓	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
✓	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (96%)	Annual Plan: Management and Operations
N/A	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
✓	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
✓	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
✓	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
N/A	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
✓	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
✓	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
✓	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
N/A	PHDEP-related documentation: <ul style="list-style-type: none"> · 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. 	Annual Plan: Safety and Crime Prevention
✓	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy

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

Annual Statement/Performance and Evaluation Report

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

PHA Name: JUNCTION CITY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program: KS16P10550101 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2001	
Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)				
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/02		<input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds	\$0				
2	1406 Operations	\$4,000.00	4,000.00	\$4,000.00	\$4,000.00	
3	1408 Management Improvements	\$33,000.00	33,000.00	\$33,000.00	\$33,000.00	
4	1410 Administration	\$10,920.00	10,920.00	\$10,920.00	\$10,920.00	
5	1411 Audit	\$0		\$0	\$0	
6	1415 liquidated Damages	\$0		\$0	\$0	
7	1430 Fees and Costs	\$0	9,000.00	\$0	\$0	
8	1440 Site Acquisition	\$0		\$0	\$0	
9	1450 Site Improvement	\$87,403.00	33,956.00	\$2150.00	\$2150.00	
10	1460 Dwelling Structures	\$0		\$0	\$0	
11	1465.1 Dwelling Equipment—Nonexpendable	\$34,891.00	114,907	\$23,957.00	\$23,957.00	
12	1470 Nondwelling Structures	\$0		\$0	\$0	
13	1475 Nondwelling Equipment	\$55,000.00	0	\$0	\$0	
14	1485 Demolition	\$0		\$0	\$0	
15	1490 Replacement Reserve	\$0		\$0	\$0	
16	1492 Moving to Work Demonstration	\$0		\$0	\$0	
17	1495.1 Relocation Costs	\$0		\$0	\$0	
18	1499 Development Activities	\$0	19,431.00	\$19,431.00	\$19,431.00	
19	1502 Contingency	\$0		\$0	\$0	
20	Amount of Annual Grant: (sum of lines 2-19)	\$225,214.00	\$225,214.00	\$93,458.00	\$93,458.00	
21	Amount of line 20 Related to LBP Activities	\$0		\$0	\$0	
22	Amount of line 20 Related to Section 504 Compliance	\$0		\$0	\$0	
23	Amount of line 20 Related to Security	\$0		\$0	\$0	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: JUNCTION CITY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program: KS16P10550101 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2001	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/02		<input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
24	Amount of line 20 Related to Energy Conservation Measures	\$114,907		\$0	\$0

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

PHA Name: JUNCTION CITY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program #: KS16P10550101 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
KS105006	Install Playground Equipment (Dotson)	1475		\$55,000.00	0			
KS105006	Salary Operations (Dotson)	1408		\$33,000.00	33,000.00	33,000.00	33,000.00	
KS105006	Purchase Van (Dotson)	1475		\$0	0			
PHA-Wide	Landscaping	1450		\$87,403.00	10,000.00	2,150.00	2,150.00	
PHA-Wide	Executive Director Salary/Benefits	1410		\$10,920.00	10,920.00	10,920.00	10,920.00	
PHA-Wide	Maintenance Salary/Benefits	1406		\$4,000.00	4,000.00	4,000.00	4,000.00	
KS105001	Replace Light Fixtures	1465.1		\$34,891.00	34,891.00			
KS105001	Install door bells	1465.1			3,000.00			
KS105001	Window Replacement	1465.1			77,015.00			
KS105002	Exterior Painting	1465.1			23,957.00	23,957.00	23,957.00	
PHA-Wide	Development Activities	1499			19,431.00	19,431.00	19,431.00	
PHA-Wide	Consultant Fees & Cost	1465.1			9,000.00			

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

PHA Name: JUNCTION CITY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program #: KS16P10550101 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	06/30/2003			09/30/2003			
KS105001	06/30/2003			9/30/2003			
KS105006	06/30/2003			09/30/2003			

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: JUNCTION CITY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program: KS16P10550102 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/02		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0			
2	1406 Operations	\$40,000.00	70,000.00		
3	1408 Management Improvements	\$20,000.00	20,000.00		
4	1410 Administration	\$20,000.00	20,000.00		
5	1411 Audit	\$0			
6	1415 liquidated Damages	\$0			
7	1430 Fees and Costs	\$12,000.00	12,000.00		
8	1440 Site Acquisition	\$0			
9	1450 Site Improvement	\$4,000.00	4,000.00		
10	1460 Dwelling Structures	\$0			
11	1465.1 Dwelling Equipment—Nonexpendable	\$117,425.00	87,425.00		
12	1470 Nondwelling Structures	\$0			
13	1475 Nondwelling Equipment	\$0	0		
14	1485 Demolition	\$0			
15	1490 Replacement Reserve	\$0			
16	1492 Moving to Work Demonstration	\$0			
17	1495.1 Relocation Costs	\$0			
18	1499 Development Activities	\$0	0		
19	1502 Contingency	\$0			
20	Amount of Annual Grant: (sum of lines 2-19)	\$213,425.00	\$213,425.00		

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: JUNCTION CITY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program: KS16P10550102 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2002	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)				
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/02		<input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
21	Amount of line 20 Related to LBP Activities	\$0		\$0	\$0	
22	Amount of line 20 Related to Section 504 Compliance	\$0		\$0	\$0	
23	Amount of line 20 Related to Security	\$0		\$0	\$0	
24	Amount of line 20 Related to Energy Conservation Measures	\$87,425		\$0	\$0	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: JUNCTION CITY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program #: KS16P10550102 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA WIDE	Install GFI Breakers	1465		\$1,200.00				
PHA WIDE	Install Street Lighting	1450		\$4,000.00				
KS105002/3	Replace interior light fixtures/installing ceiling fan	1465		\$30,000.00				
KS105006	Operations	1406		\$40,000.00				
PHA-Wide	Management Operations	1408		\$20,000.00				
PHA-Wide	Administration	1410		\$20,000.00				
PHA-Wide	Fees & Cost	1430		\$12,000.00				
KS105001	Replace base boards	1465.1		\$4,000.00				
KS105001	Replace heat vents	1465.1		\$4,000.00				
KS105001	Install Reflective House Numbers	1465.1		\$2,500.00				
KS105001	Replace floor covering	1465.1		\$41,725.00				
KS105006	Purchase Van (Dotson)	1465.1		\$30,000.00				
KS105001	Install Door Bells	1465.1		\$4,000.00				

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

PHA Name: JUNCTION CITY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program: KS16P10550103 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0			
2	1406 Operations	\$40,000			
3	1408 Management Improvements	\$15,000			
4	1410 Administration	\$22,000			
5	1411 Audit	\$0			
6	1415 liquidated Damages	\$0			
7	1430 Fees and Costs	\$5,000			
8	1440 Site Acquisition	\$0			
9	1450 Site Improvement	\$116,425.00			
10	1460 Dwelling Structures	\$0			
11	1465.1 Dwelling Equipment—Nonexpendable	\$0			
12	1470 Nondwelling Structures	\$0			
13	1475 Nondwelling Equipment	\$15,000.00			
14	1485 Demolition	\$0			
15	1490 Replacement Reserve	\$0			
16	1492 Moving to Work Demonstration	\$0			
17	1495.1 Relocation Costs	\$0			
18	1498 Mod Used for Development	\$0			
19	1502 Contingency	\$0			
20	Amount of Annual Grant: (sum of lines 2-19)	\$213,425.00			
21	Amount of line 20 Related to LBP Activities	\$0			

22	Amount of line 20 Related to Section 504 Compliance	\$0			
23	Amount of line 20 Related to Security	\$43,000			
24	Amount of line 20 Related to Energy Conservation Measures	\$121.425			

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

PHA Name: JUNCTION CITY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program #: KS16P10550103 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
KS105006	Install Playground Equipment (Dotson)	1475		\$15,000				
KS105006	Computer Equipment (Dotson)	1408		\$15,000				
KS105003	Carpet/vents replacement	1465.1		\$12,000				
KS105003	Replace Interior doors	1465.1		\$73,425				
KS105001	Install energy saving Storm Doors	1465.1		\$31,000				
PHA-Wide	Salary/Benefits	1406		\$40,000				
PHA-Wide	Salary/Benefits	1410		\$22,000				
PHA-Wide	Fees & Cost	1430		\$5,000				
				\$213,425				

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

PHA Name: JUNCTION CITY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program #: KS16P10550102 Capital Fund Program Replacement Housing Factor #:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quart Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-Wide	06/30/2005			09/30/2005			
KS105001	06/30/2005			12/31/2005			
KS105006	06/30/2005			09/30/2005			
KS105003	06/30/2005			9/30/2005			

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan		
<input type="checkbox"/> Original statement <input checked="" type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
KS105001	JUNCTION CITY HOUSING AUTHORITY	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Install Street Lighting	\$4,000	2006
Replace Interior Light Fixtures	\$34,891	2003
Install Ceiling Fans with Lights	\$30,000	2003
Install Handrails in Bathrooms	\$6,000	2006
Replace Storm Doors	\$20,000	2004
Replace Floor Heat Vents	\$3,600	2004
Replace Door Jambs	\$2,000	2005
Replace Hot Water Heaters	\$4,500	2006
Replace Kitchen Cabinets/counter tops	\$114,000	2006
Replace Bathroom Vanities/tubs	\$18,000	2006
Replace Range Hoods	\$3,000	2006
Install Door Bells	\$4,500	2003
Replace Baseboards	\$3,500	2003
Install Reflective House Numbers	\$5,000	2003
Replace Interior Doors	\$90,000	2005
Total estimated cost over next 5 years	\$344,891	

CFP 5-Year Action Plan		
<input type="checkbox"/> Original statement <input checked="" type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
KS105002	JUNCTION CITY HOUSING AUTHORITY	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Landscaping	\$20,000	2003
Replace Toilets	\$2,250	2002
Replace Storm doors	\$17,000	2004
Foundation Repair	\$46,500	2000
**KS105002 Capital Improvement Needs will begin 2007		
Total estimated cost over next 5 years	\$85,750	

CFP 5-Year Action Plan		
<input type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
KS105003	JUNCTION CITY HOUSING AUTHORITY	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Install Ceiling Fans with Lights	\$30,000	2008
Replace Floor Heat Vents	\$3,600	2005
Replace Hot Water Heaters	\$4,500	2008
Replace Bathroom Vanities	\$18,000	2008
Replace Range Hoods	\$3,000	2008
Install Door Bells	\$4,500	2008
Replace Baseboards	\$3,500	2005
Install Reflective House Numbers	\$5,000	2004
Carpet Replacement	\$12,000	2005
Replace Storm Doors	\$10,000	2005
**KS105003 Capital Improvement Needs will begin 2007		
Total estimated cost over next 5 years	\$	

CFP 5-Year Action Plan		
<input type="checkbox"/> Original statement <input checked="" type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
KS105006	DOTSON CHILD CARE CENTER	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Install Playground Equipment	\$25,000	2005
Replace and Add Computer Equipment	\$30,000	2005
Purchase Van	\$30,000	2004
Observation Area	\$20,000	2007
Audio visual equipment	\$20,000	2007
Total estimated cost over next 5 years	\$125,000	

CFP 5-Year Action Plan		
<input type="checkbox"/> Original statement x Revised statement		
Development Number	Development Name (or indicate PHA wide)	
KS105	PHA-WIDE	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Development Activities Town Village	\$19,431	2002
Salaries & Benefits:	\$60,000	2003
Salaries & Benefits:	\$62,000	2004
Salaries & Benefits:	\$64,000	2005
Salaries & Benefits:	\$66,000	2006
Salaries & Benefits:	\$68,000	2007
Training	\$42,000	2003-07
Total estimated cost over next 5 years	\$381,431	

PHA Public Housing Drug Elimination Program Plan

N/A

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Section 1: General Information/History

- A. Amount of PHDEP Grant \$ _____
- B. Eligibility type (Indicate with an “x”) N1 _____ N2 _____ R _____
- C. FFY in which funding is requested _____
- D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area. Unit count information should be consistent with that available in PIC.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)

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F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

12 Months _____
 18 Months _____
 24 Months _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. The Fund Balances should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Date should include any HUD-approved extensions or waivers. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Grant Start Date	Grant Term End Date
FY 1995						
FY 1996						
FY 1997						
FY1998						
FY 1999						

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FFY ____ PHDEP Budget Summary	
Original statement	
Revised statement dated:	
Budget Line Item	Total Funding
9110 – Reimbursement of Law Enforcement	
9115 - Special Initiative	
9116 - Gun Buyback TA Match	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	
TOTAL PHDEP FUNDING	

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 – Reimbursement of Law Enforcement					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9115 - Special Initiative					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1.							

2.						
3.						

9116 - Gun Buyback TA Match					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9120 - Security Personnel					Total PHDEP Funding: \$		
Goal(s)							
Objectives							

Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9130 – Employment of Investigators					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9140 – Voluntary Tenant Patrol					Total PHDEP Funding: \$		
Goal(s)							
Objectives							

Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$		
Goal(s)							
Objectives							

Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9170 - Drug Intervention					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9180 - Drug Treatment	Total PHDEP Funding: \$
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Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

Required Attachment A: Resident Member on the PHA Governing Board

1. X 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: *Kristi Valrie*

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

- Elected
X Appointed

C. The term of appointment is (include the date term expires): *Two years, term expires February 19, 2005*

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

- 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: *February 23, 2004*

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

David Bosseymeyer, Mayor of Junction City

Required Attachment B: 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.)

Due to a lack of interest in participating on the Resident Advisory Board, each resident of the Junction City Housing Authority was notified that they would become the body of the Resident Advisory Board. Residents were informed of their role in serving on the Resident Advisory Board.

However, little or no interest has been shown by any resident in taking an active part on the Resident Advisory Board with the exception of the resident appointed to the Governing Board of the Junction City Housing Authority.

Required Attachment C: Comments of Resident Advisory Board or Boards & Explanation of PHA Response

The Junction City Housing Authority solicited comments from each resident, since the residents comprise the Resident Advisory Board.

No comments were received. As a result, no revisions were made to the Annual Plan.

