

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**

PHA Plan Agency Identification

PHA Name: Auburn Housing Authority

PHA Number: ME 007

PHA Fiscal Year Beginning: 04/2003

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: The mission of Auburn Housing Authority is to develop, provide and assist decent, safe and affordable housing for lower income persons.
The Authority shall strive to create opportunities for residents' self-sufficiency and economic independence, and shall assure fiscal integrity by all program participants.

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:
 - 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:
- 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:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: Continue down payment savings match for public housing

residents and encourage them to save for home ownership.

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

PHA Goal: Provide an improved living environment

Objectives:

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

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

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:

- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)
Continue Down Payment Assistance Program matching residents' savings if adequate Section 8 Administrative Fee Reserves continue to be available

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

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

Other PHA Goals and Objectives: (list below)

Create a master plan for development of affordable housing over the next ten years.

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)]

Auburn Housing Authority intends to develop affordable housing in response to continuing high demand, which will be exacerbated by the anticipated demolition of several apartment houses downtown. We shall create a master plan for development of affordable housing over the next ten years.

Auburn Housing Authority intends to apply for any available Section 8 subsidies that may become available, provided that there is demand. We have elected not to implement a Section 8 Homeownership Program due to the limited demand for it and uncertainty over availability of Section 8 administrative fees to implement it.

We are considering the designation of public housing for specific elderly and disabled populations. However, this is subject to thorough review of federal regulations, which, if unduly restrictive, may prevent Auburn Housing Authority from implementing a designation plan. A review of the regulations and a final decision should be completed prior to April 2003.

Auburn Housing Authority will continue to sponsor a down payment assistance program for public housing residents, in which savings of up to \$30/month are matched by the Authority. We are also distributing savings banks to encourage families to save \$1 a day to double their money towards homeownership.

Auburn Housing Authority continues to benefit from its relationship with a local private foundation, which has funded computer training for residents, telephone cards to keep the elderly in touch with family members, and exercise classes for the elderly. This relationship has proven to be very beneficial to our residents.

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 **Attachment A**
- FY 2003 Capital Fund Program Annual Statement (**Attachment B- file: me007b02**)
 - Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2003 Capital Fund Program 5 Year Action Plan (**Attachments C and D- files: me007c02 and me007d02**)
- Public Housing Drug Elimination Program (PHDEP) Plan

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

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
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 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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 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 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
	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
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	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
	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)

1. Statement of Housing Needs

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	426	5	4	N/A	N/A	N/A	N/A
Income >30% but <=50% of AMI	220	5	4	N/A	N/A	N/A	N/A
Income >50% but <80% of AMI	231	4	3	N/A	N/A	N/A	N/A
Elderly	475	5	4	N/A	N/A	N/A	N/A
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2000-2005
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

**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		
<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	212		123
Extremely low income <=30% AMI	143	67	
Very low income (>30% but <=50% AMI)	61	29	
Low income (>50% but <80% AMI)	10	4	
Families with children	132	62	
Elderly families	55	26	
Families with Disabilities	31	15	
Race/ethnicity White	174	82	
Race/ethnicity Black	32	15	
Race/ethnicity AI	4	2	
Race/ethnicity Hisp/Other	2	1	
Characteristics by Bedroom Size (Public Housing Only) Efficiency			
1BR	X32	12	12
2 BR	6	3	33
3 BR	19	9	2
4 BR	8	4	12
			3

Housing Needs of Families on the Waiting List			
5 BR	2	1	1
5+ BR	2	1	0
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families 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.

(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

- Meet HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Meet 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 2003 grants)		
a) Public Housing Operating Fund	331,384	
b) Public Housing Capital Fund	327,241	
c) HOPE VI Revitalization	-----	
d) HOPE VI Demolition	-----	
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,255,128	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	-----	
g) Resident Opportunity and Self-Sufficiency Grants	-----	
h) Community Development Block Grant	-----	
i) HOME	-----	
Other Federal Grants (list below)	-----	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP50102	266,065	
CFP50101	26,893	
3. Public Housing Dwelling Rental Income	436,510	
4. Other income (list below)		
Interest	10,400	
Laundry, etc.	5,500	
4. Non-federal sources (list below)		
Total resources	3,659,121	

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)
At time of admission

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

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

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

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

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

(2)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 @ Esplanade
- 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?

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? Elderly - 4
Families - 2

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 & Esplanade 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: (state circumstances below)
- Other: (list below)

c. Preferences

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

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

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- 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)
Displaced by fire, flood/natural disaster, government action

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.

Date and Time 1

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 2
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction 2
- Those enrolled currently in educational, training, or upward mobility programs 2
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting) 2
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
Displaced by fire, flood/natural disaster, government action 1

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 (list)
Resident Handbook

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:

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 (describe below)

(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)

Preliminary applications may be made by mail

(3) Search Time

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

If yes, state circumstances below:

If need for a reasonable accommodation or response to lack of success due to tight market conditions or lead based paint problems

(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)
Displaced by fire, flood/natural disaster, government action

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.

Date and Time 1

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 2
- Veterans and veterans’ families
- Residents who live and/or work in your jurisdiction 2
- Those enrolled currently in educational, training, or upward mobility programs
2
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting) 2
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
Displaced by fire, flood/natural disaster, government action 1

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)

Information sheets included with preliminary application

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:

We charge 30% of adjusted income, but deductions are allowed in the amount of 7.65% of earned income, current child support payable out of the household, and medical expenses in excess of 3% of gross income, in concert with the mandatory federal work incentives.

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) _____
- 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)

Public Housing operating/capital expenses applied by formula as a fixed percentage of Section 8 Fair Market Rents. Tenants determined by this method are consistent with what a willing renter would pay for our units if not subsidized.

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 (0,1 and 2 Bedroom Units)
- 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)
As needed on an on-going basis

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)
Market Conditions

(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

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: Auburn Housing Authority has a 7 member Board, with two resident Commissioners, an Executive Director, Finance Director, Rental Programs Manager, Maintenance Director, two Property Managers, and staff.

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	191	40
Section 8 Vouchers	590	72
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	0*	0*
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)		
S8 - NC	100	12
S8 - SR	111	13

*Contract Expired 9-6-02

C. Management and Maintenance Policies

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

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

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 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 Attachment (state name) Attachment B

-or-

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

(2) 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 C

- 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>06/30/03</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: Lake Auburn Towne House	
1b. Development (project) number: ME007-001	
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 checked="" type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA’s Designation Plan <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>	
5. If approved, will this designation constitute a (select one)	
<input checked="" type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously-approved Designation Plan?	
6. Number of units affected:	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> 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: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)

<input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
<input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent
<input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units
<input type="checkbox"/> Other: (describe below)

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

C. 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)] Auburn Housing Authority anticipates entering into a contract with the City of Auburn to operate a rent-to-own homeownership program with City HOME funds.

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)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

more than 100 participants

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[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

1. Cooperative agreements:

Yes No: Has the PHA has 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? 03/23/2000

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)

We cooperate with DHS to utilize ASPIRE participants when feasible.

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)
Down payment matched savings program for homeownership; work incentives

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>Financial Independence Tomorrow (FIT) Program</i>	8	<i>Waiting list</i>	<i>Main Office</i>	<i>Sec 8 or unassisted</i>

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(2) Family Self Sufficiency program/s N/A

a. Participation Description

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

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

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (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)
Encourage knowledge of and participation in Crime Watch programs

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)
R A S S

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)

ME 007-002

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 2000 in this PHA Plan? N/A
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)
N/A

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

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

[24 CFR Part 903.7 9 (q)]

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

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

18. Other Information

[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 (File name)
 Provided below:

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

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

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

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

3. Description of Resident Election Process

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

- b. Eligible candidates: (select one)
 Any recipient of PHA assistance
 Any head of household receiving PHA assistance
 Any adult recipient of PHA assistance
 Any adult member of a resident or assisted family organization

Other (list)

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - Other: (list below)
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

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

Attachments

ATTACHMENT A

DECONCENTRATION POLICY

It is Auburn Housing Authority's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments, subject to the understanding that all Authority properties by definition are "lower income." Toward this end, as necessary, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminatory manner.

Auburn Housing Authority will affirmatively market our housing to all eligible income groups. Lower income persons will not be steered toward lower income developments and higher income persons will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments, the income levels of census tracts in which are developments are located, and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration goals of a particular development.

Auburn Housing Authority **may** offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development.

Various incentives may be used at different times, or under conditions, but will always be provided in a consistent and nondiscriminatory manner.

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

PHA Name: Auburn Housing Authority	Grant Type and Number Capital Fund Program Grant No: ME 36P 007 501 00 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (Revision No: 2)
 Performance and Evaluation Report for Period Ending: 09/30/02 Final Performance and Evaluation Report 09/30/02

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0.00	0.00	0.00	0.00
3	1408 Management Improvements	23,281.65	23,281.65	23,281.65	23,281.65
4	1410 Administration	35,000.00	35,000.00	35,000.00	35,000.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	11,000.00	11,000.00	11,000.00	11,000.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	148,915.16	146,915.16	146,915.16	146,915.16
10	1460 Dwelling Structures	59,267.89	62,647.89	62,647.89	62,647.89
11	1465.1 Dwelling Equipment—Nonexpendable	12,500.00	12,500.00	12,500.00	12,500.00
12	1470 Nondwelling Structures	6,679.30	5,299.30	5,299.30	5,299.30
13	1475 Nondwelling Equipment	25,363.00	25,363.00	25,363.00	25,363.00
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	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	322,007.00	322,007.00	322,007.00	322,007.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

Part II: Supporting Pages

PHA Name: Auburn Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME 36P 007 501 00 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
ME 7-1	Repl Comm Room condenser to A/C unit	1475	1 unit	0.00	0.00	0.00	0.00	
ME 7-1	Repl finishes on interior elevator cabs	1475	2 cabs	0.00	0.00	0.00	0.00	
ME 7-1	Replace aluminum/glass doors in lobby	1470	4 doors	0.00	0.00	0.00	0.00	
ME 7-1	Exterior-recaulk expansion joints	1460		0.00	0.00	0.00	0.00	
ME 7-1	Install rubber safety treads on stairs, replace VCT on landings	1460		0.00	0.00	0.00	0.00	
ME 7-1	Seal/stripe parking lot	1450		11,400.00	11,400.00	11,400.00	11,400.00	
ME 7-2	Sealcoat and fill-in roadways and restripe parking lot lines	1450		132,025.16	132,025.16	132,025.16	132,025.16	
ME 7-2	Replace hot water storage tanks	1465.1	2 units	0.00	0.00	0.00	0.00	
ME 7-2	Repl sinks,countertops,reface cabinets	1460	25 apts.	0.00	0.00	0.00	0.00	
ME 7-2	Exterior Siding	1460		39,057.89	42,437.89	42,437.89	42,437.89	
ME 7-2	Replace refrigerators, ½ of units	1465.1	25 apts.	12,500.00	12,500.00	12,500.00	12,500.00	
ME 7-2	Replace countertops in Comm. Kitchen	1470	1	2,000.00	0.00	0.00	0.00	
ME 7-7	Replace/rebuild retaining walls	1450		0.00	0.00	0.00	0.00	
ME 7-7	Replace roof	1460		19,560.00	19,560.00	19,560.00	19,560.00	
ME 7-8	Seal-coat/fill cracks/re-stripe park lot	1450		2,100.00	2,100.00	2,100.00	2,100.00	
ME 7-8	Complete Cabinet Re-face (918-99)	1460		650.00	650.00	650.00	650.00	
ME 7-10	Replace cellar drain, Building #1	1460		0.00	0.00	0.00	0.00	
ME 7-10	Construct a shelter at bus stop	1470		4,679.30	5,299.30	5,299.30	5,299.30	
ME 7-10	Construct fencing along the street and left property line	1450		1,390.00	1,390.00	1,390.00	1,390.00	
ME 7-10	Landscaping	1450		2,000.00	0.00	0.00	0.00	

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

Part II: Supporting Pages

PHA Name: Auburn Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME 36P 007 501 00 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Purchase Equipment							
Management	Lawn tractor, bobcat sidewalk plow	1475		25,363.00	25,363.00	25,363.00	25,363.00	
Improvements	Computer equipment/upgrade	1408		9,391.09	9,391.09	9,391.09	9,391.09	
	Office equipment for central file	1408		13,890.56	13,890.56	13,890.56	13,890.56	
	Architecture/Engineering							
	Design and overseeing of work as well as administration of the capital funds	1430		11,000.00	11,000.00	11,000.00	11,000.00	
	Salaries							
	Pro-ration of salaries	1410		35,000.00	35,000.00	35,000.00	35,000.00	
	Contingency	1502		0.00	0.00	0.00	0.00	

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

PHA Name: Auburn Housing Authority	Grant Type and Number Capital Fund Program Grant No: ME 36P 007 501 01 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 09/30/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0.00	0.00	0.00	0.00
3	1408 Management Improvements	5,000.00	5,318.25	5,318.25	5,318.25
4	1410 Administration	35,700.00	32,724.00	32,724.00	19,040.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	14,500.00	18,482.36	18,482.36	18,027.36
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	1,000.00	0.00	0.00	0.00
10	1460 Dwelling Structures	196,582.58	189,732.58	189,732.58	137,161.76
11	1465.1 Dwelling Equipment—Nonexpendable	10,407.50	10,407.50	10,407.50	10,407.50
12	1470 Nondwelling Structures	16,550.00	50,832.39	23,939.44	13,561.80
13	1475 Nondwelling Equipment	38,643.92	19,743.92	19,743.92	19,743.92
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	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
20	1502 Contingency	8,857.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	327,241.00	327,241.00	300,348.05	223,260.59
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 compliance	0.00	0.00	0.00	0.00
24	Amount of line 21 Related to Security – Soft Costs	0.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security – Hard Costs	0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures	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: Auburn Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME 36P 007 501 01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
ME 7-1	Sealcoat/stripe driveways/parking lot	1450		0.00	0.00	0.00	0.00	
ME 7-1	Pave pedestrian walkways	1450		0.00	0.00	0.00	0.00	
ME 7-1	Exterior seal/caulk	1460		89,000.00	0.00	0.00	0.00	
ME 7-1	Install rubber safety treads—replace	1460		11,150.00	0.00	0.00	0.00	
	VCT landing							
ME 7-1	Elevator upgrade to code	1460		36,000.00	35,953.00	35,953.00	35,953.00	
ME 7-2	Replace VCT/carpet, Community Bldg	1470		12,000.00	0.00	0.00	0.00	
ME 7-2	Replace hot water storage tanks	1460		0.00	0.00	0.00	0.00	
ME 7-2	Replace sinks/countertops	1460	25	0.00	0.00	0.00	0.00	
ME7-2	Exterior siding	1460		45,432.58	153,779.58	153,779.58	101,208.76	
ME 7-2	Refrigerators	1465.1	25	10,407.50	10,407.50	10,407.50	10,407.50	
ME 7-2	Paint interior rooms, Community Bldg	1470		4,550.00	6,900.00	6,900.00	6,900.00	
ME 7-2	Replace Exterior Siding – Comm Bldg	1470		0.00	36,530.39	9,637.44	0.00	
ME 7-2	Replace kitchen appliances, Comm. Bldg	1475		18,900.00	0.00	0.00	0.00	
ME 7-7	No Work Items							
ME 7-8	Reface kitchen cabinets	1460		0.00	0.00	0.00	0.00	
ME 7-10	Construct front entry roofs	1460		12,000.00	0.00	0.00	0.00	
ME 7-10	Replace shutters	1460		3,000.00	0.00	0.00	0.00	
ME 7-10	Construct court for basketball/multi use	1450		1,000.00	0.00	0.00	0.00	
PHA Wide	Equipment-work order vehicle	1475		19,743.92	19,743.92	19,743.92	19,743.92	
Management	A/E plan storage system/CAD, etc.	1408		5,000.00	5,318.25	5,318.25	5,318.25	

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

PHA Name: Auburn Housing Authority	Grant Type and Number Capital Fund Program Grant No: ME 36P 007 501 02 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: 1)
 Performance and Evaluation Report for Period Ending: 09/30/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations	2,500.00	10,251.00	10,251.00	0.00
3	1408 Management Improvements	32,800.00	44,000.00	4,027.85	4,027.85
4	1410 Administration	36,400.00	31,149.00	31,149.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	15,000.00	20,000.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	4,000.00	26,000.00	0.00	0.00
10	1460 Dwelling Structures	220,793.00	180,093.00	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Non-Dwelling Structures	0.00	0.00	0.00	0.00
13	1475 Non-Dwelling 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	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	311,493.00	311,493.00	45,427.85	4,027.85
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 compliance	0.00	0.00	0.00	0.00
24	Amount of line 21 Related to Security – Soft Costs	0.00	0.00	0.00	0.00
25	Amount of Line 21 Related to Security – Hard Costs	0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures	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: Auburn Housing Authority		Grant Type and Number Capital Fund Program Grant No: ME 36P 007 501 02 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
ME 7-1	Re-caulk windows/Weatherize Bldg	1460		18,000.00	108,093.00	0.00	0.00	
Lake Auburn	Replace hall carpeting (Stage 1)	1460		25,000.00	0.00	0.00	0.00	
Towne House	Replace carpeting in Comm Room	1460		2,843.00	0.00	0.00	0.00	
	Replace carpeting in units as necessary	1460		30,450.00	0.00	0.00	0.00	
ME 7-2	Replace or repair exterior storm doors	1460	50 units	12,000.00	0.00	0.00	0.00	
Family	Replace VCT & underlay in bathrooms	1460	50 units	20,000.00	0.00	0.00	0.00	
Development	Complete replacement of exterior siding	1460		79,000.00	10,000.00	0.00	0.00	
	Landscaping	1450		0.00	10,000.00	0.00	0.00	
ME 7-7	Repairs to Retaining Wall/Hot-top	1450		0.00	12,000.00	0.00	0.00	
Merrill Estates								
ME 7-8	Replace exterior windows (Stage 1)	1460	50 Windows	30,000.00	32,000.00	0.00	0.00	
Lincoln School	Replace exterior doors	1460	2 Doors	3,500.00	0.00	0.00	0.00	
	Replace Roof	1460		0.00	30,000.00	0.00	0.00	
ME 7-10	Landscaping	1450		4,000.00	4,000.00	0.00	0.00	
Broadview Acres								
HA- Wide	Management Improvements	1408		32,800.00	44,000.00	4,027.85	4,027.85	
	Architecture/Engineering-Design and Oversight of work items	1430		15,000.00	20,000.00	0.00	0.00	
	Salaries	1410		36,400.00	31,149.00	31,149.00	0.00	
	Contingency	1502		0.00	0.00	0.00	0.00	
	Operations	1406		2,500.00	10,251.00	10,251.00	0.00	

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

PHA Name: Auburn Housing Authority		Grant Type and Number Capital Fund Program No: ME 36P 007 501 02 Replacement Housing Factor No:				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide Management Improvements	06/04			06/06			
ME 7-1 Lake Auburn Towne House	06/04			06/06			
ME 7-2 Family Development	06/04			06/06			
ME 7-7 Merrill Estates	06/04			06/06			
ME 7-8 Lincoln School	06/04			06/06			
ME 7-10 Broadview Acres	06/04			06/06			

Annual Statement /Performance and Evaluation Report

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

PHA Name: Auburn Housing Authority	Grant Type and Number Capital Fund Program Grant No. ME36P00750103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
----------------------------------------------	----------------------------------------------------------------------------------------------------------------------	-------------------------------------

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	\$15,000.00			
3	1408 Management Improvements	\$3,500.00			
4	1410 Administration	\$32,724.00			
5	1411 Audit	\$0.00			
6	1415 Liquidated Damages	\$0.00			
7	1430 Fees and Costs	\$25,000.00			
8	1440 Site Acquisition	\$0.00			
9	1450 Site Improvement	\$20,000.00			
10	1460 Dwelling Structures	\$198,740.00			
11	1465.1 Dwelling Equipment-Nonexpendable	\$20,000.00			
12	1470 Nondwelling Structures	\$0.00			
13	1475 Nondwelling Equipment	\$2,000.00			
14	1485 Demolition	\$0.00			
15	1490 Replacement Reserve	\$0.00			
16	1492 Moving to Work Demonstration	\$0.00			
17	1495.1 Relocation Cost	\$0.00			
18	1499 Development Activities	\$0.00			
19	1501 Collateralization or Debt Service	\$0.00			
20	1502 Contingency	\$10,277.00			
21	Amount of Annual Grant: (sum of lines 2-20)	\$327,241.00			
22	Amount of line 21 Related to LBP Activities	\$0.00			
23	Amount of line 21 Related to Section 504 Compliance	\$0.00			
24	Amount of line 21 Related to Security -- Soft Costs	\$0.00			
25	Amount of line 21 Related to Security -- Hard Costs	\$0.00			
26	Amount of line 21 Related to Energy Conservation Measures	\$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: Auburn Housing Authority		Grant Type and Number Capital Fund Program Grant ME36P00750103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Mgmt Improvements	Management Improvements	1408		\$3,500.00				
			Total Mgmt Imp	\$3,500.00				
HA-Wide Admin	Funding for PHA Staff @ 10% of the annual grant amount in accordance with approved salary allocation plan	1410		\$32,724.00				
HA-Wide Fees and Costs	A & E services based on estimate of design work required for work items.	1430		\$25,000.00				
HA-Wide	Non-Dwell Equipment	1475		\$2,000.00				
			Total NDE:	\$2,000.00				

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
Auburn Housing Authority		Capital Fund Program Grant ME36P00750103 Replacement Housing Factor Grant No:			2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Lake Auburn Towne House ME 7-1	Site: Replace Sidewalk	1450		\$8,000.00				
			Total Site:	\$8,000.00				
	Mechanical and Electrical: None	1460		\$0.00				
			Total M&E:	\$0.00				
	Building Exterior: None	1460		\$0.00				
			Total B.E.:	\$0.00				
	Dwelling Units: None	1460		\$0.00				
			Total DUs:	\$0.00				
	Dwelling Equipment: None	1465.1		\$0.00				
			Total D.E.:	\$0.00				
Interior Common Areas: Repl Carpet/Asbestos Removal	1460		\$157,000.00					
		Total ICAs:	\$157,000.00					
Site-Wide Facilities: None	1470		\$0.00					
		Total SWFs:	\$0.00					
Nondwelling Equipment: None	1475		\$0.00					
		Total NDE:	\$0.00					
Total	ME 7-1		Project Total:	\$165,000.00				

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

PHA Name:		Grant Type and Number		Federal FY of Grant:				
Auburn Housing Authority		Capital Fund Program Grant ME36P00750103 Replacement Housing Factor Grant No:		2003				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Family Development ME 7-2	Site: None	1450		\$0.00				
			Total Site:	\$0.00				
	Mechanical and Electrical: None	1460		\$0.00				
			Total M&E:	\$0.00				
	Building Exterior: None	1460		\$0.00				
			Total B.E.:	\$0.00				
	Dwelling Units: None	1460		\$0.00				
			Total DUs:	\$0.00				
	Dwelling Equipment: Replace Stoves - All Units	1465.1	50	\$20,000.00				
			Total D.E.:	\$20,000.00				
Interior Common Areas: None	1460		\$0.00					
		Total ICAs:	\$0.00					
Site-Wide Facilities: None	1470		\$0.00					
		Total SWFs:	\$0.00					
Nondwelling Equipment: None	1475		\$0.00					
		Total NDE:	\$0.00					
Total	ME 7-2		Project Total:	\$20,000.00				

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

PHA Name:		Grant Type and Number		Federal FY of Grant:				
Auburn Housing Authority		Capital Fund Program Grant ME36P00750103 Replacement Housing Factor Grant No:		2003				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Merrill Estates ME 7-7	Site: Site Work - Area Between Bldgs.	1450		\$12,000.00				
			Total Site:	\$12,000.00				
	Mechanical and Electrical: None	1460		\$0.00				
			Total M&E:	\$0.00				
	Building Exterior: None	1460		\$0.00				
			Total B.E.:	\$0.00				
	Dwelling Units: None	1460		\$0.00				
			Total DUs:	\$0.00				
	Dwelling Equipment: None	1465.1		\$0.00				
			Total D.E.:	\$0.00				
Interior Common Areas: None	1460		\$0.00					
		Total ICAs:	\$0.00					
Site-Wide Facilities: None	1470		\$0.00					
		Total SWFs:	\$0.00					
Nondwelling Equipment: None	1475		\$0.00					
		Total NDE:	\$0.00					
Total	ME 7-7		Project Total:	\$12,000.00				

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

PHA Name:		Grant Type and Number		Federal FY of Grant:				
Auburn Housing Authority		Capital Fund Program Grant ME36P00750103 Replacement Housing Factor Grant No:		2003				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Lincoln School ME 7-8	Site: None	1450		\$0.00				
			Total Site:	\$0.00				
	Mechanical and Electrical: None	1460		\$0.00				
			Total M&E:	\$0.00				
	Building Exterior: Replace Windows/Exterior Doors	1460		\$31,740.00				
			Total B.E.:	\$31,740.00				
	Dwelling Units: None	1460		\$0.00				
			Total DUs:	\$0.00				
	Dwelling Equipment: None	1465.1		\$0.00				
			Total D.E.:	\$0.00				
Interior Common Areas: None	1460		\$0.00					
		Total ICAs:	\$0.00					
Site-Wide Facilities: None	1470		\$0.00					
		Total SWFs:	\$0.00					
Nondwelling Equipment: None	1475		\$0.00					
		Total NDE:	\$0.00					
Total	ME 7-8		Project Total:	\$31,740.00				

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

PHA Name:		Grant Type and Number		Federal FY of Grant:				
Auburn Housing Authority		Capital Fund Program Grant ME36P00750103 Replacement Housing Factor Grant No:		2003				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Broadview Acres ME 7-10	Site: None	1450		\$0.00				
			Total Site:	\$0.00				
	Mechanical and Electrical: None	1460		\$0.00				
			Total M&E:	\$0.00				
	Building Exterior: Replace Front and Cellar Doors	1460		\$10,000.00				
			Total B.E.:	\$10,000.00				
	Dwelling Units: None	1460		\$0.00				
			Total DUs:	\$0.00				
	Dwelling Equipment: None	1465.1		\$0.00				
			Total D.E.:	\$0.00				
Interior Common Areas: None	1460		\$0.00					
		Total ICAs:	\$0.00					
Site-Wide Facilities: None	1470		\$0.00					
		Total SWFs:	\$0.00					
Nondwelling Equipment: None	1475		\$0.00					
		Total NDE:	\$0.00					
Total	ME 7-10		Project Total:	\$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:		Grant Type and Number					Federal FY of Grant:
Auburn Housing Authority		Capital Fund Program Grant No ME36P00750103 Replacement Housing Factor Grant No:					2003
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	06/05			06/07			
ME 7-1 Lake Auburn Towne House	06/05			06/07			
ME 7-2 Family Development	06/05			06/07			
ME 7-7 Merrill Estates	06/05			06/07			
ME 7-8 Lincoln School	06/05			06/07			
ME 7-10 Broadview Acres	06/05			06/07			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Auburn Housing Authority						<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: ____
Development Number/Name/HA-Wide	Year 1 2003	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2005	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2006	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2007	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2008	
Lake Auburn Towne House (7-1)		\$0	\$86,500	\$31,500	\$70,000	
Family Development (7-2)		\$143,500	\$86,000	\$186,500	\$155,000	
Merrill Estates (7-7)		\$22,000	\$10,000	\$0	\$20,000	
Lincoln School (7-8)		\$0	\$29,000	\$6,000	\$0	
Broadview Acres (7-10)	Annual	\$92,000	\$5,000	\$3,000	\$0	
	Statement					
HA-Wide Physical Activities		\$0	\$0	\$0	\$0	
HA-Wide Non-Physical Activities		\$59,924	\$97,651	\$87,151	\$72,424	
HA-Wide Contingency		\$9,817	\$13,090	\$13,090	\$9,817	
CFP Funds Listed for 5-year planning		\$327,241	\$327,241	\$327,241	\$327,241	
Replacement Housing Factor Funds		\$0	\$0	\$0	\$0	

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

Activities for Year 1 2003	Activities for Year 2 FFY Grant: 2004 PHA FY: 2005			Activities for Year 3 FFY Grant: 2005 PHA FY: 2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	HA-Wide Physical Improvements	HA-WIDE Site: None		HA-Wide Physical Improvements	HA-WIDE Site: None	
		Total Site:	\$0		Total Site:	\$0
		HA WIDE Non-Dwell Structures None			HA WIDE Non-Dwell Structures None	
		Total Non-D.S.	\$0		Total Non-D.S.	\$0
		HA WIDE Non-Dwell Equipment None			HA WIDE Non-Dwell Equipment None	
		Total Non-D.E.	\$0		Total Non-D.E.	\$0
		Total HA WIDE - Physical Impr	\$0		Total HA WIDE - Physical Impr	\$0
		HA-Wide Non-Physical Activity			HA-Wide Non-Physical Activity	
		Operations	\$5,200		Operations	\$16,362
		Mgmt Improvements	\$5,750		Mgmt Improvements	\$32,724
		Administration	\$32,724		Administration	\$32,724
		A&E Costs	\$16,250		A&E Costs	\$15,841
		Total HA-Wide Non-Physical Act	\$59,924		Total HA-Wide Non-Physical Act	\$97,651
	HA-WIDE Contingency (3%)	\$9,817		HA-WIDE Contingency (4%)	\$13,090	
	Subtotal of Estimated Cost		\$69,741	Subtotal of Estimated Cost		\$110,741

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

Activities for Year 1 2003	Activities for Year 4 FFY Grant: 2006 PHA FY: 2007			Activities for Year 5 FFY Grant: 2007 PHA FY: 2008		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	HA-Wide Physical Improvements	HA-WIDE Site: None		HA-Wide Physical Improvements	HA-WIDE Site: None	
		Total Site:	\$0		Total Site:	\$0
		HA WIDE Non-Dwell Structures None			HA WIDE Non-Dwell Structures None	
		Total Non-D.S.	\$0		Total Non-D.S.	\$0
		HA WIDE Non-Dwell Equipment None			HA WIDE Non-Dwell Equipment None	
		Total Non-D.E.	\$0		Total Non-D.E.	\$0
		Total HA WIDE - Physical Impr	\$0		Total HA WIDE - Physical Impr	\$0
		HA-Wide Non-Physical Activity			HA-Wide Non-Physical Activity	
		Operations	\$16,362		Operations	\$16,362
		Mgmt Improvements	\$21,500		Mgmt Improvements	\$6,228
		Administration	\$32,724		Administration	\$32,724
		A&E Costs	\$16,565		A&E Costs	\$17,110
		Total HA-Wide Non-Physical Act	\$87,151		Total HA-Wide Non-Physical Act	\$72,424
	HA-WIDE Contingency (4%)	\$13,090		HA-WIDE Contingency (3%)	\$9,817	
	Subtotal of Estimated Cost		\$100,241	Subtotal of Estimated Cost		\$82,241

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

Activities for Year 1 2003	Activities for Year 2 FFY Grant: 2004 PHA FY: 2005			Activities for Year 3 FFY Grant: 2005 PHA FY: 2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	Lake Auburn Towne House (7-1)	Site: None		Lake Auburn Towne House (7-1)	Site: None	
		Total Site:	\$0	Total Site:	\$0	
		Mechanical and Electrical: None		Mechanical and Electrical:		
		Total M&E:	\$0	Total M&E:	\$0	
		Building Exterior: None		Building Exterior: None		
		Total B.E.:	\$0	Total B.E.:	\$0	
		Dwelling Units:		Dwelling Units:		
		Total DUs:	\$0	Replace toilets and bathroom sinks	\$50,000	
		Total DUs:	\$0	Total DUs:	\$50,000	
		Dwelling Equipment: None		Dwelling Equipment:		
		Total D.E.:	\$0	Replace Refrigerators (Stage 1)	\$18,500	
		Total D.E.:	\$0	Total D.E.:	\$18,500	
		Interior Common Areas: None		Interior Common Areas: None		
		Total ICAs:	\$0	Total ICAs:	\$0	
Site-Wide Facilities: None		Site-Wide Facilities: None				
Total SWFs:	\$0	Total SWFs:	\$0			
Nondwelling Equipment: None		Nondwelling Equipment:				
Total NDE:	\$0	Replace Trash Compactor	\$18,000			
Total NDE:	\$0	Total NDE:	\$18,000			
Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost		\$86,500	

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

Activities for Year 1 2003	Activities for Year 4 FFY Grant: 2006 PHA FY: 2007			Activities for Year 5 FFY Grant: 2007 PHA FY: 2008		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	Lake Auburn Towne House (7-1)	Site: None		Lake Auburn Towne House (7-1)	Site: None	
		Total Site:	\$0	Total Site:	\$0	
		Mechanical and Electrical: None		Mechanical and Electrical: Replace Fire Panel	\$70,000	
		Total M&E:	\$0	Total M&E:	\$70,000	
		Building Exterior: None		Building Exterior: None		
		Total B.E.:	\$0	Total B.E.:	\$0	
		Dwelling Units: None		Dwelling Units: None		
		Total DUs:	\$0	Total DUs:	\$0	
		Dwelling Equipment: Replace Refrigerators (Stage 2)	\$31,500	Dwelling Equipment: None		
		Total D.E.:	\$31,500	Total D.E.:	\$0	
		Interior Common Areas: None		Interior Common Areas: None		
		Total ICAs:	\$0	Total ICAs:	\$0	
		Site-Wide Facilities: None		Site-Wide Facilities: None		
Total SWFs:	\$0	Total SWFs:	\$0			
Nondwelling Equipment: None		Nondwelling Equipment: None				
Total NDE:	\$0	Total NDE:	\$0			
Subtotal of Estimated Cost		\$31,500	Subtotal of Estimated Cost	\$70,000		

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

Activities for Year 1 2003	Activities for Year 2 FFY Grant: 2004 PHA FY: 2005			Activities for Year 3 FFY Grant: 2005 PHA FY: 2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	Family Development (7-2)	Site: None		Family Development (7-2)	Site: None	
		Total Site:	\$0	Total Site:	\$0	
		Mechanical and Electrical: None		Mechanical and Electrical: None		
		Total M&E:	\$0	Total M&E:	\$0	
		Building Exterior: None		Building Exterior: Repoint brick facades and chimneys	\$51,000	
		Total B.E.:	\$0	Total B.E.:	\$51,000	
		Dwelling Units: Replace VCT (all rooms except bath) (Stage 1)	\$46,500	Dwelling Units: Replace VCT (all rooms except bath) (Stage 2)	\$35,000	
		Reface kitchen cabinets	\$85,000			
		Replace/Repair Exterior Storm Doors	\$12,000			
		Total DUs:	\$143,500	Total DUs:	\$35,000	
		Dwelling Equipment: None		Dwelling Equipment: None		
		Total D.E.:	\$0	Total D.E.:	\$0	
		Interior Common Areas: None		Interior Common Areas: None		
Total ICAs:	\$0	Total ICAs:	\$0			
Site-Wide Facilities: None		Site-Wide Facilities: None				
Total SWFs:	\$0	Total SWFs:	\$0			
Nondwelling Equipment: None		Nondwelling Equipment: None				
Total NDE:	\$0	Total NDE:	\$0			
Subtotal of Estimated Cost		\$143,500	Subtotal of Estimated Cost		\$86,000	

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

Activities for Year 1 2003	Activities for Year 4 FFY Grant: 2006 PHA FY: 2007			Activities for Year 5 FFY Grant: 2007 PHA FY: 2008		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	Family Development (7-2)	Site: Repave streets and parking lots	\$100,000	Family Development (7-2)	Site: None	
		Total Site:	\$100,000		Total Site:	\$0
		Mechanical and Electrical: None			Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:	\$0
		Building Exterior: Replace roofs (Stage 1)	\$86,500		Building Exterior: Replace roofs (Stage 2)	\$75,000
		Total B.E.:	\$86,500		Total B.E.:	\$75,000
		Dwelling Units: None			Dwelling Units: Replace Tubs	\$80,000
		Total DUs:	\$0		Total DUs:	\$80,000
		Dwelling Equipment: None			Dwelling Equipment: None	
		Total D.E.:	\$0		Total D.E.:	\$0
		Interior Common Areas: None			Interior Common Areas: None	
		Total ICAs:	\$0		Total ICAs:	\$0
		Site-Wide Facilities: None			Site-Wide Facilities: None	
Total SWFs:	\$0	Total SWFs:	\$0			
Nondwelling Equipment: None		Nondwelling Equipment: None				
Total NDE:	\$0	Total NDE:	\$0			
Subtotal of Estimated Cost		\$186,500	Subtotal of Estimated Cost		\$155,000	

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

Activities for Year 1 2003	Activities for Year 2 FFY Grant: 2004 PHA FY: 2005			Activities for Year 3 FFY Grant: 2005 PHA FY: 2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	Merrill Estates (7-7)	Site: None		Merrill Estates (7-7)	Site: None	
		Total Site:	\$0	Total Site:	\$0	
		Mechanical and Electrical: None		Mechanical and Electrical: None		
		Total M&E:	\$0	Total M&E:	\$0	
		Building Exterior: None		Building Exterior: None		
		Total B.E.:	\$0	Total B.E.:	\$0	
		Dwelling Units: Reface kitchen cabinets/Replace sinks and countertops	\$22,000	Dwelling Units: None		
		Total DUs:	\$22,000	Total DUs:	\$0	
		Dwelling Equipment: None		Dwelling Equipment: Replace Refrigerators and Ranges	\$10,000	
		Total D.E.:	\$0	Total D.E.:	\$10,000	
		Interior Common Areas: None		Interior Common Areas: None		
		Total ICAs:	\$0	Total ICAs:	\$0	
		Site-Wide Facilities: None		Site-Wide Facilities: None		
Total SWFs:	\$0	Total SWFs:	\$0			
Nondwelling Equipment: None		Nondwelling Equipment: None				
Total NDE:	\$0	Total NDE:	\$0			
Subtotal of Estimated Cost		\$22,000	Subtotal of Estimated Cost		\$10,000	

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

Activities for Year 1	Activities for Year 4 FFY Grant: 2006 PHA FY: 2007			Activities for Year 5 FFY Grant: 2007 PHA FY: 2008		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
2003						
See Annual Statement	Merrill Estates (7-7)	Site: None		Merrill Estates (7-7)	Site: None	
		Total Site:	\$0	Total Site:	\$0	
		Mechanical and Electrical: None		Mechanical and Electrical: None		
		Total M&E:	\$0	Total M&E:	\$0	
		Building Exterior: None		Building Exterior: None		
		Total B.E.:	\$0	Total B.E.:	\$0	
		Dwelling Units: None		Dwelling Units: None		
		Total DUs:	\$0	Total DUs:	\$0	
		Dwelling Equipment: None		Dwelling Equipment: None		
		Total D.E.:	\$0	Total D.E.:	\$0	
		Interior Common Areas: None		Interior Common Areas: None		
		Total ICAs:	\$0	Total ICAs:	\$0	
		Site-Wide Facilities: None		Site-Wide Facilities: Renovate community room	\$20,000	
Total SWFs:	\$0	Total SWFs:	\$20,000			
Nondwelling Equipment: None		Nondwelling Equipment: None				
Total NDE:	\$0	Total NDE:	\$0			
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost		\$20,000

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Activities for Year 1 2003	Activities for Year 2 FFY Grant: 2004 PHA FY: 2005			Activities for Year 3 FFY Grant: 2005 PHA FY: 2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	Lincoln School (7-8)	Site: None		Lincoln School (7-8)	Site: None	
		Total Site:	\$0	Total Site:	\$0	
		Mechanical and Electrical: None		Mechanical and Electrical: Replace/overhaul boiler	\$15,000	
		Total M&E:	\$0	Total M&E:	\$15,000	
		Building Exterior: None		Building Exterior: None		
		Total B.E.:	\$0	Total B.E.:	\$0	
		Dwelling Units: None		Dwelling Units: None		
		Total DUs:	\$0	Total DUs:	\$0	
		Dwelling Equipment: None		Dwelling Equipment: Replace refrigerators and stoves	\$10,000	
		Total D.E.:	\$0	Total D.E.:	\$10,000	
		Interior Common Areas: None		Interior Common Areas: Add emergency lights	\$4,000	
		Total ICAs:	\$0	Total ICAs:	\$4,000	
		Site-Wide Facilities: None		Site-Wide Facilities: None		
Total SWFs:	\$0	Total SWFs:	\$0			
Nondwelling Equipment: None		Nondwelling Equipment: None				
Total NDE:	\$0	Total NDE:	\$0			
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost		\$29,000

Capital Fund Program Five-Year Action Plan
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Activities for Year 1 2003	Activities for Year 4 FFY Grant: 2006 PHA FY: 2007			Activities for Year 5 FFY Grant: 2007 PHA FY: 2008		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	Lincoln School (7-8)	Site: None		Lincoln School (7-8)	Site: None	
		Total Site:	\$0	Total Site:	\$0	
		Mechanical and Electrical: None		Mechanical and Electrical: None		
		Total M&E:	\$0	Total M&E:	\$0	
		Building Exterior: None		Building Exterior: None		
		Total B.E.:	\$0	Total B.E.:	\$0	
		Dwelling Units: Replace closet doors	\$6,000	Dwelling Units: None		
		Total DUs:	\$6,000	Total DUs:	\$0	
		Dwelling Equipment: None		Dwelling Equipment: None		
		Total D.E.:	\$0	Total D.E.:	\$0	
		Interior Common Areas: None		Interior Common Areas: None		
		Total ICAs:	\$0	Total ICAs:	\$0	
		Site-Wide Facilities: None		Site-Wide Facilities: None		
Total SWFs:	\$0	Total SWFs:	\$0			
Nondwelling Equipment: None		Nondwelling Equipment: None				
Total NDE:	\$0	Total NDE:	\$0			
	Subtotal of Estimated Cost		\$6,000	Subtotal of Estimated Cost		\$0

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

Activities for Year 1 2003	Activities for Year 2 FFY Grant: 2004 PHA FY: 2005			Activities for Year 3 FFY Grant: 2005 PHA FY: 2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	Broadview Acres (7-10)	Site: None		Broadview Acres (7-10)	Site: Replace fence	\$5,000
		Total Site:	\$0	Total Site:	\$5,000	
		Mechanical and Electrical: None		Mechanical and Electrical: None		
		Total M&E:	\$0	Total M&E:	\$0	
		Building Exterior: None		Building Exterior: None		
		Total B.E.:	\$0	Total B.E.:	\$0	
		Dwelling Units: Replace VCT all units Replace sinks and countertops	\$62,000 \$30,000	Dwelling Units: None		
		Total DUs:	\$92,000	Total DUs:	\$0	
		Dwelling Equipment: None		Dwelling Equipment: None		
		Total D.E.:	\$0	Total D.E.:	\$0	
		Interior Common Areas: None		Interior Common Areas: None		
		Total ICAs:	\$0	Total ICAs:	\$0	
		Site-Wide Facilities: None		Site-Wide Facilities: None		
		Total SWFs:	\$0	Total SWFs:	\$0	
Nondwelling Equipment: None		Nondwelling Equipment: None				
Total NDE:	\$0	Total NDE:	\$0			
Subtotal of Estimated Cost		\$92,000	Subtotal of Estimated Cost		\$5,000	

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Activities for Year 1 2003	Activities for Year 4 FFY Grant: 2006 PHA FY: 2007			Activities for Year 5 FFY Grant: 2007 PHA FY: 2008		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	Broadview Acres (7-10)	Site: Bicycle racks	\$3,000	Broadview Acres (7-10)	Site: None	
		Total Site:	\$3,000		Total Site:	\$0
		Mechanical and Electrical: None			Mechanical and Electrical: None	
		Total M&E:	\$0		Total M&E:	\$0
		Building Exterior: None			Building Exterior: None	
		Total B.E.:	\$0		Total B.E.:	\$0
		Dwelling Units: None			Dwelling Units: None	
		Total DUs:	\$0		Total DUs:	\$0
		Dwelling Equipment: None			Dwelling Equipment: None	
		Total D.E.:	\$0		Total D.E.:	\$0
		Interior Common Areas: None			Interior Common Areas: None	
		Total ICAs:	\$0		Total ICAs:	\$0
		Site-Wide Facilities: None			Site-Wide Facilities: None	
Total SWFs:	\$0	Total SWFs:	\$0			
Nondwelling Equipment: None		Nondwelling Equipment: None				
Total NDE:	\$0	Total NDE:	\$0			
	Subtotal of Estimated Cost		\$3,000	Subtotal of Estimated Cost		\$0