

U.S.DepartmentofHousingandUrbanDevelopment
OfficeofPublicandIndianHousing

HADCOPublicHousingPlan

5-YearPlanforFiscalYears2003 -2008

AnnualPlanforFiscal -Year2003

**NOTE:THISPHAPLANSTEMPLATE(HUD 50075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

PHA Plan Agency Identification

PHAName: Housing Authority of Douglas County

PHANumber: OR003

PHAFiscalYearBeginning:(mm/yyyy) 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
PHAF ISCAL YEARS 2003 -2008
 [24CFRPart903.5]

A.Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here) "We are committed to providing peace of mind and the opportunity to improve quality of life through affordable housing."

B.Goals

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

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

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

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

PHA Goal: Provide an improved living environment

Objectives:

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

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

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

Objectives:

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

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

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

Other PHA Goals and Objectives: (list below)

AnnualPHAPlan
PHAFiscalYear2000
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

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

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

N/A

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)] Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- FY2003 Capital Fund Program Annual Statement

- 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
 FY2003 Capital Fund Program 5 Year Action Plan
 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	PHAP lan Certification 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 jurisdiction 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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD - approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	any active CIAP grant	
	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 HOPEVI applications or, if more recent, approved or submitted HOPEVI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	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
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
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

[24CFR Part 903.79(a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	2200	5	5	N/A	5		
Income > 30% but <= 50% of AMI	2400	4	4	N/A	5		
Income > 50% but < 80% of AMI	2200	3	3	N/A	4		
Elderly	1473	5	5	N/A	5	5	4
Families with Disabilities	1746	5	5	N/A	3		5
Race/White	97%						
Race/Black	.2%						
Race/Am. Ind.	1.6%						
Race/Hispanic	3.8%						
Race/Asian	1.0%						

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2000
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset

- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year: 98/99
- Other sources: (list and indicate year of information) Douglas League of Women Voters 1996 study, PSUS study 1992; 1999 Continuum of Care: CAPS analysis; Douglas County Housing and Homeless Coalition

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.

Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	372		70
Extremely low income <= 30% AMI	322	86%	
Very low income (> 30% but <= 50% AMI)	43	11%	
Low income (> 50% but < 80% AMI)	N/A	N/A	
Families with children	160	45%	
Elderly families	26	6%	

Familieswith Disabilities	28	7%	
Race/ethnicity	White372	100%	
Race/ethnicity	N/A		
Race/ethnicity			
Race/ethnicity			
Characteristicsby BedroomSize (PublicHousing Only)			
1BR			
2BR			
3BR			
4BR			
5BR			
5+BR			
Isthewaitinglistclosed(selectone)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Ifyes:			
Howlonghasitbeenclosed(#ofmonths)?1month			
DoesthePHAexpecttoreopenhelistinthePHA Planyear? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist,evenif generallyclosed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

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

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	525		18
Extremely low income <= 30% AMI	459	88%	
Very low income (>30% but <=50% AMI)	51	10%	
Low income (>50% but <80% AMI)	15	2%	
Families with children	269	51%	
Elderly families	58	11%	
Families with Disabilities	70	13%	
Race/ethnicity	White 517	98%	
Race/ethnicity	Black 1	02%	
Race/ethnicity	Indian	1.3%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	205	39%	4
2BR	195	38%	6
3BR	99	19%	8

Housing Needsof Familiesonthe WaitingList			
4BR	26	5%	0
5BR			
5+BR			
Isthewaitinglistclosed(selectone)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Ifyes:			
Howlonghasitbeenclosed(#ofmonths)?			
DoesthePHAexpecttoopenthe listinthePHAPlanyear? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist,evenif generallyclosed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

C.StrategyforAddressingNeeds

ProvideabriefdescriptionofthePHA'sstrategyforaddressingthehousingneedsoffamiliesinthe jurisdictionandonthewaitinglist **INTHEUPCOMINGYEAR** ,andtheAgency'sreasonsfor choosingthisstrategy.

(1)Strategies

Need:Shortageofaffordablehousingforalleligiblepopulations

Strategy1.MaximizethenumberofaffordableunitsavailabletothePHAwithin itscurrentresourcesby:

Selectallthatapply

- Employeffectivemaintenanceandmanagementpoliciestominimizethe numberofpublichousingunitsoff -line
- Reduceturnovertimeforvacatedpublichousingunits
- Reducetimetorenovatepublichousingunits
- Seekreplacementofpublichousingunitslosttotheinventorythroughmixed financedevelopment
- Seekreplacementofpublichousingunitslosttotheinventorythroughsection 8replacementhousingresources
- Maintainorincreasesection8lease -upratesbyestablishingpaymentstandards thatwillenablefamielstorentthroughoutthejurisdiction
- Undertakemeasurestoensureaccesstoaffordablehousingamongfamilies assistedbythePHA,regardlessounitsizerequired

- Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-uprates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

- Employadmissionspreference saimedatfamilieswhoareworking
- Adoptrentpoliciestosupportandencouragework
- Other:(listbelow)

Need:SpecificFamilyTypes:TheElderly

Strategy1: Targetavailableassistancetotheelderly:

Selectallthatapply

- Seekdesignationofpublichousingfortheelderly
- Applyforspecial -purposevoucherstargetedtotheelderly,shouldtheybecome available
- Other:(listbelow)

Need:SpecificFamilyTypes: FamilieswithDisabilities

Strategy1: TargetavailableassistancetoFamilieswithDisabilities:

Selectallthatapply

- Seekdesignationofpublichousingforfamilieswithdisabilities
- Carryoutthomodificationsneededinpublichousingbasedonthesection504 NeedsAssessmentforPublicHousing
- Applyforspecial -purposevoucherstargetedtofamilieswithdisabilities, shouldtheybecomeavailable
- Affirmativelymarketto localn on-profitagenciesthatassistfamilieswith disabilities
- Other:(listbelow)

Need:SpecificFamilyTypes:Racesorethnicitieswithdisproportionatehousing needs

Strategy1:IncreaseawarenessofPHAreourcesamongfamiliesofracesand ethnicitieswithdisproportionateneeds:

Selectifapplicable

- Affirmativelymarkettoraces/ethnicitiesshowntohavedisproportionate housingneeds
- Other:(listbelow)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants 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) Fair Housing Workshops/For Landlords & Tenants.

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 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing 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 (FY2002 grants)		
a) Public Housing Operating Fund	403,402	
b) Public Housing Capital Fund	349,326	
c) HOPEVI Revitalization		
d) HOPEVI Demolition		
e) Annual Contributions for Section 8 Tenant -Based Assistance	3,199,711	
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)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	250,200	
4. Other income (list below)	11,500	
Officerent (S/8)	10,900	
Interest	1,000	
4. Non -federal sources (list below)	62,000	FSS 10/1/02 -9/30/03
Total resources	4,288,039	

3.PHAPoliciesGoverningEligibility,Selection,andAdmissions

[24CFRPart903.79(c)]

A.PublicHousing

Exemptions:PHAsthatdonotadministerpublichousingarenotrequiredtocompletesubcomponent 3A.

(1)Eligibility

a. WhendoesthePHAverifyeligibilityforadmissiontopublichousing?(selectall thatapply)

- Whenfamiliesarewithinacertainnumberofbeingofferedaunit:(state number)3
- Whenfamiliesarewithinacertaintimeofbeingofferedaunit:(statetime) asmuchas30days
- Other:(describe)

b. Whichnon-income(screening)factorsdoesthePHAusetoestablisheligibilityfor admissiontopublichousing(selectallthatapply)?

- CriminalorDrug-relatedactivity
- Rentalhistory
- Housekeeping
- Other(describe)

c. Yes No:DoesthePHArequestcriminalrecordsfromlocallaw enforcementagenciesforscreeningpurposes?

d. Yes No:DoesthePHArequestcriminalrecordsfromStatelaw enforcementagenciesforscreeningpurposes?

e. Yes No:DoesthePHAaccessFBIcriminalrecordsfromtheFBIfor screeningpurposes?(eitherdirectlyorthroughanNCIC authorizedsource)

(2)WaitingListOrganization

a. WhichmethodsdoesthePHAplantousetoorganizeitpublichousingwaitinglist (selectallthatapply)

- Community-widelist
- Sub-jurisdictionallists

- Site-based waiting lists
- Other (describe)

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

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

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

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Incometargeting:

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

b. Transfer policies:

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

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

c. Preferences

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

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability

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

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preference to income targeting requirements:

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

(5) Occupancy

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

- The PHA - resident lease
- The PHA's Admissions and (Continue d) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

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

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

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) development 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 development 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: PHA 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) Compliance with S/8 Program, if requested by landlord.

(2)WaitingListOrganization

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

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

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

- PHA main administrative office
- Other (list below)

(3)SearchTime

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

If yes, state circumstances below : Reasonable Accommodation, family emergency, unable to locate unit.

(4)AdmissionsPreferences

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
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below) Orchard Knoll

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

1 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- 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) Orchard Knoll

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

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

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

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

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

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families 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 admission to any special -purpose section 8 program administered by the PHA contained? (select all that apply)

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

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

- Through published notices
 Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.79(d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

- \$0
 \$1-\$25
 \$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?

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

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

For the earned income of a previously unemployed household member

For increases in earned income

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

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

For household heads

For other family members

For transportation expenses

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

Other (describe below)

e. Ceiling rents

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

Yes for all developments

Yes but only for some developments

No

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

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

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

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

f. Rent determination:

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

- Never
- At family option
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below) Anytime family has a composition change

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12-month

disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

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

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

B. Section 8 Tenant -Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies .

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

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

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

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

c. If the payment standard is higher than FMR, why has the PHA chosen this level?

(select all that apply)

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

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

- Annually
- Other (list below)

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

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

(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

[24CFR Part 903.79(e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.

- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	155	40
Section 8 Vouchers	650	120
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)	Welfare to Work 35 Family Unif. 35 Mainstream 35	5 15 15
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs (list individually)		

C. Management and Maintenance Policies

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

- (1) Public Housing Maintenance and Management: (list below)
Pesticide Policy, Emergency Procedure, Hazard Materials Policy, Safety Program, Communicable Disease Program, Confidentiality Policy,

ReasonableAccommodationPolicy,FHEO,MaintenancePolicy,
ProcurementPolicy,PersonnelPolicy,OccupancyPolicy,Grievance
Procedure,EvictionProcedure,PetPolicy

(2) Section8Management:(listbelow)

EmergencyProcedure,HazardMaterialsPolicy,SafetyProgram,
CommunicableDiseaseProgram,ConfidentialityPolicy,Reasonable
AccommodationPolicy,FHEO,ProcurementPolicy,PersonnelPolicy,
AdministrativePlan,GrievanceProcedure,TerminationforS/8.

6. PHA Grievance Procedures

[24CFRPart903.79(f)]

Exemptionsfromcomponent6:HighperformingPHAsarenotrequiredtocompletecomponent6.
Section8 -OnlyPHAsareexemptfromsub -component6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24CFRPart966, SubpartB, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicant stop 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 24CFR982?

If yes, list additions to federal requirements below:

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

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.79(g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) ****PLEASE SEE AT END OF PLAN** TABLE LIBRARY**

-or-

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

(2) Optional 5 -Year Action Plan

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

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

b. If yes to question a, select one:

The Capital Fund Program 5 - Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name)** **PLEASE SEE AT END OF PLAN** TABLE LIBRARY**

-or-

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

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

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

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

1. Development name:

2. Development (project) number:

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

- Revitalization Plan under development
- Revitalization 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 HOPEVI Revitalization grant in the Plan year?
If yes, list development name/s below:

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

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

8. Demolition and Disposition

[24CFR Part 903.79(h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission:	<u>(DD/MM/YY)</u>
5. Number of units affected:	

6. Coverage of action (select one)

Part of the development

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 903.79(i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description

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

10. Conversion of Public Housing to Tenant -Based Assistance

[24 CFR Part 903.79(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 FY1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete 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 1.1. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPEVI demolition application (date submitted or approved: _____) <input type="checkbox"/> Units addressed in a pending or approved HOPEVI revitalization plan (date submitted or approved: _____) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B.ReservedforConversionspursuanttoSection22oftheU.S.HousingActof 1937

C.ReservedforConversionspursuanttoSection33oftheU.S.HousingActof 1937

11.HomeownershipProgramsAdministeredbythePHA

[24CFRPart903.79(k)]

A.PublicHousing

ExemptionsfromComponent11A:Section8onlyPHAsarenotrequiredtocomplete11A.

1. Yes No: DoesthePHAadministeranyhomeownershipprograms administeredbythePHAunderanapprovedsection5(h) homeownershipprogram(42U.S.C.1437c(h)),oranapproved HOPE Iprogram(42U.S.C.1437aaa)orhasthePHAapplied orplanto applytoadministeranyhomeownershipprograms undersection5(h),theHOPEIprogram,orsection32ofthe U.S.HousingActof1937(42U.S.C.1437z -4).(If“No”,skip tocomponent11B;if“yes”,completeoneactivitydescription foreachapplicableprogram/plan,unlesseligibletocompletea streamlinedsubmissiondueto **smallPHA or highperforming PHA**status.PHAscompletingstreamlinedsubmissionsmay skiptocomponent11B.)

2.ActivityDescription

Yes No: HasthePHAprovidedallrequiredactivitydescription informationforthiscomponentinthe **optional**PublicHousing AssetManagementTable?(If“yes”,skiptocomponent12.If “No”,completetheActivityDescriptiontablebelow.)

PublicHousingHomeownershipActivityDescription (Completeoneforeachdevelopmentaffected)
1a.Developmentname:
1b.Development(project)number:
2.FederalProgramauthority: <input type="checkbox"/> HOPEI

<input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

more than 100 participants

b. PHA - established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self -sufficiency Programs

[24CFR Part 903.79(1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - 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 entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY
06/28/00

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 program to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare -to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants **(1) General**

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provide name)	Eligibility (public housing or section 8 participants or both)
Rosewood Homes Resident Council	60	Other	James Meyer Center	P/H
Homeless Coalition	28	Other	PHA	Both
Homeownership	Open	Waitlist	PHA	Both
FSS	75	Waitlist	PHA	Both
IDA	10	Waitlist	PHA	Both
H/B Fair	Open	Random	PHA	Public
H/B Education	Open	Random	PHA	Public

RaysProgram	Open	Specific	PHA	Both

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2002 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	15	10/17/02
Section 8	85	10/17/02

- 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 plan 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.PHASafetyandCrimePreventionMeasures

[24CFRPart903.79 (m)]

ExemptionsfromComponent13:HighperformingandsmallPHAsnotparticipatinginPHDEPand Section8OnlyPHAsmayskiptocomponent15.HighPerformingandsmallPHAsthatare participatinginPHDEPandareshsubmittingaPHDEPPlanwiththisPHAPlanmayskiptosub componentD.

A.Needformeasurestoensurethesafetyofpublichousingresidents

1.Describetheneedformeasurestoensurethesafetyofpublichousingresidents

(selectallthatapply)

- Highincidenceofviol entand/ordrug -relatedcrimeinsomeorallofthePHA's developments
- Highincidenceofviolentand/ordrug -relatedcrimeintheareassurroundingor adjacenttothePHA'sdevelopments
- Residentsfearfulfortheirsafetyand/orthesafetyoftheirchildren
- Observedlower -levelcrime,vandalismand/orgraffiti
- Peopleonwaitinglistunwillingtomoveintooneormoredevelopmentsdueto perceivedand/oractuallevelsofviolentand/or dr ug-relatedcrime
- Other(describellow)

2.WhatinformationordatadidthePHAusedtodeterminetheneedforPHAactions toimprovesafetyofresidents(selectallthatapply).

- Safetyandsecuritysurveyofresidents
- Analysisofcrimestatisticsovertimeforcrimescommitted“inandaround” publichousingauthority
- Analysisofcosttrendsovertimeforrepairofvandalismandremovalof graffiti
- Residentreports
- PHAemployeereports
- Policereports
- Demonstrable,quantifiablesuccesswithpreviousorongoinganticrime/anti drugprograms
- Other(describellow)

3.Whichdevelopmentsaremostaffected?(listbelow)

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

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

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

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

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY2000 PHDEP funds must provide a PHDEP Plan meetings _____ pecified 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 FY2000 in this PHA Plan?

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

14. RESERVED FOR PET POLICY

[24CFR Part 903.79(n)]

See Attachments

15. Civil Rights Certifications

[24CFR Part 903.79(o)]

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

16. Fiscal Audit

[24CFR Part 903.79(p)]

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

[24CFR Part 903.79(q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock,

including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

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

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

- Attached as Attachment (Filename)
- 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) Oregon
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) no commitment made

D. Other Information Required by HUD Use this section to provide any additional information requested by HUD.

Attachments

Certification of review for conversion of Public Housing of Douglas County/October 1, 2001: The Housing Authority of Douglas County, OR certifies that it has reviewed each covered development's operations as Public Housing; considered the implications of converting the Public Housing to tenant based assistance; and concluded that conversion of the development may be inappropriate because removal of the development would not meet the necessary conditions for voluntary conversion.

Roseburg-01	0
Reedsport-02	0
Oakland-04	0
Riddle-05	0
Winston-06	0
Reedsport-07	0
Yoncalla-08	0

Substantial Deviation and Significant Amendment/Modification: the Housing Authority of Douglas County will consider the following to be significant amendments or modifications:

- ❖ Changes to rent or admissions policies or organization of the waiting list;
- ❖ Additions of non-emergency work items (items not included in the current annual statement or 5-year action plan) or change in use of replacement reserve funds under the Capital Fund.

Term of Appointment: Refer to ORS 456 and the HADCO Bylaws. It is the same process as other board members.

Resident on HADCO Board: Fran Collins 4/14/04

Appointing Officials: Douglas County Commissioners

Community Service Program: We have our program in place with a coordinator and at this time we do not have anyone actively volunteering. When a participant becomes eligible we have everything in place to accommodate.

RAB Information: Members are as follows: Darlene Wolf, Barbara Spotswood, and Donna Casey.

De-concentration Question: Does the PHA have any general occupancy (family) Public Housing developments covered by the de-concentration rule? NO -If no, this section complete.

Homeownership Program Capacity Statement: HADCO has developed the capacity to operate and administer a homeownership program during the past four years. During that period of time we have held annual Homebuyer Fairs, established a coalition of non-profit and private sector partners who, together, offer the state approved ABC's of Homeownership training to all homebuyers in Douglas County. Our local partnership allows us the capacity to be successful in the work of providing affordable homeownership opportunities to low-income families in our county. Our partners include: local lenders, Realtor Board, Homebuyers Association, Education Services District, Douglas Community Development Corporation, Inspections Unlimited, URCOG, and Consumer Credit Counseling. Our first priority is to FSS participants and Public Housing Program.

Pet Policy:

The Housing Authority of Douglas County
902 W. Stanton St.
Roseburg, OR. 97470
(541)673-6548

1. Pet selection criteria:

A. Pets are limited to the following:

1. One adult dog **or** one adult cat. The dog cannot exceed 12 inches in height (at the shoulders) nor exceed 25 pounds in weight, and/or,
 - (a) A fish aquarium
 - (b) Two small birds, e.g. canary, parakeet, finch, etc. (no birds of prey are permitted)

II. Pre-conditions: (*must be completed BEFORE any pet is brought on the premises*)

A. Residents shall:

1. Pay a \$50.00 non-refundable fumigation fee.
2. Present proof from a veterinarian or similar responsible person that the dog or cat has been neutered and vaccinated.
3. Show proof of current license (when applicable)
4. Designate two people willing to accept responsibility for the pet in an emergency.
5. Sign a pet agreement with the Housing Authority.
6. Obtain "Authorization for Pet Ownership" Approved by the Public Housing Manager.

III. Occupancy Requirements:

1. No vicious nor intimidating animals are allowed.
2. All cats and dogs will remain inside the residence, be on a leash, in a carrier and under the direct control of the owner.
3. The pet will not use the common area except to pass to and from the owner's unit.
4. The owner must control animal waste, the owner must remove animal waste from their yard and common areas immediately.
5. Pets shall not interfere with the peaceful enjoyment of other residents or neighbors by barking, howling, biting, scratching, meowing, running loose, or other activities making them a nuisance animal.
6. The tenant shall inform the Housing Authority when requesting a work order that their dog or cat in the unit and post the approved pet notice on the front door of their residence. eisa
7. No visiting pets will be allowed at any time.
8. Pet food must be kept in a sealed container to avoid infestation.

IV. Resident agrees that:

1. Any damages caused by their pet will be corrected by our maintenance staff and will be the sole financial responsibility of the tenant.
2. Adequate sanitary control and precaution will be taken to eliminate pet odors and associated problems, fleas and other parasites, etc.
3. The Public Housing Manager or their designee determines when a pet is a nuisance or a threat to the safety or security of person or property, and they may request the removal of the pet. A notice to terminate will be issued.
4. A representative of the Housing Authority may enter a unit to transfer any animal, which is left unattended in excess of 12 hours. The Housing Authority accepts no responsibility for costs or care for pets that have been removed.
5. If any provisions of the above Pet Policy are violated, the agreement may be revoked and the resident may be:
 - (a) Required to remove the pet within Two (2) weeks.
 - (b) Subject to eviction per Resident Lease, Section 21, "Lease Termination".

"Nothing in this pet rule prohibits the Housing Authority or appropriate community authority from requiring the removal of any animal from a project if the pet's conduct or condition is duly determined to constitute under the provisions of state or local law, a nuisance or a threat to the health or safety of other occupants of the project or other persons in the community where the project is located, or if the species of animal in question is prohibited under state or local law."

.....

By signing this agreement I state that I have read, understand and agree to abide by the Pet Policy and Pet Agreement.

Signature

Date

Signature

Date

ApplicantsName: _____ Date: _____

Address: _____

TypeofPet Dog/Cat	Weight	DateofShots	DateofSpay/ Neuter	CityLicense (Dateofrenewal)

ResponsibleParty#1

Address

Phone

Responsibleparty#2

Address

Phone

REFERENCES:

1. Howlonghaveyouhadyourpet? _____
2. Ifyouwereprevious lyrentingandownedthispet,pleasesupplythenameandaddressofyour previouslandlord: _____

HOUSINGAUTHORITYUSEONLY

Reviewedby: _____ Datereviewed: _____

Evidence of all required vaccinations, licenses, spaying/neutering, Pet Agreement and \$50.00 fee are attached.

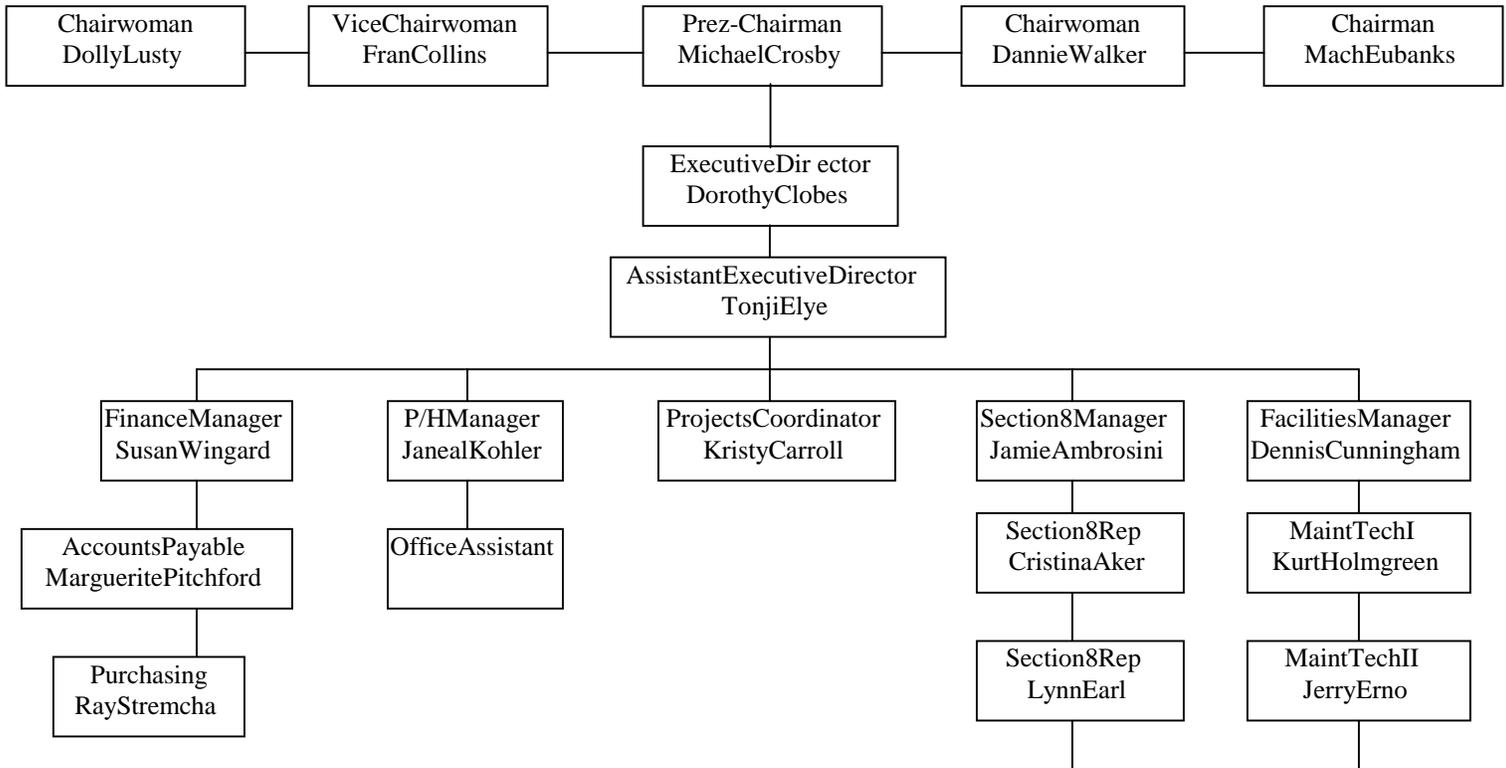
Comments: _____

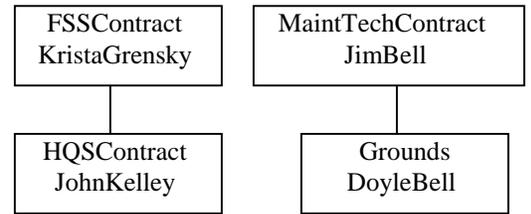
Approved Rejected

Public Housing Representative

Date

Organizational Chart:





Statement of Progress :

GOAL 1 : Manage the Housing Authority of Douglas County's existing Public Housing and Section 8 Programs in an efficient and effective manner thereby sustaining a high -performing rating.

Objective: Create a customer friendly environment with capable efficient employee teams. Achieve a level of customer satisfaction that gives the agency the highest score possible by:

- Training staff to work better with difficult people

PROGRESS: Several staff completed NAHRO sponsored training in dealing with difficult people and provided information to all staff.

- Revising current Pet Policy

PROGRESS Pet Policy has been revised.

Objective: Be a fiscally prudent leader in the affordable housing industry.

- Revise work order and inspection forms, procurement, disposition, other policy and procedures, and add QuickBooks Pro Software.

PROGRESS Work Order and Inspection forms have been revised; Procurement, Disposition, and Agency Grievance Policies have been revised; QuickBooks Pro Software was implemented 10/02.

- Train maintenance and management staff to address potential mold issues.

PROGRESS Mold training has been completed and staff will continue to receive training, when available

Objective: Better understand PHAS reporting.

- Continue to identify projects that best serve the population and establish partnership.

PROGRESS There are currently three projects pending: Gateway Village, Meadowlark and Glenhaven.

- Eliminate waste of time and increase productivity by office and maintenance staff.

PROGRESS Staff continue to seek ways of improving their efficiency through training and weekly meetings. New software has been applied and is being utilized by accounting staff.

GOAL 2 : Adapt the Housing Authority of Douglas County's housing stock and program resources, as needed, to meet the housing needs and markets identified in our needs assessment. HADCO will utilize all Public Housing for the best possible result in meeting the greatest community need.

Objective: Complete cost analysis of developments with consideration of "vouchers out" or conversion to market rate units.

PROGRESS In October 2001, a study was conducted that concluded that the conversion of developments would be inappropriate because removal of the developments would not meet conditions needed to convert to market rate units.

- Communicate with city management, realtors and other housing professionals to understand their needs, gain community involvement.

PROGRESS: HADCO staff continue to be a part of various Community Boards and Community Organizations including: Umpqua Regional Council of Governments, the local Chamber of Commerce, Juvenile Coalition, Homeless Coalition.

Objective: Identify properties not best utilized and take appropriate action.

- Search for alternative funding.

PROGRESS Staff continue to monitor various funding sources available to enhance the availability of affordable housing throughout Douglas County.

Objective: Monitor Section 8 participant locations to insure de-concentration.

PROGRESS Staff continue to provide participants with variety of locations available that accept Section 8 Housing Assistance

Objective:Increaseinvolvementofstafftovolunteerinthecommunity.Co -sponsor
anannualfundraiser

PROGRESS:Communityinvolvementisencouragedandco -sponsorshipofvarious
projectsissought.HADCOcontinuestobeinvolvedintheCommunityResource
Fair,JobCorps,TeenPregnancy/LocalHighSchoolsprogram, andtheIntegrated
CommunityResources,etc.

GOAL3 :Improveaccessandawarenessofpublichousingparticipantstoservices
thatsupporteconomicopportunityandqualityoflifeandimproveeconomic
opportunityforfamiliesandindividualswhoparticipateinourprograms.

Objective:Ensureat leastthreesupportiveserviceopportunitiesareavailablefor
everyprogramparticipant.

PROGRESS:Staffistrainedtoprovidereferralservicetoagencieswhenindicated.
ThelobbyofHADCOisstockedwithbrochuresfromvariousagenciesinDouglas
County.ForExample,DouglasCounty'sOneStopCareerNetworkprovidestraining
andcontinuingeducation,improvesliteracy,providesaccesstoveterans'servicesand
benefits,etc.;ConsumerCreditCounselingofDouglasCountyprovidespersonalize
credit counselingandmoneymanagementeducation;UmpquaCommunityAction
Networkprovidesawidevarietyofservicesatareavailabletoparticipants.Staff
maintainsvariousresourcesavailabletoDouglasCountyresidentsandreferswhen
requestedordeemednecessary.

Objective:Promotehealth,well -being,andcivicprideforallparticipants.

- Establishproactiveapproachforthesafeenvironmentofchildren.

PROGRESS:StaffcompletedaplaygroundsafetycheckwithHousingAuthority
RiskRetentionPoolstaff.Allquestionableplayground equipmentitems
wereremovedandaweeklysafetyinspectionhasbeeninstituted.

Objective:Establishamediaramforcomputersandcommunicationcenterforthe
public.

PROGRESS:Acommunitycenterisavailableforuse.TheRosewoodResidential
AdvisoryGroupdevelopsprogramswithinputfromresidents.

GOAL4Assistourcommunitywithincreasingtheavailabilityofaffordablesuitable
housingbyaugmentingordevelopingemergencyhousingforfamilies.

Objective: Establishanetworkforgroupsandindividualswhocurrentlyserve
thepopulationinneedofemergencyhousing.

- Investigatepartnershiptodevelopprogramsandhousing.

PROGRESS:HADCOcontinuestoparticipateinhelpingtodeterminethe need/developmentofemergencyhousingwithemergencysHELTERproviders.

- ActivelypartnerwithcommunityinestablishmentoftheRegionalHousing Center.

PROGRESSTheStateofOregonhasdesignatedtheDouglasCommunity DevelopmentCorporation(DCDC)astheUmpquaRegionalHousingCenter(URHC). MemorandumofUnderstandings(MOUs)havebeensignedbyTheHousingAuthority ofDouglasCounty(HADCO),UmpquaRegionalCouncilofGovernment(UR -COG), UmpquaCommunityDevelopmentCorporation(UCDC),UmpquaCommunityAction Network(UCAN)whichdefinestheresponsibilitiesofallentitiesparticipatinginthe URHC.

GOAL5Expandtheoptionsandqualityofhousingchoicesavailabletolow -income familiesat80%AMIorless.

Objective:Establishaprogramtohelpparticipants becomehomeowners.

Objective:Establishanactivelandlordadvisoryboard.

PROGRESSInterestfromlandlordshasbeenlessthenenthusiastic.However, HADCOattendstheRentalOwnersAssociationofDouglasCountytoobtain informationandtomarkettheSection8program.

Objective:Researchandquantifytheneedforayouthshelter.Identifyourrole.

PROGRESS:WhileresearchbyHADCOhasnotbeenundertakenduetotime constraints,HADCOcontinuestoparticipateintheJuvenileCoalitionmeetings.

- ContactandbeactivewithUmpquaValleyHomeBuildersAssociation.

PROGRESSHADCOcontinues tobeactivewiththeUmpquaValleyHome BuildersAssociation.

- Establishanetworkwithgroupsandindividualscurrentlyworkingwithyouth.

PROGRESSSeeabove.

- Investigatepartnershiptodevelopprogramsorhousingtomeettheneed.

PROGRESSSeeabove.

AnnualStatement/PerformanceandEvaluationReport

CapitolFundProgramandCapitolFundReplace mentHousingFactor(CFP/CFPRHF)PartI:Summary

PHAName:HousingAuthorityofDouglasCounty		GrantTypeAndNumber		FederalFYofGrant:	
902WestStantonStreet		CapitolFundProgramGrantNo:OR16P00350103		2003	
Roseburg,OR97470		ReplacementHousingFactorGrantNo.			
X -OriginalAnnualStatementReserveforDisaster/EmergenciesRevisedAnnualStatement(revisionno:)					
PerformanceandEvaluationReportforPeriodEnding:			FinalPerformanceandEvaluationReport		
LineNo.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds				
2	1406Operations	\$42,600.00			
3	1408ManagementImprovements				
4	1410Administration	\$35,000.00			
5	1411Audit	\$3,000.00			
6	1415LiquidatedDamages				
7	1430FeesandCosts	\$10,000.00			
8	1440SiteAcquisition				
9	1450SiteImprovement	\$28,000.00			
10	1460DwellingStructure	\$167,400.00			
11	1465.1DwellingEquipment -Nonexpendable				
12	1470Non -DwellingStructures	\$28,000.00			
13	1475Non -DwellingEquipment				
14	1485Demolition				
15	1490ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts	\$8,000.00			
18	1499Developmen tActivities				
19	1501CollaterizationofDebtServices				
20	1502Contingency	\$28,000.00			

21	Amount of Annual Grant (sumlines 2 -20)	\$350,000.00				
22	Amount of line 21 related to LBP activities					
23	Amount of line 21 Sec. 504 Compliance					
24	Amount of line 21 Re. Security soft -costs					
25	Amount of line 21 Re. Security hard -costs					
26	Amount of line 21 Re. Energy conservation					

Annual Statement/Performance and Evaluation Report

CapitolFundProgramandCapitolFundProgramReplacementHousingFactor(CFP/CFPRHF)

PartII:SupportingPages

PHAName:TheHousingAuthorityofDouglasCounty,OR 902WestStantonStreet Roseburg,OR97470		GrantTypeAndNumber CapitolFundProgramGrantNo:OR16P00350103 ReplacementHousingFactorGrantNo:			FederalFYofGrant:2003			
Development Number Name/HA-wide Activities	GeneralDescriptionof MajorWork Catagories	Dev. Acct. No	Quanity	TotalEstimatedCost		TotalActualCost		StatusofWork
				Original	Revised	Fundsobligated	Funds Expended	
HA-WIDE	Operation	1406		\$42,600.00				
	Management	1408						
	Administration	1410		\$35,000.00				
	Audit	1411		\$3,000.00				
	A&E	1430		\$10,000.00				
	Relocation	1495		\$8,000.00				
	Contingency	1502		\$28,000.00				
OR003-01	SiteImprovement	1450						
	ClothsL ineConversion&Curbing		60	\$8,000.00				
	1450SubTotalOR003 -1			\$8,000.00				
	NonDwellingStructures	1470						
	InteriorRenovation -MeyerCenter		1	\$18,000.00				
	AlarmSystem -AdminBlding		1	\$3,000.00				
	1470SubTotalOR003 -1			\$21,000.00				
	Total			\$29,000.00				
ORO003-02	DwellingStructures	1460						
	ReplaceSmokeDetectors -Lithium		14	\$680.00				
	TotalOR003 -02			\$680.00				
OR003-04	DwellingStructures	1460						
	ManualDoorbells		8	\$230.00				

	TotalOR003 -04			\$230.00			
OR003-05	None						
	TotalOR003 -05			\$0.00			

Development Number Name/HA-wide Activities	GeneralDescriptionofMajorWork Catagories	Dev. Acct. No	Quanity	TotalEstimatedCost		TotalActualCost		StatusofWork
				Original	Revised	Fundsobligated	Funds Expended	
OR003-06	DwellingStru ctures	1460						
	ExteriorDoors&Hardware		16	\$12,500.00				
	UpgradInteriorLightstoFlourc.		16	\$3,500.00				
	ManualDoorbells		16	\$265.00				
	TotalOR003 -06			\$16,265.00				
OR003-07	DwellingStructures	1460						
	Window&PatiorDoorReplacement		34	\$50,000.00				
	WaterShutOffs		34	\$4,000.00				
	ReplaceSmokeDetectors		34	\$1,000.00				
	1460SubTotalOR003 -07			\$55,000.00				
	NonDwellingStructures	1470						
	RetainingWa lls		34	\$3,000.00				
	Drainage		34	\$4,000.00				
	1470SubTotalOR003 -07			\$7,000.00				
	Total			\$62,000.00				
OR003-08	DwellingStructures/Units	1460						
	KitchenCabinets,Counters,&Sinks		6	\$20,000.00				
	ADAUnit		1	\$75,000.00				

ManualDoorbells		15	\$225.00			
1460SubTotalOR003 -08			\$95,225.00			
SiteImprovement	1450					
OffStreetParking		700ft	\$20,000.00			
1450SubTotalOR003 -08			\$20,000.00			
TotalOR003 -08			\$115,225.00			
GrandTotal			\$350,000.00			

AnnualStatement/PerformanceandEvaluationReport		
CapitolFundProgramandCapitolFundProgramReplacementHousingFactor(CFP/CFPRHF)		
PartIII:ImplementationSchedule		
PHAName:	GrantTypeandNumber	FedearalFYofGrant:CFP2003

Housing Authority of Douglas County OR. 902 W. Stanton St. Roseburg, OR. 97470		Capitol Fund Program No: OR16P00350103 Replacement Housing Factor No:				
Development Number Name/HA-Wide Activities	All Fund s Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)		Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual
HA-Wide	3/31/05			3/31/06		
OR003-01	3/31/05			3/31/06		
OR003-02	3/31/05			3/31/06		
OR003-04	3/31/05			3/31/06		
OR003-06	3/31/05			3/31/06		
OR003-07	3/31/05			3/31/06		
OR003-08	3/31/05			3/31/06		

Capital Fund Program Five - Year Action Plan

Part I: Summary

PHAName The Housing Authority of Douglas Co.					<input checked="" type="checkbox"/> Original 5 - Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHAFY: 2004	Work Statement for Year 3 FFY Grant: 2005 PHAFY: 2005	Work Statement for Year 4 FFY Grant: 2006 PHAFY: 2006	Work Statement for Year 5 FFY Grant: 2007 PHAFY: 2007	

	Annual Statement				
<i>HAWide</i>		\$126,350.	\$126,350	\$126,350	\$126,350
03-02Reedsport		\$29,250	\$49,050	\$5,000	-0-
03-07Reedsport		\$37,000	\$84,000	\$49,400	-0-
03-04Oakland		\$72,000	\$16,000	\$5,600	-0-
03-01Roseburg		\$67,400	\$54,600	\$101,050	\$156,000
03-08Yoncalla		\$18,000	-0-	\$57,000	\$57,650
03-05Riddle		-0-	\$20,000	\$5,600	\$10,000
03-06Winston		-0-	-0-	-0-	-0-
CFPFundsListedfor 5-yearplanning		\$350,000	\$350,000	\$350,000	\$350,000
ReplacementHousing FactorFunds					

CapitalFundProgramFive -YearActionPlan

PartII:SupportingPages —WorkActivities

Activitiesfor Year1	ActivitiesforYear: <u>2</u> FFYGrant:2004 PHAFY:2004			ActivitiesforYear <u>3</u> FFYGrant:2005 PHAFY:2005		
	Development Name/Number	MajorWorkCategories	Estimated Cost	Development Name/Number	MajorWorkCategories	EstimatedCost
See	<i>HA-Wide</i>	<i>Audit</i>	\$3,000	<i>HA-Wide</i>	<i>Audit</i>	\$3,000
Annual		<i>A&E</i>	\$10,000		<i>A & E</i>	\$10,000
Statement		Relocation	\$8,000		Relocation	\$8,000
		Operations	\$42,350		Operations	\$42,350
		Administration	\$35,000		Administration	\$35,000
		Contingency	\$28,000		Contingency	\$28,000
	03-04Oakland	Windowreplace -8	\$22,000	03-04Oakland	ReplaceFlooring -8	\$16,000
		ADAConversion -1	\$50,000	03-02Reedsport	ReplaceServLines -14	\$49,050
	03-02Reedsport	StorageRoof&Siding -14	\$16,650	03-07Reedsport	Cabinets,Sinks Rangehoods -34	\$34,000
		Interiordoors -14	\$12,600		ADAConversion -1	\$50,000
	03-07Reedsport	Replacemainttruck -1	\$24,000	03-05Riddle	Replacewindows -8	\$20,000
		ReplaceMower -1	\$10,000	03-01Roseburg	Tubs&Surrounds -14	\$51,000
		Doors&Locks -34	\$3,000		Shelvesinstorage -60	\$3,600
	03-01Roseburg	TubSurrounds -14	\$32,400			
		Replacemainttruck -1	\$25,000			
		Fences-1	\$10,000			
	03-08Yoncalla	Replaceflooring -7	\$18,000			
TotalCFPEstimatedCost			\$350,000			\$350,000

CapitalFundProgramFive -YearActionPlan

PartII:SupportingPages —WorkActivities

ActivitiesforYear:___ 4___ FFYGrant:2006 PHAFY:2006			ActivitiesforYear:_ 5___ FFYGrant:2007 PHAFY:2007		
Development Name/Number	MajorWorkCategories	Esti mated Cost	Development Name/Number	MajorWorkCategories	EstimatedCost
<i>HA-Wide</i>	<i>Audit</i>	\$3,000	<i>HA-Wide</i>	<i>Audit</i>	\$3,000
	<i>A&E</i>	\$10,000		<i>A&E</i>	\$10,000
	Relocation	\$8,000		<i>Relocation</i>	\$8,000
	Operations	\$42,350		Operations	\$42,350
	Administration	\$35,000		Administration	\$35,000
	Contingency	\$28,000		Contingency	\$28,000
03-04Oakland	BBQ/ShelterPavilion-1	\$4,000	03-05Riddle	Patios-8	\$10,000
	Atticaccess -8	\$1,600	03-01Roseburg	UpgradeElectricalMeterBases -54	\$58,000
03-02Reedsport	Atticaccess -14	\$5,000		Roofs-7Blds	\$98,000
03-07Reedsport	Replaceheating -34	\$35,000	03-08Yoncalla	Roofs-15Blds	\$57,650
	Replacecounters -34	\$10,000			
	Atticaccess -34	\$4,400			
03-05Riddle	BBQ/ShelterPavilion-1	\$4,000			
	AtticAccess -8	\$1,600			
03-01Roseburg	Tubs&Surrounds -32	\$95,050			
	Atticvents -60	\$6,000			
03-08Yoncalla	Cabinets,sinks,range hoods-15	\$32,000			
	ExteriorPaint -15Blds	\$25,000			
TotalCFPEstimatedCost		\$350,000			\$350,000

Annual Statement/Performance and Evaluation Report

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

PHAName: Housing Authority of Douglas County 902 West Stanton Street Roseburg, OR 97470	Grant Type and Number Capitol Fund Program Grant No: OR16P00350100 Replacement Housing Factor Grant No.	Federal FY of Grant: 2000
	Original Annual Statement Reserve for Disaster/Emergencies X - Revised Annual Statement (revision no: 2) X - 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		\$17,565.06	\$17,565.06	
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$7,000.00	\$18,741.92	\$18,741.92	\$18,741.92
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structure	\$188,720.00	\$203,323.68	\$203,323.68	\$203,323.68
11	1465.1 Dwelling Equipment - Nonexpendable				
12	1470 Non - Dwelling Structures	\$136,867.00	\$113,528.38	\$113,528.38	\$113,528.38
13	1475 Non - Dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$10,000.00	\$9,927.96	\$9,927.96	\$9,927.96
18	1499 Development Activities				
19	1501 Collateralization of Debt Services				
20	1502 Contingency	\$20,500.00			

21	Amount of Annual Grant (sumlines 2 -20)	\$363,087.00	\$363,087.00	\$363,087.00	\$345,521.94	
22	Amount of line 21 related to LBP activities					
23	Amount of line 21 Sec. 504 Compliance					
24	Amount of line 21 Re. Security soft -costs					
25	Amount of line 21 Re. Security hard -costs					
26	Amount of line 21 Re. Energy conservation					

CapitolFundProgramandCapitolFundProgramReplacementHousingFactor(CFP/CFPRHF)

PartII:Suppor tingPages

PHAName:TheHousingAuthorityofDouglasCounty,OR 902WestStantonStreet Roseburg,OR97470		GrantTypeAndNumber CapitolFundProgramGrantNo:OR16P00350100 ReplacementHousingFactorGrantNo:			FederalFYofGrant:2000			
Development Number Name/HA-wide Activities	GeneralDescriptionofMajorWork Catagories	Dev. Acct. No	Quanity	TotalEstimatedCost		TotalActualCost		StatusofWork
				Original	Revised	Fundsobligated	Funds Expended	
HA-WIDE	A&E	1430		\$7,000.00	\$18,741.92	\$18,741.92	\$18,741.92	Complete
	Operations	1406			\$17,565.06	\$17,565.06		Complete
	Non-DwellingStructures	1470						Complete
	RemodelAdministrativeOffice			\$136,867.00	\$113,528.38	\$113,528.38	\$113,528.38	Complete
	Relocation	1495		\$10,000.00	\$9,927.96	\$9,927.96	\$9,927.96	Complete
	Contingency	1502		\$20,500.00				Complete
OR003-01	DwellingStructures/Units	1460						Complete
	ReplaceEntryDoorHardware		60	\$19,000.00	\$8,000.00	\$8,000.00	\$8,000.00	Complete
	ReplaceKitchenCabinets		14	\$30,435.00	\$48,272.22	\$48,272.22	\$48,272.22	Complete
	RepairStorageUnit		1	\$15,000.00				Movedtofutureyear
	ReplaceStorageRoomEntryDoors		60	\$4,285.00	\$2,719.14	\$2,719.14	\$2,719.14	Complete
	UpgradeUnittoADA		1		\$34,000.00	\$34,000.00	\$34,000.00	Complete
	TotalOR003 -01			\$68,720.00	\$92,991.36	\$92,991.36	\$92,991.36	
ORO003-02	DwellingStructures/Units	1460						
	ReplaceTubs &Surrounds		14	\$35,000.00	\$49,832.32	\$49,832.32	\$49,832.32	Complete
	ReplaceEntryDoors/Hardware		14	\$5,000.00	\$9,000.00	\$9,000.00	\$9,000.00	Complete
	TotalOR003 -02			\$40,000.00	\$58,832.32	\$58,832.32	\$58,832.32	

OR003-04	DwellingStructures/Units	1460						
	UpgradeElectricalPanels		14	\$15,000.00				Completedin1999
	TotalOR003 -04			\$15,000.00	\$0.00	\$0.00	\$0.00	

Development Number Name/HA-wide Activities	GeneralDescriptionofMajorW ork Catagories	Dev. Acct. No	Quanity	TotalEstimatedCost		TotalActualCost		StatusofWork
				Original	Revised	Fundsobligated	Funds Expended	
OR003-05	DwellingStructures/Units	1460						
	UpgradeElectricalPanels		8	\$15,000.00				2001Completed
	UpgradeunittoADA		1		\$34,000.00	\$34,000.00	\$34,000.00	Complete
	TotalOR003 -05			\$15,000.00	\$34,000.00	\$34,000.00	\$34,000.00	
OR003-08	DwellingStructures/Units	1460						
	ReplaceExterio rDoors		15	\$6,000.00				1999Complete
	ReplaceFlooring		6	\$40,000.00	\$17,500.00	\$17,500.00	\$17,500.00	Complete
	ReplaceClosetDoors		6	\$4,000.00				NotNeeded
	TotalOR003 -08			\$50,000.00	\$17,500.00	\$17,500.00	\$17,500.00	
	GrandTotal			\$363,087.00	\$363,087.00	\$363,087.00	\$345,521.94	

AnnualStatement/PerformanceandEvaluationReport
CapitolFundProgramandCapitolFundProgramReplacementHousingFactor(CFP/CFPRHF)
PartIII:ImplementationSchedule

PHAName : HousingAuthorityofDouglasCountyOR. 902W.StantonSt.Roseburg,OR.97470		GrantTypeandNumber CapitolFundProgramNo:OR16P00350100 ReplacementHousingFactorNo:			FedearalFYofGrant:CFP2000		
Development Number Name/HA-Wide Activities	AllFundsObligated (QuarterEndingDate)			AllFundsExpended (QuarterEndingDate)			ReasonforRevisedTarget Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	9/30/02			09/30/04			
OR003-01	9/30/02			09/30/04			
OR003-02	9/30/02			09/30/04			
OR003-04	9/30/02						ProjectcompletedinCIAP1999
OR003-05	9/30/02			09/30/04			
OR003-06	9/30/02			09/30/04			
OR003-07	9/30/02			09/30/04			
OR003-08	9/30/02			09/30/04			

AnnualStatement/PerformanceandEvaluationReport

CapitolFundProgramandCapitolFundReplacementHousingFactor(CFP/CFPRHF)PartI:Summary

PHAName:HousingAuthorityofDouglasCounty 902WestStantonStreet	GrantTypeAndNumber CapitolFundProgramGrantNo:OR16P00350101	FederalFYofGrant:
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Roseburg, OR97470		ReplacementHousingFactorGrantNo.		2001	
OriginalAnnualStatementReserveforDisaster/EmergenciesX		-RevisedAnnualStatement(revisionno:1)			
X -PerformanceandEvaluationReportforPeriodEnding:09/30/02 FinalPerform		anceandEvaluationReport			
LineNo.	SummarybyDevelopmentAccount	TotalEstimatedCost		TotalActualCost	
		Original	Revised	Obligated	Expended
1	Totalnon -CFPFunds				
2	1406Operations	\$60,000.00	\$41,670.07	\$41,670.07	\$19,499.89
3	1408ManagementImprovements	\$65,000.00	\$34,325.04	\$34,325.04	\$34,325.04
4	1410Administration	\$37,000.00	\$36,789.19	\$36,789.19	\$36,789.19
5	1411Audit	\$2,000.00			
6	1415LiquidatedDamages				
7	1430FeesandCosts	\$4,600.00	\$5,103.48	\$5,103.48	\$5,103.48
8	1440SiteAcquisition				
9	1450SiteImprovement	\$22,700.00	\$20,251.79	\$20,251.79	\$20,251.79
10	1460DwellingStructure	\$135,400.00	\$218,867.98	\$218,867.98	\$218,867.98
11	1465.1DwellingEquipment -Nonexpendable				
12	1470Non -DwellingStructures	\$9,000.00			
13	1475Non -DwellingEquipment	\$6,800.00	\$9,034.95	\$9,034.95	\$9,034.95
14	1485Demolition				
15	1490 ReplacementReserve				
16	1492MovingtoWorkDemonstration				
17	1495.1RelocationCosts	\$7,500.00	\$4,275.50	\$4,275.50	\$4,275.50
18	1499DevelopmentActivities				
19	1501CollaterizationofDebtServices				
20	1502Contingency	\$20,318.00			
21	AmountofAnnualGrant(sumlines2 -20)	\$370,318.00	\$370,318.00	\$370,318.00	\$348,147.82
22	Amountoffline21relatedtoLBPactivities				
23	Amountoffline21Sec.504 Compliance				
24	Amountoffline21Re.Securitysoft -costs				
25	Amountoffline21Re.Securityhard -costs				
26	Amountoffline21Re.Energyconservation				

Annual Statement/Performance and Evaluation Report Capitol Fund Program and Capitol Fund Program Replacement Housing Factor (CFP/CFPRHF)		
Part II: Supporting Pages		
PHA Name: The Housing Authority of Douglas County, OR 902 West Stanton Street Roseburg, OR 97470	Grant Type and Number Capitol Fund Program Grant No: OR16P00350101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001

Development Number Name/HA-wide Activities	GeneralDescriptionofMajorWork Catagories	Dev. Acct. No	Quanity	TotalEstimatedCost		TotalActualCost		StatusofWork
				Original	Revised	Fundsobligated	Funds Expended	
HA-WIDE	Operation	1406		\$60,000.00	\$41,670.07	\$41,670.07	\$19,499.89	
	Management	1408		\$65,000.00	\$34,325.04	\$34,325.04	\$34,325.04	
	Administration	1410		\$37,000.00	\$36,789.19	\$36,789.19	\$36,789.19	
	Audit	1411		\$2,000.00				
	A&E	1430		\$4,600.00	\$5,103.48	\$5,103.48	\$5,103.48	
	Relocation	1495		\$7,500.00	\$4,275.50	\$4,275.50	\$4,275.50	
	Contingency	1502		\$20,318.00				
OR003-01	DwellingStructures/Units	1460						
	ReplaceKitchenCabinets		32	\$42,400.00	\$99,176.00	\$99,176.00	\$99,176.00	Completed
	1460SubTotalOR003 -01			\$42,400.00	\$99,176.00	\$99,176.00	\$99,176.00	
	DwellingEquipment	1465						
	InstallWindowBlinds		60	\$9,000.00				Complete
	1465SubTotalOR003 -01			\$9,000.00	\$0.00	\$0.00	\$0.00	
	NonDwellingEquipment	1475						
	RidingMower		1	\$6,800.00	\$9,034.95	\$9,034.95	\$9,034.95	
	1475SubTotalOR003 -01			\$6,800.00	\$9,034.95	\$9,034.95	\$9,034.95	
	TotalOR003 -01			\$58,200.00	\$108,210.95	\$108,210.95	\$108,210.95	
ORO003-02	None							
	TotalOR003 -02			\$0.00	\$0.00	\$0.00	\$0.00	
OR003-04	None							
	TotalOR003 -04			\$0.00	\$0.00	\$0.00	\$0.00	

Development Number Name/HA-wide Activities	GeneralDescriptionofMajorWork Catagories	Dev. Acct. No	Quanity	TotalEstimatedCost	TotalActualCost	StatusofWork
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TableLibrary

				Original	Revised	Fundsobligated	Funds Expended	
OR003-05	SiteImprovements	1450						
	WaterShutOffs		8	\$2,400.00	\$4,221.58	\$4,221.58	\$4,221.58	Complete
	1450SubTotalOR003 -05			\$2,400.00	\$4,221.58	\$4,221.58	\$4,221.58	
	DwellingStructures/Units	1460						
	UpgradeEle tricalPanels		8	\$15,000.00	\$18,400.00	\$18,400.00	\$18,400.00	Complete
	1460SubTotalOR003 -05			\$15,000.00	\$18,400.00	\$18,400.00	\$18,400.00	
	TotalOR003 -05			\$17,400.00	\$22,621.58	\$22,621.58	\$22,621.58	
OR003-06	SiteImprovements	1450						
	ReplaceWaterShutOffs		16	\$4,800.00	\$4,800.00	\$4,800.00	\$4,800.00	Complete
	TotalOR003 -06			\$4,800.00	\$4,800.00	\$4,800.00	\$4,800.00	
OR003-07	SiteImprovements	1450						
	Fences		172Ft	\$2,000.00	\$1,200.00	\$1,200.00	\$1,200.00	Complete
	SewerAccess		34	\$5,500.00	\$2,052.00	\$2,052.00	\$2,052.00	Complete
	Drainage		34	\$8,000.00	\$7,978.21	\$7,978.21	\$7,978.21	Complete
	1450SubTotalOR003 -07			\$15,500.00	\$11,230.21	\$11,230.21	\$11,230.21	
	DwellingStructures/Units	1460						
	RepaceWindow&PatioDoors		34	\$48,400.00	\$48,400.00	\$48,400.00	\$48,400.00	Complete
	LaminateStoveArea		34	\$2,800.00	\$4,720.00	\$4,720.00	\$4,720.00	Complete
	ReplaceExteriorLights		34	\$6,800.00	\$6,500.98	\$6,500.98	\$6,500.98	Complete
	1460SubTotalOR003 -07			\$58,000.00	\$59,620.98	\$59,620.98	\$59,620.98	
	TotalOR003 -07			\$73,500.00	\$70,851.19	\$70,851.19	\$70,851.19	
OR003-08	DwellingStructures/Units	1460						
	ReplaceTubs&Surrounds		15	\$20,000.00	\$41,671.00	\$41,671.00	\$41,671.00	Complete
	TotalOR003 -08			\$20,000.00	\$41,671.00	\$41,671.00	\$41,671.00	
	GrandTotal			\$370,318.00	\$370,318.00	\$370,318.00	\$348,147.82	

Annual Statement/Performance and Evaluation Report			
Capitol Fund Program and Capitol Fund Program Replacement Housing Factor (CFP/CFPRHF)			
Part III: Implementation Schedule			
PHA Name: Housing Authority of Douglas County OR. 902 W. Stanton St. Roseburg, OR. 97470		Grant Type and Number Capitol Fund Program No: OR16P00350101 Replacement Housing Factor No:	
		Federal FY of Grant: CFP2001	
Development Number Name/HA-Wide	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Reason for Revised Target Dates

Activities						
	Original	Revised	Actual	Original	Revised	Actual
HA-Wide	3/31/02	3/31/2003		3/31/03		
OR003-01	3/31/02	3/31/2003		3/31/03		
OR003-02	3/31/02	3/31/2003		3/31/03		
OR003-04	3/31/02	3/31/2003		3/31/03		
OR003-05	3/31/02	3/31/2003		3/31/03		
OR003-06	3/31/02	3/31/2003		3/31/03		
OR003-07	3/31/02	3/31/2003		3/31/03		
OR003-08	3/31/02	3/31/2003		3/31/03		