

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

PHA Plans

5 Year Plan for Fiscal Years 2003 - 2007
Annual Plan for Fiscal Year 2003

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

**PHA Plan
Agency Identification**

PHA Name: FAYETTE COUNTY HOUSING AUTHORITY

PHA Number: PA 015

PHA Fiscal Year Beginning 07/2003

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2003 - 2007
[24 CFR Part 903.5]

A. Mission

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

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

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- FCHA reached 99% in rental vouchers utilization in January 2002 and plans to apply for 25-50 additional rental vouchers if available.
- 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)

In reference to Public Housing, the Housing Authority received approval in November 2002 for the demolition of 37 buildings with 255 units at 4 developments. Also, in the past PHA Plan, the Housing Authority was approved for conversion of 85 units at 4 developments to improve the livelihood and provide services of quality to the residents of Fayette County. In year 2003 the Authority will proceed with the demolition of these units. The Authority is proposing to change their approach to these projects by not doing conversion, but new development. The Housing Authority issued a request for qualification for a real estate development partner to develop to its highest and best use in order to maximize resources for affordable housing purposes at all FCHA real estate, and has designated a real estate development partner. After meeting with the developer/partner, they have chosen six developments targeted for re-development. The six developments are: Lemon Wood Acres, Bierer Wood Acres, South Hill Terrace, Fort Mason Village, Snowden Terrace and Clarence Hess Terrace. The developer will be applying for April 2003 tax credits to start the first phase, which will be Lemon Wood Acres. In June 2003 we will be applying for homeownership to do approximately 25 units. Once committed, the Authority will be applying for a demolition disposition for the remainder of the 75 units at Lemon Wood Acres. Concurrent with the development and other Capital Fund activities, the Authority is committed to meet all 504 requirements and address all modernization needs with current fund allocation.

The actual configuration of the targeted developments is an obstacle for marketing purposes and management of the development, due to the number and quality of non-assisted housing and other assisted housing in the jurisdiction and the reduction in new development and economic activities in this area of the State. The development efforts will improve the marketability of the communities provoking applicants to move in areas that are at present not tenable.

Demolition activities have been scheduled under Capital Funds, although a HOPE VI Demolition application will be submitted for FY 2003 to fund this work.

Concurrent with the demolition and the development activities FCHA is committed to meet all 504 requirements and address modernization needs with current Capital Funds allocation. (See Attachment pa015a004 Revitalization Plan)

- 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)

FCHA submitted for HUD's approval applications for complete Elderly and Near Elderly Designation at 4 developments, and partial Elderly and Near Elderly Designation at 3 developments..

Flat rents were revised in December 2001 conforming with the current Market rents at the jurisdiction.

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)

FCHA was officially removed from HUD's Troubled Category in January 2001 and it is working towards a definite and steady improvement. During this year, we accomplished the division of the PHA's properties into three geographical regions. We will continue the rollout of management and financial responsibilities to the Housing Managers. FCHA will also continue perfecting the Maintenance Divisions and the flow of responsibilities in the work order and inspection process. Also, continuing our Management reorganization, new staff has been hired to further comply with maintenance needs at the developments.

In the Financial/Capital Funds area, FCHA has properly obligated all outstanding Capital Funds from previous years and is complying with schedules as established.

Annual PHA Plan
PHA Fiscal Year 2003
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

Fayette County Housing Authority is committed to provide housing in accordance to HUD's and all other applicable performance standards. FCHA has adopted and implemented all of the requirements of the Quality Housing and Work Responsibility Act. We are also emphasizing in a Demolition Application that was forwarded to HUD's SAC on April 12, 2002 for demolition of 37 buildings with 255 units at four developments.

Our focus continues to be the enhancement in the quality of existing programs.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents

Page #

Annual Plan

i. Executive Summary	6	
ii. Table of Contents	7	
1. Housing Needs	10	
2. Financial Resources	16	
3. Policies on Eligibility, Selection and Admissions	18	
4. Rent Determination Policies	27	
5. Operations and Management Policies	33	
6. Grievance Procedures	34	
7. Capital Improvement Needs	35	
8. Demolition and Disposition	37	
9. Designation of Housing	40	
10. Homeownership	46	
11. Community Service Programs		48
12. Crime and Safety	51	
13. Pets (Inactive for January 1 PHAs)	53	
14. Civil Rights Certifications (included with PHA Plan Certifications)	53	

15. Audit	53
16. Asset Management	53
17. Other Information	54

Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2003 Capital Fund Program Annual Statement (**attachment pa015a002**)
- 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 Attachment (mailed to Field Office)
- FY 2003 Capital Fund Program 5 Year Action Plan (**attachment pa015a003**)
-
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Resident Survey – Neighborhood Appearance Follow-up Plan (Attachment pa015005)
Resident Survey – Safety Follow-up Plan (Attachment pa015006)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review

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

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
	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	
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

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
N/A	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
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	Annual Plan: Annual Audit

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	response to any findings	
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	4557	5	3	5	5	5	5
Income >30% but <=50% of AMI	1647	2	2	2	2	5	2
Income >50% but <80% of AMI	396	1	1	1	1	1	1
Elderly	2224	3	2	3	5	2	5
Families with Disabilities	556	3	2	3	5	2	5
Race/Ethnicity	1703	NA	NA	NA	NA	NA	NA

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

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

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" 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	111		314
Extremely low income <=30% AMI	97	87.39%	
Very low income	11	9.91%	

Housing Needs of Families on the Waiting List

(>30% but <=50% AMI)			
Low income (>50% but <80% AMI)	3	2.7%	
Families with children	67	60.4%	
Elderly families	20	18%	
Families with Disabilities	24	21.6%	
Race/ethnicity White	93	83.8%	
Race/ethnicity Black	18	16.2 %	
Race/ethnicity Indian	0	0 %	
Race/ethnicity Hispanic	1	.90%	
Non Hispanic	110	99.1%	
1BR	70	63.06%	80
2 BR	33	29.73%	128
3 BR	8	7.21%	88
4 BR	0	0%	16
5 BR	0	0%	0
5+ BR	0	0%	0

Housing Needs of Families on the Waiting List

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

If yes:

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

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

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No 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/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	402		179
Extremely low income <=30% AMI	283	70.40 %	
Very low income (>30% but <=50% AMI)	104	25.87 %	
Low income (>50% but <80% AMI)	15	3.73 %	

Housing Needs of Families on the Waiting List

Families with children	245	60.94%	
Elderly families	65	16.17%	
Families with Disabilities	92	22.89%	
Race/ethnicity White	311	77.36%	
Race/ethnicity Black	89	22.14%	
Race/ethnicity Indian	2	.50%	
Race/ethnicity Asian Pacific	0	0%	
Race/ethnicity Hispanic	1	.25%	
Non Hispanic	401	99.75%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Housing Needs of Families on the Waiting List

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

If yes:

How long has it been closed (# of months)? N/A

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

N/A

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration

- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)
Apply for 25-50 additional Section 8 Vouchers. Actual utilization rate at 99% with an Open Waiting List of 402 applicants.

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)
FCHA submitted an application for elderly designation in 2002.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2002grants)		
a) Public Housing Operating Fund	3,824,192	PH Operations
b) Public Housing Capital Fund	3,224,708	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	3,847,070	Rental Assistance
f) Resident Opportunity and Self-Sufficiency Grants	166,667	Public Housing
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
FSS	40,000	Sec.8
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2001 Capital Funds	2,319,982.	PH Capital Improvements

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
2002 Capital Fund	2,651,955	PH Capital Improvements
3. Public Housing Dwelling Rental Income		
Dwelling Rent	2,098,392	PH Operations
4. Other income (list below)		
Financial Income	150,000	PH Operations
Miscellaneous Income	118,032	PH Operations
4. Non-federal sources (list below)		
HSDf County Block Grant	127,312	Resident Services
Senior AAA	626,587	County Resident Services
Total resources	19,194,827	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) At time of application and for a second time when they reach the top of the waiting list

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

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

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

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

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

(2)Waiting List Organization

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

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

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

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

Mail in applications

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? 0

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)? N/A
If yes, how many lists?

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

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

(3) Assignment

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

- One
 Two
 Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

③ Income Tiers

③ A residency preference is granted to applicants who live or work in the Fayette County geographical area.

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

- 1 Income Tier
- 2. Involuntary Displacement
- 3 Residents who live or work in the jurisdiction
- 4 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

PHA staff

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

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

(6) Deconcentration and Income Mixing

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

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

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

- Adoption of site-based waiting lists
If selected, list targeted developments below:
23 developments
- Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)
Income Tiers

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)

Development and Demolition

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

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

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

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

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

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

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

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

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

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

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

- Criminal or drug-related activity
 Other (describe below)

Upon the request of a prospective owner, the FCHA will provide any factual information or third party written information they have relevant to a voucher holder's history of, or ability to, comply with material standard lease terms or any history of drug trafficking.

(2) Waiting List Organization

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

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

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

- PHA main administrative office
 Other (list below)
Mail in applications

(3) Search Time

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

If yes, state circumstances below:

After review of justification, if the family documents their efforts and additional time can reasonably be expected to result in success, the Housing Authority will grant the length of request sought by the family or 60 days, whichever is less.

If the family includes a person with disabilities and the family requires an extension due to the disability, the Housing Authority will grant an extension allowing the family the full 120 days search time or longer if required as a documented reasonable accommodation with HUD approval.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

A residency preference is granted to applicants who live in the Fayette County geographical area.

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

1. Income Tiers
2. Involuntary Displacement
3. Residency
4. Date and Time

Former Federal preferences

2 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)

A residency preference is granted to applicants who live in the Fayette County geographical area.

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
- Date and time of application
 - Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)
- This preference has previously been reviewed and approved by HUD
 - The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)
- The PHA applies preferences within income tiers
 - Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

The Minimum Rent shall be \$50 per month, but a hardship exemption shall be granted to residents who can document that they are unable to pay the \$50 because of a long-term hardship (over 90 days). Examples under which residents would qualify for the hardship exemption to the minimum rent would include but not be limited to the following:

- The family has lost eligibility for or is applying for an eligibility determination for a Federal, State or local assistance program;
- The family would be evicted as result of the imposition of the minimum rent requirements;
- The income of the family has decreased because of changed circumstances, including loss of employment;
- A death in the family has occurred; or
- Other circumstances as determined by FCHA

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

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

Other (describe below)

e. Ceiling rents

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

Yes for all developments

- Yes but only for some developments
- No

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

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

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

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

f. Rent re-determinations:

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

- Never

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

Residents are required to report interim increases in income if they have been granted interim rent reductions. FCHA wishes to encourage families to improve their economic circumstances, changes in family income between reexaminations will not result in a rent change. However, residents are required to report all changes in income to the housing manager within 10 days of the occurrence.

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

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

FCHA will consider vacancy rates and rents in the market area, size and quality of units leased under the program, rents for units leased under the program, success rates of voucher holders in finding units, and the percentage of annual income families are paying for rent under the Voucher Program

(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)

The FCHA has set the minimum rent as \$50.00. However, if the family requests a hardship exemption, the FCHA will suspend the minimum rent for the family beginning the month following the family's hardship request. The suspension will continue until the FCHA can determine whether hardship exists and whether the hardship is of a temporary or long-term nature. During suspension, the family will not be required to pay a minimum rent and the Housing Assistance Payment will be increased accordingly.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. (forwarded to the Field Office with additional required certifications)
- 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	1261	300-325
Section 8 Vouchers	898	127
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	5	2
Special Purpose Section 8 Certificates/Vouchers (list individually) SRO	17	11
Other Federal Programs(list individually)		

FSS	97	10

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.

Public Housing Maintenance and Management: (list below)

- ③ Admission and Continued Occupancy Policy (ACOP)
- ③ Residential Lease
- ③ Maintenance/Preventive Maintenance Plan
- ③ Grievance Policy
- ③ Pest Eradication Policy
- ③ Facilities Use
- ③ House Rules
- ③ Crime Tracking
- ③ Pet Policy
- ③ Rent Collection

Section 8 Management: (list below)

- ③ Section 8 Administrative Plan
- ③ Related HUD Forms (request for Tenancy etc)
- ③ HQS Guidebook and Checklist
- ③ Inspections Procedures

FCHA Management

- ③ Drug Free Policy
- ③ Procurement Policy
- ③ Disposition Policy
- ③ Hazardous Materials
- ③ EEO

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment **pa015a002**

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment **pa015a003**

-or-

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

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

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

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

1. Development name:

2. Development (project) number:

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

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

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below: FCHA will apply for a HOPE VI Demolition grant for Bierer Wood Acres, Lemon Wood Acres, Dunlap Creek Village and Snowden Terrace

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:
Lemon Wood Acres
FCHA and developer partner will apply for April 2003 PHFA,sTax credits.

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

FCHA submitted a Demolition Application to the SAC on April 12, 2002, addressing the activities listed below. Demolition works have been scheduled in the Capital Fund table attached to this Plan. However, FCHA will be applying for HOPE VI Demolition funds for this objective. For further information on the proposed demolition, please refer to the application forwarded to the Field Office.

Demolition/Disposition Activity Description
1a. Development name: Bierer Wood Acres
1b. Development (project) number: PA 15-1
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>March 2002</u>
5. Number of units affected: 106
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/30/03

b. Projected end date of activity: **7/30/04**

Demolition/Disposition Activity Description
1a. Development name: Lemon Wood Acres 1b. Development (project) number: PA 15-4
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>October 2003</u>
5. Number of units affected: 75
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 11/30/03 b. Projected end date of activity: 5/30/05

Demolition/Disposition Activity Description
1a. Development name: Scattered Sites 1b. Development (project) number: PA 15-22
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>

<p>3. Application status (select one)</p> <p>Approved <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: October 2003</p>
<p>5. Number of units affected: 2</p>
<p>6. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: 4/30/04</p> <p>b. Projected end date of activity: 7/30/04</p>

Demolition/Disposition Activity Description
<p>1a. Development name: Dunlap Creek Village</p> <p>1b. Development (project) number: PA 15-7</p>
<p>2. Activity type: Demolition <input checked="" type="checkbox"/></p> <p>Disposition <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: November 2002</p>
<p>5. Number of units affected: 69</p>
<p>6. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>7. Timeline for activity:</p>

a. Actual or projected start date of activity: **7/30/03**

b. Projected end date of activity: **7/30/04**

Demolition/Disposition Activity Description

1a. Development name: **Dunlap Creek Village**

1b. Development (project) number: **PA 15-7**

2. Activity type: Demolition
Disposition

3. Application status (select one)

Approved

Submitted, pending approval

Planned application

4. Date application approved, submitted, or planned for submission: **November 2003**

5. Number of units affected: 31

6. Coverage of action (select one)

Part of the development

Total development

7. Timeline for activity:

a. Actual or projected start date of activity: **6/30/04**

b. Projected end date of activity: **6/30/05**

Demolition/Disposition Activity Description
1a. Development name: Snowden Terrace
1b. Development (project) number: PA 15-9
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: November 2002
5. Number of units affected: 5
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 7/30/03 b. Projected end date of activity: 7/30/04

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

[24 CFR Part 903.7 9 (i)]

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

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities

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

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name: Mulligan Manor
1b. Development (project) number: PA 15-11
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"/> Occupancy by elderly and near elderly <input checked="" type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(12/11/02)</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 65
7. Coverage of action (select one) <input type="checkbox"/> Part of the development

Total development

Designation of Public Housing Activity Description

1a. Development name: **White Swan Apartments**

1b. Development (project) number: **PA 15-12**

2. Designation type:

Occupancy by only the elderly

Occupancy by families with disabilities

Occupancy by only elderly families and families with disabilities

Occupancy by elderly and near elderly

3. Application status (select one)

Approved; included in the PHA's Designation Plan

Submitted, pending approval

Planned application

4. Date this designation approved, submitted, or planned for submission: 12/11/02

5. If approved, will this designation constitute a (select one)

New Designation Plan

Revision of a previously-approved Designation Plan?

6. Number of units affected: 78

7. Coverage of action (select one)

Part of the development

Total development

Designation of Public Housing Activity Description

1a. Development name: **Marshall Manor**

1b. Development (project) number :**PA 15-13**

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"/> Occupancy by elderly and nearly elderly <input checked="" type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>12/11/02</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 100 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Belle Vernon Apartments 1b. Development (project) number: PA 15-16
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"/> Occupancy by elderly and near elderly <input checked="" type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/>

Submitted, pending approval <input checked="" type="checkbox"/>
Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>12/11/02</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 150
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: South Hill Terrace
1b. Development (project) number: PA 15-5
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"/> Occupancy by elderly and near elderly <input checked="" type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(12/11/02)</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?

6. Number of units affected: 20
7. Coverage of action (select one)
<input checked="" type="checkbox"/> Part of the development
<input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Snowden Terrace
1b. Development (project) number: PA 15-9
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"/>
Occupancy by elderly and near elderly <input checked="" type="checkbox"/>
3. Application status (select one)
Approved; included in the PHA's Designation Plan <input type="checkbox"/>
Submitted, pending approval <input checked="" type="checkbox"/>
Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>12/11/02</u>
5. If approved, will this designation constitute a (select one)
<input checked="" type="checkbox"/> New Designation Plan
<input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 5
7. Coverage of action (select one)
<input checked="" type="checkbox"/> Part of the development
<input type="checkbox"/> Total development

Designation of Public Housing Activity Description

1a. Development name: East View Terrace
1b. Development (project) number: PA 15-10
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"/> Occupancy by elderly and near elderly <input checked="" type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(12/11/02)</u>
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 12
7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
Designation of Public Housing Activity Description
1a. Development name: Clarence Hess Terrace
1b. Development (project) number: PA 15-15
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"/> Occupancy by elderly and near elderly <input checked="" type="checkbox"/>

<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input type="checkbox"/></p> <p>Submitted, pending approval <input checked="" type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(12/11/02)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input checked="" type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>7. Number of units affected: 11</p> <p>7. Coverage of action (select one)</p> <p><input checked="" type="checkbox"/> Part of the development</p> <p><input type="checkbox"/> Total development</p>

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

As required by HUD's June 22, 2001 Final Rule: Voluntary Conversion of Developments from Public Housing Stock; Required Initial Assessments, FCHA conducted an initial assessment for each of its 17 family developments to determine the viability of conversion.

In its assessment, FCHA considered the implications of converting the public housing units to tenant-based assistance and concluded that the conversion is not viable because the conversion would be inappropriate because removal of the development would not meet the necessary conditions for voluntary conversion. The assessment also concluded that Fayette County does not have enough affordable housing that meets HQS requirements making inappropriate the conversion.

FCHA's conducted the required initial assessment in 17 family developments; four elderly developments were not subject to the initial assessment.

2. Activity Description

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

Conversion of Public Housing Activity Description

1a. Development name:

1b. Development (project) number:

2. What is the status of the required assessment?

- Assessment underway
- Assessment results submitted to HUD
- Assessment results approved by HUD (if marked, proceed to next question)
- Other (explain below)

3. Yes 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)

- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- 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)

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	
1b. Development (project) number:	
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)	
5. Number of units affected:	
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (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.

NOT APPLICABLE. NO HOPE VI COMMUNITIES

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

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Resident Owned Business\ PH residents owned business for painting and ground work	16	Specific Criteria	FCHA Program dept.	Public Housing

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 02/01/02)
Public Housing	9	9
Section 8	88	48

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

C. Welfare Benefit Reductions

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

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

PHA continues in conversation with the TANF Agency of jurisdiction to enter into a Cooperative Agreement

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

FCHA adopted a Community Service Policy on October 1, 2000. Program is not active as per changes prompted by Congress 2002 Appropriation Act.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

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

Lemon Wood Acres, Bierer Wood Acres, South Hill Terrace, Dunlap Creek
Village, Snowden Terrace, East View Terrace, Fort Mason Village, **Gibson Terrace**

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

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

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

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

Lemon Wood Acres, Bierer Wood Acres, South Hill Terrace, Dunlap Creek Village, Snowden Terrace, East View Terrace,
Fort Mason Village, Gibson Terrace

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)

Lemon Wood Acres, Bierer Wood Acres, South Hill Terrace, Dunlap Creek Village, Snowden Terrace,
Gibson Terrace, Fort Mason Village

D. Additional information as required by PHDEP/PHDEP Plan

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

NOT REQUIRED TO COMPLETE

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

FCHA submitted its Pet Policy with FY 2001 Annual plan.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil Rights Certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations package submitted to the Field Office.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

Attached at Attachment (File name)

Provided below:

Meeting with Resident Advisory Board:

On December 17, 2002, at the White Swan Apts., FCHA met with the resident advisory board who represents all the residents PHA-wide. Roll call with all officers present and accounted for: Bernice Windom, President; Eva Nicholson, Vice President; Mary Wertz, Treasurer; and Jaci Roby, Secretary. Andre Walters, Director of Technical Services spoke on the Five Year Plan, as well as the demolition plan, future development, and addressing 504 needs. Residents of Bierer Wood Acres and Lemon Wood Acres will receive their official notices by January 19, 2003 notifying them of the need to move. Counselors will be available to assist them and available housing within the FCHA will be offered to them. He stressed the importance of receiving input from the Resident Council of their wants and needs. Mr. Walters stated he would like to receive this information in writing by the first week of January. He also mentioned to make sure your name and address is listed on the letter. Dave Huston, Director of Programs, reminded the councils that they all have letterhead and can send Mr. Walters their wants on letterhead. He also suggested that the County Wide Council contact the developments that do not have councils and get their input on what is needed. Dolly Brownsfield stated that tenants have trouble bringing groceries up the steps into White Swan. She suggested making a key entry on the side of the building for easier access or maybe some ramps in other places. In regards to the Five Year Plan, Andre was asked about the problem with some of our residents who have a hearing problem and this officer asked about strobe lights for them. There is a need for these lights and we are to make a survey to find out who is in need of them and it will be taken care of immediately. Florence Workman, President of Outcrop advised that there is a problem with security in their area and the length of time it takes to respond by the State Police. She also advised that they are in need of a shelter for the school kids who have to wait for the bus. On February 7, 2003 Mr. Walters met with the tenants at Lemon Wood Acres regarding the proposed demolition and development of this site. Mr. Jerome Thomas, President of Lemon Wood Acres Tenant Council was present, as well as six residents from this community. Mr. Walters opened the meeting by explaining that Lemon Wood Acres will be approached first by demolishing the site completely. He explained that 55 units will be put back. There was discussion for the funding of the project and relocation of residents. The following questions were asked by residents in attendance: What happens to the residents living in the units now? Are there any plans for handicap units? Who pays for the relocation costs? Andre explained that residents would be relocated to other housing during demolition. He also explained that there are plans for handicap units with 5% being handicapped and 2% visitable. Andre explained that the Housing Authority will pay for relocation costs, as well as utility transfer fees. Can residents of Lemon Wood help with the demolition of the units? Can phone plugs be put in the upstairs also? Andre said that contractors do hire residents, and suggested he get in contact with the contractor at the time of demolition. Yes, phone plugs can be put in upstairs as well. Will the rent

go up? Andre said no, but it would be mixed income housing. Residents in attendance said that would rather have a basement instead of a storage shed. Will the mailboxes be the same? Andre said that the new mailboxes would be individual mailboxes.

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)
No modifications were required, RAB unanimously approved activities included in the Plan as presented.

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.)

Nancy Sutton, Resident on the Board appointed by Fayette County Board of Commissioners. Ms. Sutton term end on 12/31/05

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)

Fayette County, Pennsylvania

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

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

Other: (list below)

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

D. Other Information Required by HUD

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

Attachments

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

Organizational Chart –(**mailed to Field Office**)

RAB Meeting Notes – (**mailed to Field Office**)

All required certifications – (**mailed to Field Office**)

Relocation Plan – (**mailed to Field Office**)

Attachment **pa015a001** Replacement Housing Factor

Attachment **pa015a002** Capital Funds Annual Plan

Attachment **pa015a003** 5 Yr Annual Plan

Attachment **pa015a004** Revitalization Plan – Lemon Wood Acres

Attachment **pa015a005** Follow-up Plan – Neighborhood Appearance,

Attachment **pa015a006** Follow-up Plan -Security,

Attachment **pa015a007** 2000 Performance & Evaluation Report

Attachment **pa015a008** 2001 Performance & Evaluation Report

Attachment **pa015a009** 2002 Performance & Evaluation Report

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R01550103			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	14,305.00			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				

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

PHA Name: Fayette County Housing Authority	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: PA28R01550103	Federal FY of Grant: 2003
--	---	------------------------------

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	14,305.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement						
		Total CFP Estimated Cost	\$			\$

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

Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Total CFP Estimated Cost		\$			\$

Capital Fund Program Five-Year Action Plan

Part I: Summary

S A M P L E

PHA Name <i>Anytown Housing Authority</i>						<input 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: 2002 PHA FY: 2002	Work Statement for Year 3 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 2005	
	Annual Statement					
<i>10-01/Main Street</i>		<i>\$80,000</i>	<i>\$36,000</i>	<i>\$65,000</i>	<i>\$55,000</i>	
<i>10-02/Broadway</i>		<i>\$90,000</i>	<i>\$40,900</i>	<i>\$40,000</i>	<i>\$43,000</i>	
<i>HA-wide</i>		<i>\$100,000</i>	<i>\$50,000</i>	<i>\$35,000</i>	<i>\$27,000</i>	
CFP Funds Listed for 5-year planning		<i>\$270,000</i>	<i>\$162,900</i>	<i>\$140,000</i>	<i>125,000</i>	
Replacement Housing Factor Funds		<i>\$40,000</i>				

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	323,000.00			
4	1410 Administration	322,470.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	375,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	8,000.00			
10	1460 Dwelling Structures	300,975.00			
11	1465.1 Dwelling Equipment—Nonexpendable	225,000.00			
12	1470 Nondwelling Structures	40,000.00			
13	1475 Nondwelling Equipment	50,000.00			
14	1485 Demolition	548,708.00			
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	30,000.00			
18	1499 Development Activities	1,001,555.00			
19	1501 Collaterization or Debt Service				

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

PHA Name: Fayette County Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA28P01550203 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
---	--	-------------------------------------

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

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	3,224,708.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	360,975.00			
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550203 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 15-1, Bierer Wood Acres	1. Demolition 4 Bldgs. (24 units)	1485	4 Bldgs.	120,000.00				
PA 15-4, Lemon Wood Acres	1. Development Activities	1499	L.S.	1,001,555.00				
	2. Demolition 3 Bldgs. (19 units)	1485	3 Bldgs.	95,000.00				
PA 15-7, Dunlap Creek Village	1. Demolition 4 Bldgs. (28 units)	1485	4 Bldgs.	115,000.00				
	2. Demolition of old sewage treatment plant	1485	1	44,708.00				
	3. Demolition	1485	3 Bldgs.	150,000.00				
PA 15-10, East View Terrace	504 Upgrades:							
	1. Kitchens	1460	3 units	18,000.00				
	2. Bathrooms	1460	3 units	12,000.00				
	3. Ramps & Handrails	1460	3 units	10,000.00				
	Conversion of 1-two story duplex to 1-one story duplex building to address 504 compliance 1-2 BR 1-3 BR							
	1. Demo building	1485	2 units	12,000.00				

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 15-10, East View Continued	2. Framing of new units	1460	2 units	20,000.00				
	3. Kitchens	1460	2 units	12,000.00				
	4. Bathrooms	1460	2 units	10,000.00				
	5. Interior finishes	1460	2 units	18,000.00				
	6. Exterior finishes	1460	2 units	20,000.00				
	7. HVAC	1460	2 units	10,000.00				
	8. Plumbing	1460	2 units	14,000.00				
	9. Electrical	1460	2 units	10,000.00				
	10. Concrete	1460	2 units	8,000.00				
	11. Landscape & drainage	1450	2 units	8,000.00				
	12. Audible Visible alarms	1460	5 units	825.00				
PA 15-11, Mulligan Manor	504 Upgrades:							
	1. Add 30" work surfaces in kitchens	1460	4 units	2,400.00				
	2. Audible Visible alarms	1460	4 units	700.00				
	3. Replace nurse call	1460	L.S.	18,000.00				
	4. Replace door entrance system	1460	L.S.	12,000.00				

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 15-22, Scattered Sites	504 Upgrades:							
	1. Kitchen upgrades	1460	2 units	12,000.00				
	2. Bathroom upgrades	1460	2 units	10,000.00				
	3. Audible Visible alarms	1460	2 units	350.00				
	4. Demolition	1485	2 units	12,000.00				
PA 15-26, Outcrop	504 Upgrades:							
	1. Kitchen upgrades	1460	2 units	12,000.00				
	2. Bathroom upgrades	1460	2 units	10,000.00				
	3. Audible Visible alarms	1460	2 units	350.00				
	4. Sewage plant upgrade	1470	1	16,000.00				
	5. Replace entrance doors and locks	1460	32 units	32,000.00				
PA 15-31, Outcrop II	504 Upgrades:							
	1. Kitchen upgrades	1460	2 units	8,000.00				
	2. Audible Visible alarms	1460	2 units	350.00				
	3. Replace entrance doors and locks	1460	20 units	20,000.00				

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550203 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Mgmt. Improvements	1. Staff training	1408	L.S.	30,000.00				
	2. Resident Initiatives	1408	L.S.	80,000.00				
	3. Computer Software	1408	L.S.	40,000.00				
	4. Applications/planning services	1408	L.S.	126,000.00				
	5. Management analysis planning human resources	1408	L.S.	35,000.00				
	6. Tenant patrols	1408	L.S.	12,000.00				
HA-Wide Admin.	1. Modernization salary & benefits	1410	L.S.	316,470.00				
	2. Bid Advertisements	1410	L.S.	6,000.00				
HA-Wide Fees & Costs	1. Architectural & Engineering	1430	L.S.	130,000.00				
	2. Financial Consultants	1430	L.S.	80,000.00				
	3. Construction Manager	1430	L.S.	50,000.00				
	4. Modernization legal costs	1430	L.S.	115,000.00				
HA-Wide Non-Dwelling Equip.	1. Computer Hardware	1475	L.S.	40,000.00				

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550203 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	2. Office equipment	1475	L.S.	10,000.00				

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program No: PA28P01550203 Replacement Housing Factor No:				Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA 15-1 Bierer Wood	7/31/05			7/31/06			
PA 15-4 Lemon Wood	7/31/05			7/31/06			
PA 15-7 Dunlap Creek	7/31/05			7/31/06			
PA 15-10 East View	7/31/05			7/31/06			
PA 15-11 Mulligan Manor	7/31/05			7/31/06			
PA 15-22 Scattered Sites	7/31/05			7/31/06			
PA 15-26 Outcrop	7/31/05			7/31/06			
PA 15-31 Outcrop II	7/31/05			7/31/06			
HA-Wide Mgmt. Improve	7/31/05			7/31/06			
HA-Wide Admin.	7/31/05			7/31/06			
HA-Wide Fees & Costs	7/31/05			7/31/06			
HA-Wide Non-Dwelling	7/31/05			7/31/06			
HA-Wide	7/31/05			7/31/06			

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

Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement						
	Total CFP Estimated Cost		\$			\$

Capital Fund Program Five-Year Action Plan

Part I: Summary

S A M P L E

PHA Name <i>Anytown Housing Authority</i>						<input 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: 2002 PHA FY: 2002	Work Statement for Year 3 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 5 FFY Grant: 2005 PHA FY: 2005	
	Annual Statement					
<i>10-01/Main Street</i>		<i>\$80,000</i>	<i>\$36,000</i>	<i>\$65,000</i>	<i>\$55,000</i>	
<i>10-02/Broadway</i>		<i>\$90,000</i>	<i>\$40,900</i>	<i>\$40,000</i>	<i>\$43,000</i>	
<i>HA-wide</i>		<i>\$100,000</i>	<i>\$50,000</i>	<i>\$35,000</i>	<i>\$27,000</i>	
CFP Funds Listed for 5-year planning		<i>\$270,000</i>	<i>\$162,900</i>	<i>\$140,000</i>	<i>125,000</i>	
Replacement Housing Factor Funds		<i>\$40,000</i>				

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Fayette County Housing Authority		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 7/01/04	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 7/01/05	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 7/01/06	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 7/01/07
	Annual Statement				
Admin. Building		80,000.00			2,148,708.00
15-1, Bierer Wood		1,135,100.00	1,559,708.00	2,364,708.00	
15-2, Crossland		75,000.00			
15-3, Gibson Terrace		697,000.00			
15-7, Dunlap Creek				150,000.00	
15-8, Marion Villa		232,708.00			
15-12, White Swan		65,000.00	495,000.00		
15-24, Lemont Hgts.			160,000.00		
HA-Wide		960,000.00	1,010,000.00	710,000.00	1,076,000.00
CFP Funds Listed for 5-year planning		3,224,708.00	3,224,708.00	3,224,708.00	3,224,708.00
Replacement Housing Factor Funds					

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

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2004 PHA FY: 7/1/04			Activities for Year: <u>3</u> FFY Grant: 2005 PHA FY: 7/01/05		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PA 15-1, Bierer Wood Acres	Development activities	\$1,135,100.00	PA 15-1, Bierer Wood Acres	Development activities	\$1,559,708.00
Annual		504 Compliance			504 Compliance	
Statement	PA 15-2, Crossland Place	Address 2-504 units to bring into compliance – kitchens, baths, railings	\$15,000.00	Management Improvements	Staff Training	\$30,000.00
		Community Room – 504 improvements	\$60,000.00		Resident Initiatives	\$100,000.00
	PA 15-3, Gibson Terrace	Conversion of 1 – 8 row type building into 3 units, 1 story bldgs. (1-4 BR, 2-3 BR) to address 504 compliance	\$229,000.00		Computer Software	\$40,000.00
		Conversion of 1 – 8 row type building into 4 units, 1 story bldgs. (2-1 BR, 2-2 BR) to address 504 compliance	\$253,000.00		Application/Planning Services	\$150,000.00
		Conversion of 1 – 6 unit row type building into 3 units, 1 story building (2-1 BR, 2-2 BR) to address 504	\$215,000.00	Administration	Mod. Salary/Benefits	\$300,000.00
	Admin. Office	504 Upgrades	\$80,000.00		Bid Advertisements	\$5,000.00
	Total CFP Estimated Cost		\$ Continued			\$ Continued

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

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2004 PHA FY: 7/01/04			Activities for Year: <u>3</u> FFY Grant: 2005 PHA FY: 7/01/05		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PA 15-8, Marion Villa	Conversion of 1 – 6 row building to address 2 units for 504 compliance	\$220,708.00	Fees & Costs	A&E Services	\$140,000.00
Annual		Upgrades on 2 units to meet 504 compliance	\$12,000.00		Financial Consultants	\$100,000.00
Statement	PA 15-12, White Swan Apartments	Replace fire alarm system	\$65,000.00		Construction Manager	\$60,000.00
	Mgmt. Improvements	Staff Training	\$30,000.00		Mod. Legal costs	\$15,000.00
		Resident Initiatives	\$100,000.00	Non-Dwelling Equip.	Computer Hardware	\$40,000.00
		Computer Software	\$30,000.00		Office Equipment	\$30,000.00
		Application/Planning Services	\$150,000.00			
	Administration	Mod. Salary/Benefits	\$300,000.00	PA 15-12, White Swan	4 units 504 compliant	\$295,000.00
		Bid Advertisements	\$5,000.00		Construct entrance to meet 504 compliance	\$200,000.00
	Fees and Costs	A&E Services	\$180,000.00			
		Financial Consultants	\$100,000.00			
		Mod. Legal Costs	\$15,000.00			
	Non-Dwelling Equipment	Computer Hardware	\$40,000.00	PA 15-24, Lemont Heights	Conversion of 1 duplex unit to meet 504:	
		Office Equipment	\$10,000.00		Two Units	\$160,000.00
		Total CFP Estimated Cost	\$ 3,224,708.00			\$ 3,224,708.00

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

Activities for Year 1	Activities for Year :_4_ FFY Grant: 2006 PHA FY: 7/01/06			Activities for Year: _5_ FFY Grant: 2007 PHA FY: 7/01/07		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PA 15-7, Dunlap Creek Village	Demolition of 5 buildings – 31 units	\$150,000.00	Administration Building	Construction of a new administration building	\$2,148,708.00
Annual					504 Compliance	
Statement	Management Improvements	Staff training	\$30,000.00	Management Improvements	Staff Training	\$30,000.00
		Resident Initiatives	\$80,000.00		Resident Initiatives	\$120,000.00
		Computer Software	\$40,000.00		Computer Software	\$50,000.00
		Application/Planning Services	\$150,000.00		Application/Planning Services	\$150,000.00
				Administration	Mod. Salary/Benefits	\$300,000.00
	Administration	Mod. Salary/Benefits	\$300,000.00		Bid Advertisements	\$5,000.00
		Bid Advertisements	\$5,000.00	Fees and Costs	A&E Services	\$150,000.00
					Financial Consultants	\$100,000.00
	Fees and Costs	Mod. Legal Costs	\$15,000.00		Construction Manager	\$60,000.00
					Mod. Legal Costs	\$15,000.00
	Non-Dwelling	Computer Hardware Office Equipment	\$50,000.00	Non-Dwelling Equipment	Computer Hardware	\$40,000.00
	15-1, Bierer Wood	Development Activities 504 Compliance	\$2,364,708.00		Vehicles	\$56,000.00
	HA-Wide	Relocation	\$40,000.00			
	Total CFP Estimated Cost		\$3,224,708.00			\$ 3,224,708.00

Revitalization of Lemon Wood Acres

The revitalization of Lemon Wood Acres is being guided by a Master Plan developed by architects as part of an even broader approach by the Fayette County Housing Authority to redevelop a number of their properties.

The plan for Lemon Wood Acres, while still in its early stages, projects a mix of 25 for-sale and 55 rental housing opportunities on the existing public housing site and continuing on into the adjacent neighborhood of private homes.

The overall goal of the Master Planning exercise is to design and develop a community that removes the boundary or border that exists between the subsidized housing and the adjacent neighborhood. A new street pattern will assist in meeting this goal, and the goal will have the social benefit of diminishing the stigma associated with residence in a public housing community and result in units that should be indistinguishable from pure market rate units.

The construction of for-sale units is a key element in building a mixed use, mixed income neighborhood. The visible presence of homeowners nearby will, it is believed, provide a reassurance to rental tenants that the opportunity for homeownership is well within their grasp.

The recreation of Lemon Wood Acres from 150 units of subsidized rental housing to one which mixes for-sale and rental housing at a less dense rate will reduce the concentration of one income range closely concentrated in one place. This de-concentration brings with it inherent social advantages as positive models are located now in the same neighbor, rather than on the other side of a non-public housing perceptual barrier.

150 units in townhouses configuration, constructed in the 1950s to house industrial workers will be demolished and replaced with modern new homes. The existing units are generally too small and designed for an earlier lifestyle, with shared yard spaces and insufficient parking.

The opportunity for homeownership creates incomparable opportunities for families. The benefits of homeownership to that contribute to the neighborhood's stability include the pride of ownership, increased investment and involvement in the community, and a source of equity to provide for increasing education opportunities.

The creation of new housing on the existing public housing site will include the creation of new and enhanced utility connections, including underground electric service and separated storm and sanitary sewer connections.

The creation of homeownership units on the Lemon Wood Acres site will be joined and strengthened by the creation of affordable rental housing. These newly construction units, developed as single-family detached for sale units and duplex-type buildings (for rental use) will in effect create a new neighborhood with its own mix of incomes, as tenants and homebuyers will come from a range of incomes and backgrounds.

Fayette County Housing Authority

Housing Development Appearance Follow Up Plan - 2003

The Fayette County Housing Authority will develop a follow-up plan to be included in the annual plan to address the Housing Development Appearance section of the Resident Survey.

Some improvements cited in this follow-up will be completed using the Comprehensive Grant Program and/or the Capitol Fund Program. Others will be covered under normal operating or preventive maintenance to improve the appearance of its developments, preventive maintenance policy; physical needs assessment; occupancy and lease enforcement policy; and, training for project managers. Our intent is to improve satisfaction through a systematic approach that focuses on the physical plan as well as the conduct of employees and residents. FCHA cannot schedule any of these items until HUD approves them. Because of this, they are long-term solutions.

Immediate solutions include the inspection of all common areas, building exteriors, and, parking and recreation areas, which already have been accomplished at all developments. Further, all common areas will be inspected by property managers weekly and by the maintenance department on an annually during systems inspections.

Substantial rehabilitation has started or has been completed at seven (7) sites: Fort Mason Village; Dunlap Creek Village, South Hill Terrace, Marion Villa, Mulligan Manor, Gibson Terrace, and Marshall Manor.

- Sidewalks, parking areas, curbs, steps, and handrails are being replaced at all sites. At the two (2) elderly high rises, Mulligan Manor and Marshall Manor, hallways and stairwells have been painted, with carpet or floor tile being replaced.

FCHA has supplemented the maintenance staff by hiring eight (8) custodians to clean, cut grass and remove trash. The Housing Authority has also contracted with tenants for ground maintenance at the family developments. Property managers will monitor tenant contractors to ensure their litter and snow removal, and lawn mowing.

The property managers to ensure that the playground and recreational areas are being maintained will do periodic inspections. The maintenance department will ensure that all equipment is in working condition, and safe for use by the

children. The maintenance department will do monthly inspections of all recreational areas.

Spray pools were completed October 1, 2001, through the Comprehensive Grant Program, at South Hill Terrace, Marion Villa, and Fort Mason Village.

With one exception, all basketball courts were rehabilitated in May 2001. The court at Fort Mason Village will be rehabilitated in 2002 after completion of other modernization at the site. This work will be budgeted through Operations.

SAC has certified this Housing Authority for the demolition of 255 housing units at selected sites for the purpose of thinning out our row house stock and giving the tenants more room for yards and parking. Also we are planning for the next five years to completely remodel and reface all existing row housing to better blend with the neighborhood.

The end of the current Fiscal Year of June 30, 2003 slates all repairs/improvements listed in this Follow-Up Plan.

Fayette County Housing Authority

Communications – Follow Up Plan – 2002

We scored a 73 on this part of the survey and have made the following corrections that will hopefully result in better communications with our tenants.

The Manager of each development is now processing their own work orders as opposed to the centralized system that we had. The advantage of this system is that the Manager has first hand knowledge of the maintenance problems occurring in the development and personally cuts the workorder to have it fixed. The Manager also issues this workorder to the maintenance men so that timely work can be completed of the items. (Note: the FCHA averages 5.01 days per regular workorder) Lastly, the Manager is to perform 5 percent quality control inspections on work performed to ensure that maintenance is doing the best job possible.

All the Managers at FCHA are scheduled to attend training classes on asset management so that they can better appreciate the need for timely actions when the resident points out any deficiency with the community. If the deficiency is beyond the resources of the local management, the effort will be made to address the problem at the agency level. Management always encourages written suggestions and residents are invited to attend all planning sessions that involve their communities. There has been an active County Wide Resident Council for the last five years and this is another communication link to the residents at large.

The FCHA has recently rewritten both the Residential Lease and the Occupancy Policy. Each resident was brought into the management office and given a copy of the Lease and Policy. The Lease and policy was explained to the resident and any significant changes were explained in detail. It is hoped that this will go a long way into educating the resident as to the rules and regulations that are expected of them.

The Managers are being tasked with the responsibility for generating interest in the formation of tenant councils in their communities. The advantage to the Manager will be better communications with the resident, as well as point people the Manger can contact to get activities and information disseminated to the residents.

It is understood that better communication with our residents can only help for an efficient management of our communities. And the FCHA will work on this aspect using every means at our disposal.

Fayette County Housing Authority

Safety – Follow Up Plan – 2003/ 2004

The Fayette County Housing Authority will develop a follow-up plan to be included in the annual plan to address the Safety section of the Resident Survey.

Our intent is to improve safety through a plan that focuses on implementation of a physical improvements, continued above base-line police services, renewed Memorandums of Understanding with local police agencies and resident participation.

The current -- as of March 2003 -- Housing Authority vacancy rate is at 11.6%, which requires continued vigilance in security matters at several developments.

The HA received approval in November 2002 for the demolition of 37 buildings with 255 units at 4 developments. The affected communities were built in the 1940's and early 1950's. This plan of de-concentration calls for elimination of 255 total units. De-concentration of units will have a major impact on security issues at these developments

	Current Units	Demolition	Remaining Units
Bierer Wood Acres	192	106	86
Lemon Wood Acres	150	75	75
Dunlap Creek Village	100	69	31
Snowden Terrace	50	5	45

After several revisions and reiterations of the initial plan, the Authority is seeking further modification to its original plan that will eliminate the remaining 31 units at Dunlap Creek Village and the 75 units at Lemon Wood Acres.

The lack of local police departments in many communities has been a problem. State police provide only sporadic patrols in these mostly rural communities. The HA ended its contract for services of selected site security with its contractor on March 29th, 2003, due to cessation of continued funding through the PH Drug Elimination Program.

The HA plan has contracted for above baseline police services with the various local law enforcement agencies. The communities that will receive above baseline police services are:

<u>Community</u>	<u>Police Department</u>	<u>Number of Units</u>	<u>Number of Residents</u>
South Hill Terrace	Brownsville Police	119	175
Snowden Terrace	Brownsville Police	70	66
Fort Mason Village	Masontown Police	100	194
Clarence E. Hess Terrace	Masontown Police	50	121
Gibson Terrace	Connellsville Police	150	309
Belle Vernon Apartments	Belle Vernon	150	152

With the contracts established, 38% of our units and 39% of our residents will be covered by above baseline police services.

The Pennsylvania State Police have police jurisdiction for seven HA communities.

<u>Community</u>	<u>Police Department</u>	<u>Number of Units</u>	<u>Number of Residents</u>
Bierer Wood Acres	PA State Police	192	260
Crossland Place	PA State Police	40	85
Lemon Wood Acres	PA State Police	150	179
Dunlap Creek Village	PA State Police	100	83
Marion Villa	PA State Police	80	172
Lemont Heights	PA State Police	24	73
Outcrop I	PA State Police	32	105
Outcrop II	PA State Police	20	48

After approximately five months of negotiations and working on the signing of an above base-line contract with the Pennsylvania State Police, it appears this will not become a reality. Our plan is to continue to aggressively pursue the implementation of a Memorandum of Understanding with the State Police that will enable us to get increased cooperation from this important facet of law enforcement.

The various police departments will also provide Tenant Patrol Crime Watch Training to the communities as part of the existing contract.

Resident apathy has been the major barrier in developing an effective crime watch program. With the police contracts, development of a community policing concept will be established with the goal of increased resident participation. In developing an active Tenant Patrol Crime Watch, FCHA will develop a comprehensive package, including:

- Tenant Patrol Guidelines – This is a checklist detailing the requirements for involvement in a Tenant Patrol, FCHA expectations of behavior of Tenant Patrol members, and the do's and don'ts of an active Tenant Patrol.
- Letters of Agreement between the FCHA and appropriate Tenant Organizations – This document specifies both FCHA's and Tenant Organization's obligations to the Tenant Patrol Program.
- Logs and Forms – Provide detailed documentation of the residents participation hours, areas covered, profile sheets of active residents, incidents observed, and actions taken.
- Waiver forms – Release FCHA from responsibility for any liability while participating in the Voluntary Tenant Patrol.

FCHA will develop crime tracking measures and establish a Security Advisory Board. The Board will include residents, state police, local law enforcement, and property

managers to review and plan security measures. Funding for these activities will be allocated from the Public Housing and Capital Fund Program.

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/02 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations	0.00	720,000.00	720,000.00	720,000.00	
3	1408 Management Improvements	720,000.00	245,548.25	245,548.25	245,440.60	
4	1410 Administration	360,304.00	245,734.19	245,734.19	194,090.34	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	170,000.00	210,694.50	210,694.50	210,694.50	
8	1440 Site Acquisition					
9	1450 Site Improvement	160,100.00	460,210.22	460,210.22	189,230.66	
10	1460 Dwelling Structures	615,150.00	1,595,086.90	1,595,086.90	1,069,376.64	
11	1465.1 Dwelling Equipment—Nonexpendable	39,000.00	6,050.00	6,050.00	6,050.00	
12	1470 Nondwelling Structures	0.00	4,262.94	4,262.94	4,262.94	
13	1475 Nondwelling Equipment	200,000.00	105,566.00	105,566.00	105,566.00	
14	1485 Demolition					
15	1490 Replacement Reserve	1,338,493.00	0.00	0.00	0.00	
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs	0.00	9,894.00	9,894.00	4,947.00	
18	1499 Development Activities					
19	1501 Collateralization or Debt Service					

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

PHA Name: Fayette County Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA28P01550100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
--	--	-------------------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 12/31/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	3,603,047.00	3,603,047.00	3,603,047.00	2,749,658.68
22	Amount of line 21 Related to LBP Activities	0.00	32,420.00	32,420.00	32,420.00
23	Amount of line 21 Related to Section 504 compliance	0.00	7,800.18	7,800.18	7,800.18
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 15-1, Bierer Wood Acres	1. Lead Base Paint Testing & Abatement	1460	48 Units	0.00	6,650.26	6,650.26	6,650.26	
PA 15-3, Gibson Terrace	1. Lead Base Paint Testing & Abatement	1460	48 Units	0.00	6,650.26	6,650.26	6,650.26	
	2. Replace Waterlines	1450	L.S.	0.00	8,032.91	8,032.91	0.00	
PA 15-4, Lemon Wood Acres	1. Retaining Walls	1450	L.S.	20,000.00	0.00	0.00	0.00	
	2. Eliminate Ponding	1450	L.S.	8,000.00	0.00	0.00	0.00	
	3. Replace Concrete	1450	L.S.	14,100.00	0.00	0.00	0.00	
	4. Lead Base Paint Testing & Abatement	1460	48 Units	0.00	6,650.26	6,650.26	6,650.26	
PA 15-5, South Hill Terrace	1. Spray Pool	1450	1	16,000.00	0.00	0.00	0.00	
	2. Replace Closet/Interior Doors	1460	228	182,500.00	0.00	0.00	0.00	
	3. Replace Storm Doors/Screens	1460	200	135,000.00	0.00	0.00	0.00	
	4. Lead Base Paint Testing & Abatement	1460	45 Units	0.00	6,234.61	6,234.61	6,234.61	
PA 15-6, Fort Mason Village	1. Spray Pool	1450	1	16,000.00	0.00	0.00	0.00	

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	2. Replace Porch Lights	1460	200	15,000.00	0.00	0.00	0.00	

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 15-6, Fort Mason Village Continued	3. 504 Compliance	1460	L.S.	0.00	7,800.18	7,800.18	7,800.18	
	4. Caulk Windows/Doors	1460	200	11,000.00	0.00	0.00	0.00	
	5. Lead Base Paint Testing & Abatement	1460	45 Units	0.00	6,234.61	6,234.61	6,234.61	
	6. Improvements to Community Building	1470	1	0.00	4,262.94	4,262.94	4,262.94	
	7. Improvements to Bathrooms	1460	L.S.	0.00	11,565.62	11,565.62	11,565.62	
	8. Concrete Throughout	1450	L.S.	0.00	36,558.52	36,558.52	36,558.52	
	9. Landscape/Drainage	1450	L.S.	0.00	7,618.55	7,618.55	7,618.55	
	10. Sewage Lines/Traps	1450	L.S.	0.00	6,844.35	6,844.35	6,844.35	
PA 15-8, Marion Villa	1. Repave Parking	1450	L.S.	36,000.00	0.00	0.00	0.00	
	2. Spray Pool	1450	1	16,000.00	0.00	0.00	0.00	
PA 15-9, Snowden Terrace	1. Windows/Security Screens	1460	335	45,000.00	0.00	0.00	0.00	
PA 15-10, East View Terrace	1. Remodel Manager's Office	1470	1	0.00	0.00	0.00	0.00	

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	2. HVAC Upgrade Manager's Office	1470	1	0.00	0.00	0.00	0.00	

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 15-10, East View Terrace Continued	3. Build Storage Shed for Maintenance Equipment	1470	1	0.00	0.00	0.00	0.00	
PA 15-11, Mulligan Manor	1. Bathrooms	1460	65	47,500.00	0.00	0.00	0.00	

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	2. Replace Make-Up Air Vents	1460	2	0.00	0.00	0.00	0.00	
PA 15-12, White Swan Apartments	1. Recaulk Windows	1460	248	14,000.00	0.00	0.00	0.00	
	2. Replace Refrigerators	1465	100	39,000.00	0.00	0.00	0.00	
PA 15-13, Marshall Manor	1. Install Canopy at Both Entrances	1460	2	10,000.00	0.00	0.00	0.00	
	2. Covered Slope Sills	1460	2	2,000.00	0.00	0.00	0.00	
	3. Enclose Meter Sockets	1460	10	6,000.00	0.00	0.00	0.00	
	4. Improvements to Stairwells	1460	2	8,000.00	0.00	0.00	0.00	
	5. Replace Panic Hardware & Entry Doors	1460	29	15,000.00	0.00	0.00	0.00	

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 15-16, Belle Vernon Apts.	1. Re-caulk Windows	1460	834	26,250.00	0.00	0.00	0.00	
	2. New Entry Doors	1460	150	57,900.00	0.00	0.00	0.00	
	3. Replace Make-Up Air Units	1460	2	40,000.00	0.00	0.00	0.00	
	4. Elevator Upgrade	1460	2	0.00	143,750.00	143,750.00	143,750.00	
	5. Fire Alarm System	1460	1	0.00	202,768.75	202,768.75	202,768.75	
	6. Entry Doors & Hallways	1460	L.S.	0.00	121,242.15	121,242.15	121,242.15	
PA 15-17, Sembower Terrace	1. Replace Furnaces	1460	32	0.00	0.00	0.00	0.00	
	2. Replace Roof & Flashing	1460	4 Bldgs.	0.00	0.00	0.00	0.00	
PA 15-19, Fairchance Hsg.	1. Relocation Costs	1495	2 Units	0.00	0.00	0.00	0.00	
PA 15-22, Scattered Sites	1. Landscape/Drainage	1450	L.S.	0.00	147,516.00	147,516.00	34,441.20	
	2. Replace Entrance Doors & Locks, Storm Doors/Front Entrances	1460	50	0.00	41,081.00	41,081.00	0.00	
	3. Replace Storm Doors	1460	50	0.00	0.00	0.00	0.00	

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	4. Replace Windows	1460	158	0.00	27,621.00	27,621.00	22,824.90	

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 15-22, Scattered Sites	5. Replace Kitchens	1460	13	0.00	40,043.47	40,043.47	14,842.89	
	6. Replace Bathrooms	1460	13	0.00	11,035.00	11,035.00	7,238.40	
	7. Smoke Detector Upgrade/Electrical Upgrade	1460	98	0.00	51,980.22	51,980.22	36,536.22	
	8. Paint Units	1460	13	0.00	202,018.73	202,018.73	103,225.50	
	9. Replace Tile Floors	1460	13	0.00	69,465.00	69,465.00	17,820.00	
	10. Replace Interior Doors	1460	181	0.00	40,036.17	40,036.17	0.00	
	11. Repair Brick on Buildings	1460	4 Bldgs.	0.00	149,841.00	149,841.00	28,179.90	
	12. Appliances	1465	50	0.00	6,050.00	6,050.00	6,050.00	
	13. Relocation Costs	1495	6 Units	0.00	9,894.00	9,894.00	4,947.00	
	14. Concrete	1450	L.S.	0.00	65,043.00	65,043.00	0.00	
	15. Roofs/Gutters & Downspouts/Flashing	1460	L.S.	0.00	66,683.11	66,683.11	18,000.00	
PA 15-24, Lemont Heights	1. Site Lighting/Security	1450	L.S.	0.00	45,467.09	45,467.09	15,678.00	
	2. Replace Retaining Walls & Fencing	1450	L.S.	0.00	83,237.66	83,237.66	29,750.40	
	3. Concrete Upgrade	1450	L.S.	0.00	22,131.00	22,131.00	20,578.50	
	4. Landscape/Drainage	1450	L.S.	0.00	37,761.14	37,761.14	37,761.14	

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 15-26, Outcrop	1. Repair Drainage	1450	L.S.	16,000.00	0.00	0.00	0.00	
	2. Install Fencing	1450	L.S.	18,000.00	0.00	0.00	0.00	
HA-Wide Mgmt. Improve.	1. Staff Training	1408	L.S.	165,000.00	16,227.91	16,227.91	16,120.26	
	2. Resident Initiatives	1408	L.S.	40,000.00	36,508.00	36,508.00	36,508.00	
	3. Utility Survey	1408	L.S.	10,000.00	0.00	0.00	0.00	
	4. Review & Update Policies/Procedures	1408	L.S.	100,000.00	137,768.34	137,768.34	137,768.34	
	5. Physical Needs Assessment	1408	L.S.	150,000.00	46,460.00	46,460.00	46,460.00	
	6. Computer Software	1408	L.S.	250,000.00	8,584.00	8,584.00	8,584.00	
	7. CAD System	1408	L.S.	5,000.00	0.00	0.00	0.00	
HA-Wide Admin.	1. Modernization Staff (Salary/Benefits)	1410	L.S.	360,304.00	215,463.69	215,463.69	163,819.84	
	2. Modernization Legal Costs	1410	L.S.	0.00	805.50	805.50	805.50	
	3. Clerk of the Works	1410	1	0.00	17,673.60	17,673.60	17,673.60	
	4. Bid Advertisements	1410	L.S.	0.00	11,791.40	11,791.40	11,791.40	
HA-Wide Fees & Costs	1. Architectural & Engineer	1430	L.S.	170,000.00	135,000.00	135,000.00	135,000.00	

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Fees & Costs (Continued)	2. Financial Consultants	1430	L.S.	0.00	70,000.00	70,000.00	70,000.00	
	3. Environmental Review	1430	L.S.	0.00	5,500.00	5,500.00	5,500.00	
	4. Modernization Legal Costs	1430	L.S.	0.00	194.50	194.50	194.50	
HA-Wide Non-Dwelling Equip.	1. Vehicles	1475	5	25,000.00	96,280.00	96,280.00	96,280.00	
	2. Office Equipment & Furniture	1475	L.S.	75,000.00	0.00	0.00	0.00	
	3. Computer Hardware & Accessories	1475	L.S.	100,000.00	9,286.00	9,286.00	9,286.00	
HA-Wide	1. Replacement Reserve	1490	L.S.	1,338,493.00	0.00	0.00	0.00	
	2. Contingency	1502	L.S.	0.00	0.00	0.00	0.00	
	3. General Operations	1406	L.S.	0.00	720,000.00	720,000.00	720,000.00	
PA 15-1,2,4,5,6,7, 9,10,17	Site Lighting	1460	9 Sites	0.00	375,735.50	375,735.50	301,162.13	

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program No: PA28P01550100 Replacement Housing Factor No:					Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
PA 15-1, Bierer Wood Acres	9/30/02			9/30/03				
PA 15-3, Gibson Terrace	9/30/02			9/30/03				
PA 15-4, Lemon Wood Acres	9/30/02			9/30/03				
PA 15-5, South Hill Terrace	9/30/02			9/30/03				
PA 15-6, Fort Mason Village	9/30/02			9/30/03				
PA 15-8, Marion Villa	9/30/02			9/30/03				
PA 15-9, Snowden Terrace	9/30/02			9/30/03				
PA 15-10, East View Terrace	9/30/02			9/30/03				
PA 15-11, Mulligan Manor	9/30/02			9/30/03				
PA 15-12, White Swan Apartments	9/30/02			9/30/03				
PA 15-13, Marshall Manor	9/30/02			9/30/03				
PA 15-16, Belle Vernon Apartments	9/30/02			9/30/03				

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program No: PA28P01550100 Replacement Housing Factor No:					Federal FY of Grant: 2000
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA 15-17, Sembower Terrace	9/30/02			9/30/03			

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program No: PA28P01550100 Replacement Housing Factor No:					Federal FY of Grant: 2000
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA15-19,Fairchance Housing	9/30/02			9/30/03			
PA15-22, Scattered Sites	9/30/02			9/30/03			
PA15-24,Lemont Heights	9/30/02			9/30/03			
HA-Wide Operations	9/30/02			9/30/03			
HA-WideMgmt. Improve	9/30/02			9/30/03			
HA-Wide Admin.	9/30/02			9/30/03			
HA-Wide Fees & Costs	9/30/02			9/30/03			

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program No: PA28P01550100 Replacement Housing Factor No:					Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
HA-Wide Non-Dwelling Equipment	9/30/02			9/30/03				
Site Lighting PA 15- 1,2,4,5,6,7,9,10,17	9/30/02			9/30/03				

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550201 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	0.00	110,000	0.00	0.00
3	1408 Management Improvements	295,000.00	201,983.82	164,066.85	14,606.67
4	1410 Administration	333,100.00	215,590.20	215,590.20	5,906.60
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	285,000.00	308,198.90	148,735.78	120,743.04
8	1440 Site Acquisition				
9	1450 Site Improvement	190,000.00	348,650.08	293,650.08	0.00
10	1460 Dwelling Structures	1,842,000.00	2,045,000.00	32,000.00	21,333.32
11	1465.1 Dwelling Equipment—Nonexpendable	30,000.00	30,000	0.00	0.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	70,000.00	42,000.00	42,000.00	26,666.63
14	1485 Demolition	226,323.00	0.00	0.00	0.00
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	60,000.00	30,000.00	30,000.00	0.00
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				

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

PHA Name: Fayette County Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA28P01550201 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
---	--	-------------------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 2)
 Performance and Evaluation Report for Period Ending: 12/31/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	3,331,423.00	3,331,423.00	926,042.91	189,256.26
22	Amount of line 21 Related to LBP Activities	23,000.00	32,000.00	32,000.00	21,333.32
23	Amount of line 21 Related to Section 504 compliance	0.00	170,000.00	0.00	0.00
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550201 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 15-1, Bierer Wood Acres	Reconfigure one – eight unit, row type building into five apartments (2-1BR, 2-2BR, 1-3BR):							
	1. Replace front & rear entrances and porches	1460	5 units	80,000.00	0.00	0.00	0.00	
	2. Replace windows	1460	5 units	25,000.00	0.00	0.00	0.00	
	3. Replace entrance, interior and storm doors	1460	5 units	35,000.00	0.00	0.00	0.00	
	4. Roof Replacement	1460	1 Bldg.	35,000.00	0.00	0.00	0.00	
	5. Kitchens	1460	5	35,000.00	0.00	0.00	0.00	
	6. Bathrooms	1460	5	25,000.00	0.00	0.00	0.00	
	7. Floors	1460	5 units	35,000.00	0.00	0.00	0.00	
	8. Concrete	1460	5 units	30,000.00	0.00	0.00	0.00	
	9. Landscape/Drainage	1450	5 units	25,000.00	0.00	0.00	0.00	
	10. HVAC Replacement	1460	5 units	30,000.00	0.00	0.00	0.00	
	11. Smoke Detector Upgrade	1460	5 units	8,000.00	0.00	0.00	0.00	
	12. Siding	1460	5 units	50,000.00	0.00	0.00	0.00	
	13. Soffit & Fascia/Gutters & Downspouts	1460	5 units	25,000.00	0.00	0.00	0.00	
	14. Demo Interior Units	1460	5 units	25,000.00	0.00	0.00	0.00	
	15. Parking Area	1450	5 units	30,000.00	0.00	0.00	0.00	

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550201 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 15-1, Bierer Wood Acres Cont'd.	16. Storage Areas	1460	5	25,000.00	0.00	0.00	0.00	
	17. Plumbing Upgrade	1460	5 units	60,000.00	0.00	0.00	0.00	
	18. Electrical Upgrade	1460	5 units	80,000.00	0.00	0.00	0.00	
	19. Fencing	1450	5 units	40,000.00	0.00	0.00	0.00	
	20. Clean Crawlspace	1460	1	5,000.00	0.00	0.00	0.00	
	21. Replace Drywall & Finish	1460	5 units	80,000.00	0.00	0.00	0.00	
	22. Demolition	1485	4 bldgs./30 units	120,000.00	0.00	0.00	0.00	
PA 15-2, Crossland Place	1. Lead Base Paint Testing	1460	31 units	3,000.00	4,592.59	4,592.59	4,592.59	
PA 15-4, Lemon Wood Acres	Reconfigure one – eight unit, row-type building into five apartments (2-1BR, 2-2BR, 1-3BR):							
	1. Replace Front & Rear Entrances & Porches	1460	5 units	80,000.00	0.00	0.00	0.00	
	2. Replace Windows	1460	5 units	25,000.00	0.00	0.00	0.00	

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550201 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 15-4, Lemon Wood Acres	3. Replace Entrance, Interior and Storm Doors	1460	5 units	35,000.00	0.00	0.00	0.00	
	4. Roof Replacement	1460	1 Bldg.	35,000.00	0.00	0.00	0.00	
	5. Kitchens	1460	5	35,000.00	0.00	0.00	0.00	
	6. Bathrooms	1460	5	25,000.00	0.00	0.00	0.00	
	7. Floors	1460	5 units	35,000.00	0.00	0.00	0.00	
	8. Concrete	1460	5 units	30,000.00	0.00	0.00	0.00	
	9. Landscape/Drainage	1450	5 units	25,000.00	0.00	0.00	0.00	
	10. HVAC Replacement	1460	5 units	30,000.00	0.00	0.00	0.00	
	11. Smoke Detector Upgrade	1460	5 units	8,000.00	0.00	0.00	0.00	
	12. Siding	1460	5 units	50,000.00	0.00	0.00	0.00	
	13. Soffit & Fascia/Gutters & Downspouts	1460	5 units	25,000.00	0.00	0.00	0.00	
	14. Demo Interior Units	1460	5 units	25,000.00	0.00	0.00	0.00	
	15. Parking Area	1450	5 units	30,000.00	0.00	0.00	0.00	
	16. Storage Areas	1460	5	25,000.00	0.00	0.00	0.00	
	17. Plumbing Upgrade	1460	5 units	60,000.00	0.00	0.00	0.00	
	18. Electric Upgrade	1460	5 units	80,000.00	0.00	0.00	0.00	
	19. Fencing	1450	5 units	40,000.00	0.00	0.00	0.00	
	20. Replace Drywall & Finish	1460	5 units	80,000.00	0.00	0.00	0.00	

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550201 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	21. Demolition	1485	3 bldg/24 units	106,323.00	0.00	0.00	0.00	

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550201 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 15-7, Dunlap Creek Village	1. Lead Base Paint Testing	1460	45 units	6,000.00	6,666.67	6,666.67	6,666.67	
PA 15-8, Marion Villa	1. Lead Base Paint Testing	1460	42 units	5,000.00	6,222.22	6,222.22	6,222.22	
PA 15-9, Snowden Terrace	1. Lead Base Paint Testing	1460	31 units	3,000.00	4,592.59	4,592.59	3,851.84	
PA 15-10, East View Terrace	1. Lead Base Paint Testing	1460	45 units	6,000.00	6,666.67	6,666.67	0.00	
PA 15-15, Clarence Hess	1. Lead Base Paint Testing	1460	22 units	0.00	3,259.26	3,259.26	0.00	
PA 15-16, Belle Vernon Apts.	1. Electrical Upgrade	1460	L.S.	0.00	638,000.00	0.00	0.00	
	2. Paint Common Areas	1460	L.S.	0.00	40,000.00	0.00	0.00	
	3. Replace Floor Coverings	1460	L.S.	0.00	30,000.00	0.00	0.00	
	4. Replace Apt./Common Area Doors	1460	L.S.	0.00	225,000.00	0.00	0.00	
	5. Replace Hand Railing in Halls	1460	L.S.	0.00	30,000.00	0.00	0.00	

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550201 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 15-16, Belle Vernon Apts.	6. 504 Upgrades/Kitchens & Baths	1460	8 units	0.00	165,000.00	0.00	0.00	
	7. Asbestos Abatement	1460	8 units	0.00	25,000.00	0.00	0.00	
	8. Paving – Parking Areas	1450	L.S.	0.00	30,000.00	0.00	0.00	
PA 15-19, Fairchance	1. Replace Kitchens	1460	26	80,000.00	120,000.00	0.00	0.00	
	2. Replace Bathrooms	1460	26	80,000.00	90,000.00	0.00	0.00	
	3. Replace HVAC Units	1460	28	90,000.00	130,000.00	0.00	0.00	
	4. Repair & Replace Floors in all Units	1460	28	70,000.00	120,000.00	0.00	0.00	
	5. Replace entrance Doors & Locks/Storm Doors	1460	28	30,000.00	72,000.00	0.00	0.00	
	6. Electrical upgrades	1460	28	20,000.00	42,000.00	0.00	0.00	
	7. Paint units	1460	28	30,000.00	56,000.00	0.00	0.00	
	8. Replace drywall	1460	28	28,000.00	36,000.00	0.00	0.00	
	9. Appliances	1465	56	30,000.00	30,000.00	0.00	0.00	
	10. Plumbing upgrades	1460	28	10,000.00	14,000.00	0.00	0.00	
	11. Replace Shelving in all units	1460	28	10,000.00	15,000.00	0.00	0.00	
	12. Roof Replacement & Vents	1460	28	0.00	160,000.00	0.00	0.00	
	13. Temporary housing set up	1450	4	0.00	25,000.00	0.00	0.00	
	14. Sec. 504 Upgrades	1460	2	0.00	5,000.00	0.00	0.00	

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550201 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 15-24, Lemont Heights	1. Site Lighting/Security	1450	L.S.	0.00	15,412.80	15,412.80	0.00	

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550201 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 15-24, Lemont Heights Cont'd.	2. Replace Retaining Walls and Fencing	1450	L.S.	0.00	150,968.60	150,968.60	0.00	
	3. Concrete Upgrade	1450	L.S.	0.00	91,271.00	91,271.00	0.00	
	4. Landscape/Drainage	1450	L.S.	0.00	35,997.68	35,997.68	0.00	
HA-Wide Mgmt. Improvements	1. Applications/Planning Services/Assessments/Testing	1408	L.S.	150,000.00	100,000.00	62,083.03	0.00	
	2. Staff Training	1408	L.S.	45,000.00	15,000.00	15,000.00	1,542.00	
	3. Resident Initiatives	1408	L.S.	80,000.00	80,000.00	80,000.00	13,064.67	
	4. Computer Software	1408	L.S.	20,000.00	6,983.82	6,983.82	0.00	
HA-Wide Admin.	1. Clerk of the Works	1410	1	10,000.00	0.00	0.00	0.00	
	2. Modernization Staff (Salary/Benefits)	1410	L.S.	298,100.00	205,590.20	205,590.20	0.00	
	3. Modernization Legal Costs	1410	L.S.	15,000.00	0.00	0.00	0.00	
	4. Bid Advertisements	1410	L.S.	10,000.00	10,000.00	10,000.00	5,906.60	
HA-Wide Fees & Costs	1. Inspector Services	1430	L.S.	5,000.00	3,198.90	3,198.90	3,198.90	
	2. Financial Consultants	1430	L.S.	80,000.00	150,000.00	120,000.00	110,735.19	
	3. A&E Services	1430	L.S.	150,000.00	120,000.00	10,536.88	6,318.77	
	4. Construction Manager	1430	L.S.	50,000.00	20,000.00	0.00	0.00	
	5. Modernization Legal Costs	1430	L.S.	0.00	15,000.00	15,000.00	490.18	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Fayette County Housing Authority			Grant Type and Number Capital Fund Program Grant No: PA28P01550201 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program No: PA28P01550201 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA 15-1, Bierer Wood Acres	9/30/03			9/30/04			
PA 15-2, Crossland Place	9/30/03			9/30/04			
PA 15-4, Lemon Wood Acres	9/30/03			9/30/04			
PA 15-7, Dunlap Creek Village	9/30/03			9/30/04			
PA 15-8, Marion Villa	9/30/03			9/30/04			

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program No: PA28P01550201 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA 15-9, Snowden Terrace	9/30/03			9/30/04			
PA 15-10, East View Terrace	9/30/03			9/30/04			
PA 15-15, Clarence Hess	9/30/03			9/30/04			
PA 15-16, Belle Vernon Apartments	9/30/03			9/30/04			
PA. 15-19 Fairchance	9/30/03			9/30/04			
PA 15-24, Lemont Heights	9/30/03			9/30/04			
HA-Wide Mgmt. Improvements	9/30/03			9/30/04			
HA-Wide Administration	9/30/03			9/30/04			
HA-Wide Fees & Costs	9/30/03			9/30/04			

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program No: PA28P01550201 Replacement Housing Factor No:					Federal FY of Grant: 2001
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide Non-Dwelling Equipment	9/30/03			9/30/04			
HA-Wide	9/30/03			9/30/04			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550202 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/02 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	347,000.00	347,000.00	0.00	0.00
4	1410 Administration	334,423.00	322,470.00	0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	260,000.00	270,283.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	220,000.00	0.00	0.00	0.00
10	1460 Dwelling Structures	1,748,285.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	50,000.00	50,000.00	0.00	0.00
14	1485 Demolition	235,000.00	248,000.00	0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	30,000.00	30,000.00	0.00	0.00
18	1499 Development Activities		1,956,955.00		
19	1501 Collateralization or Debt Service				

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

PHA Name: Fayette County Housing Authority	Grant Type and Number Capital Fund Program Grant No: PA28P01550202 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
--	---	------------------------------

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:1)
 Performance and Evaluation Report for Period Ending: 12/31/02 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	3,224,708.00	3,224,708.00	0.00	0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550202 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 15-1, Bierer Wood Acres	Reconfigure three – six unit, row type buildings into eleven apartments (1 row – 4 apt. (2-2 BR, 2-3 BR); 1 row – 3 apt. (3-1 BR single story); 1 row – 4 apt. (2-2 BR, 2-3 BR):							
	1. Replace front & rear entrances and porches	1460	10 units	120,000.00	0.00	0.00	0.00	
	2. Replace windows	1460	10 units	50,000.00	0.00	0.00	0.00	
	3. Replace entrance, interior and storm doors	1460	10 units	50,000.00	0.00	0.00	0.00	
	4. Roof replacement	1460	3 Bldgs.	65,000.00	0.00	0.00	0.00	
	5. Kitchens	1460	10	75,000.00	0.00	0.00	0.00	
	6. Bathrooms	1460	10	50,000.00	0.00	0.00	0.00	
	7. Floors	1460	10 units	80,000.00	0.00	0.00	0.00	
	8. Concrete	1460	10 units	80,000.00	0.00	0.00	0.00	
	9. Landscape/drainage	1450	10 units	40,000.00	0.00	0.00	0.00	
	10. HVAC replacement	1460	10 units	70,000.00	0.00	0.00	0.00	
	11. Smoke detector upgrade	1460	10 units	25,000.00	0.00	0.00	0.00	
	12. Siding	1460	10 units	150,000.00	0.00	0.00	0.00	
	13. Soffit & fascia/gutters & downspouts	1460	10 units	40,000.00	0.00	0.00	0.00	

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550202 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	14. Demo interior units	1460	10	20,000.00	0.00	0.00	0.00	

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550202 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 15-1, Bierer Wood Acres Continued	15. Parking area	1450	10 units	50,000.00	0.00	0.00	0.00	
	16. Storage areas	1460	10	50,000.00	0.00	0.00	0.00	
	17. Plumbing upgrade	1460	10 units	130,000.00	0.00	0.00	0.00	
	18. Electrical upgrade	1460	10 units	143,285.00	0.00	0.00	0.00	
	19. Fencing	1450	10 units	40,000.00	0.00	0.00	0.00	
	20. Clean crawlspace	1460	3	10,000.00	0.00	0.00	0.00	
	21. Replace drywall and finish	1460	10 units	100,000.00	0.00	0.00	0.00	
	22. Demolition	1485	4 bldg. 26 units	107,000.00	120,000.00	0.00	0.00	
PA 15-4, Lemon Wood Acres	23. Demolition	1485	4 bldg. 32 units	128,000.00	128,000.00	0.00	0.00	
PA 15-9, Snowden Terrace	Reconfigure one – five unit, row type building to three apts. (2-2BR & 1-3 BR)							
	1. Replace front & rear entrances & porches	1460	3 units	50,000.00	0.00	0.00	0.00	
	2. Replace windows	1460	3 units	15,000.00	0.00	0.00	0.00	

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550202 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
	3. Replace entrance, interior and storm doors	1460	3 units	10,000.00	0.00	0.00	0.00	

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550202 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 15-9, Snowden Terrace	4. Roof replacement	1460	1 Bldg.	25,000.00	0.00	0.00	0.00	
	5. Kitchens	1460	3 units	25,000.00	0.00	0.00	0.00	
	6. Bathrooms	1460	3 units	15,000.00	0.00	0.00	0.00	
	7. Floors	1460	3 units	25,000.00	0.00	0.00	0.00	
	8. Concrete	1450	L.S.	30,000.00	0.00	0.00	0.00	
	9. Landscape/drainage	1450	3 units	25,000.00	0.00	0.00	0.00	
	10. HVAC replacement	1460	3 units	18,000.00	0.00	0.00	0.00	
	11. Smoke detector upgrade	1460	3 units	4,000.00	0.00	0.00	0.00	
	12. Siding	1460	3 units	30,000.00	0.00	0.00	0.00	
	13. Soffit & fascia/gutters & downspouts	1460	3 units	12,000.00	0.00	0.00	0.00	
	14. Demo interior units	1460	3	10,000.00	0.00	0.00	0.00	
	15. Parking area	1450	3 units	5,000.00	0.00	0.00	0.00	
	16. Storage areas	1460	3	12,000.00	0.00	0.00	0.00	
	17. Plumbing upgrade	1460	3 units	30,000.00	0.00	0.00	0.00	
	18. Electrical upgrade	1460	3 units	40,000.00	0.00	0.00	0.00	
	19. Fencing	1460	3 units	10,000.00	0.00	0.00	0.00	
	20. Replace drywall and finish	1460	3 units	30,000.00	0.00	0.00	0.00	

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550202 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA 15-9, Snowden Terrace	Rehab one elderly – row type, five unit row:							
	1. Window replacement	1460	5 units	10,000.00	0.00	0.00	0.00	
	2. Replace entrance, interior and storm doors	1460	5 units	10,000.00	0.00	0.00	0.00	
	3. Install air conditioning	1460	5 units	15,000.00	0.00	0.00	0.00	
	4. Smoke detector upgrade	1460	5 units	4,000.00	0.00	0.00	0.00	
	5. Electrical upgrade	1460	5 units	5,000.00	0.00	0.00	0.00	
	6. Plumbing upgrade	1460	5 units	5,000.00	0.00	0.00	0.00	
	7. Replace front & rear entrances and porches	1460	5 units	25,000.00	0.00	0.00	0.00	
	8. Landscape/drainage	1450	5 units	15,000.00	0.00	0.00	0.00	
	9. Concrete	1450	5 units	15,000.00	0.00	0.00	0.00	
	10. Downspouts	1460	5 units	5,000.00	0.00	0.00	0.00	
HA-Wide Mgmt. Improvements	1. Staff training	1408	L.S.	30,000.00	30,000.00	30,000.00	0.00	
	2. Resident initiatives	1408	L.S.	80,000.00	80,000.00	80,000.00	0.00	
	3. Computer software	1408	L.S.	40,000.00	40,000.00	0.00	0.00	
	4. Applications/planning services	1408	L.S.	150,000.00	150,000.00	0.00	0.00	

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program Grant No: PA28P01550202 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Mgmt. Improvements	5. Management analysis planning human resources	1408	L.S.	35,000.00	35,000.00	0.00	0.00	
	6. Tenant patrols	1408	L.S.	12,000.00	12,000.00	0.00	0.00	
HA-Wide Admin.	1. Modernization salary & benefits	1410	L.S.	318,140.00	316,470.00	316,470.00	0.00	
	2. Modernization legal costs	1410	L.S.	10,283.00	0.00	0.00	0.00	
	3. Bid advertisements	1410	L.S.	6,000.00	6,000.00	6,000.00	0.00	
HA-Wide Fees & Costs	1. Architectural & Engineering	1430	L.S.	130,000.00	130,000.00	0.00	0.00	
	2. Financial consultants	1430	L.S.	80,000.00	80,000.00	80,000.00	0.00	
	3. Construction Manager	1430	L.S.	50,000.00	50,000.00	0.00	0.00	
	4. Modernization legal costs	1430	L.S.	0.00	10,283.00	10,283.00	0.00	
HA-Wide Non-dwelling equip.	1. Computer hardware	1475	L.S.	40,000.00	40,000.00	40,000.00	0.00	
	2. Office equipment	1475	L.S.	10,000.00	10,000.00	10,000.00	0.00	
HA-Wide	1. Relocation Costs	1495	L.S.	30,000.00	30,000.00	0.00	0.00	
	2. Development Activities	1499	L.S.	0.00	1,956,955.00	0.00	0.00	

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

PHA Name: Fayette County Housing Authority		Grant Type and Number Capital Fund Program No: PA28P01550202 Replacement Housing Factor No:					Federal FY of Grant: 2002
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA 15-1, Bierer Wood	9/30/04			9/30/05			
PA 15-4, Lemon Wood	9/30/04			9/30/05			
PA 15-9, Snowden	9/30/04			9/30/05			
HA-Wide Mgmt. Improvements	9/30/04			9/30/05			
HA-Wide Administration	9/30/04			9/30/05			
HA-Wide Fees & Costs	9/30/04			9/30/05			
HA-Wide Non-Dwelling Equipment	9/30/04			9/30/05			
HA-Wide Development	9/30/04			9/30/05			
HA-Wide Relocation	9/30/04			9/30/05			