

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: Clinton County Housing Authority

PHA Number: PA 040

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

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

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

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- Our mission is to provide decent, safe, affordable housing and promote opportunities for social, economic and community development for eligible persons in the Clinton County area.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:

- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

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

PHA Goal: Provide an improved living environment

Objectives:

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

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:

- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

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

Other PHA Goals and Objectives: (list below)

To develop and operate additional housing units for low-income, elderly and handicapped persons through a local tax credit project.

Annual PHA Plan
PHA Fiscal Year 2002
[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)]

Through capital funding and measure taken to improve the current available units, the authority plans to serve low-income families with decent housing and a chance at a higher quality of living. This plan outlines the methods, policies and time-lines the Authority plans on utilizing to achieve these goals.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2003 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2002 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
 - Att. A – Resident Advisory Board Statement
 - Att. B – Tenant Council Members
 - Att. C – Capital Fund Statement
 - Att. D – Progress Statement

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	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.	
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	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 Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[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	423	N/A	1	N/A	2	N/A	1
Income >30% but <=50% of AMI	234	N/A	1	N/A	2	N/A	1
Income >50% but <80% of AMI	162	N/A	1	N/A	2	N/A	1
Elderly	3,704	N/A	1	N/A	2	N/A	1
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: FFY 2003-2007
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input 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	260		
Extremely low income <=30% AMI			
Very low income (>30% but <=50% AMI)	179	68%	
Low income (>50% but <80% AMI)	81	32%	
Families with children	164	63%	
Elderly families	55	22%	
Families with Disabilities	0	0	
Race/ethnicity white	253	98%	
Race/ethnicity black	7	2%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	96	37%	
2 BR	105	41%	

Housing Needs of Families on the Waiting List			
3 BR	48	18%	
4 BR	8	3%	
5 BR	3	1%	
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

The Authority plans to address area housing needs by improving the quality of its unit stock through capital funding measures, enhancing awareness in the community through the development of an Authority marketing strategies, and to accommodate more families by keeping the waiting list open year round.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

- Funding constraints

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2003 grants)		
a) Public Housing Operating Fund	868,056	
b) Public Housing Capital Fund	816,498	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income		
Rental	1,146,100	1,146,100
4. Other income (list below)		
Interest	55,500	55,500
Excess Utilities	35,880	35,880
4. Non-federal sources (list below)		
Total resources	2,922,034	2,922,034

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)

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)

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

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

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

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 3 Victims of domestic violence
- 2 Substandard housing
- 3 Homelessness
- 3 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
- Informational postings at main office and satellite offices

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: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

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

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

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

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

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

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

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

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

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

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

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

B. Section 8

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

(1) Eligibility

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

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

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

- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below)

(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:

(4) Admissions Preferences

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

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

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

High rent burden

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
 Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

The family has lost eligibility for or is awaiting an eligibility determination for a Federal, State or Local Assistance program.

The family would be evicted as a result of applying the minimum rent requirement.

The income of the family has decrease because of changed circumstance, including loss of employment. Loss of employment does not include dismissal from employment.

The death of an immediate family member. Immediate family member means: father, mother, brother, sister, husband, wife or child.

Unreasonable medical expenses not covered by insurance or other assistance.

Other circumstances determined by the Housing Authority or HUD.

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)

- 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)

(2) Minimum Rent

- a. What amount best reflects the PHA's minimum rent? (select one)
- \$0
 - \$1-\$25
 - \$26-\$50
- b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	457	100
Section 8 Vouchers	N/A	N/A
Section 8 Certificates	N/A	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	
Public Housing Drug Elimination Program (PHDEP)	N/A	
	N/A	
	N/A	
Other Federal Programs(list individually)	N/A	
	N/A	
	N/A	

C. Management and Maintenance Policies

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

- (1) Public Housing Maintenance and Management: (list below)
- (2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 PHA development management offices
 Other (list below)
* PHA SECONDARY ADMINISTRATIVE OFFICE

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

The Authority plans on utilizing Comprehensive Improvement Assistance funding to replace many of the deteriorating components of its sites. Areas of physical improvement needs include windows, porches, canopies, and the replacement of refrigerators. The Authority will also use funding to expand its administrative office in order to satisfy the operational needs of its growing housing programs.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-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 (state name)

-or-

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

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

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

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

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

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

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

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

Conversion of Low Income Public Housing to Section 8

We have performed an Initial Voluntary Conversion Assessment. It was determined that conversion of any CLINTON COUNTY HOUSING AUTHORITY projects would be inappropriate, since removal of the projects would not meet the necessary conditions for voluntary conversion described in 24CFR 972.200(c).

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.

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)

(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: DD/MM/YY)
Public Housing		
Section 8		

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

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

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)

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

1. List the crime prevention activities the PHA has undertaken or plans to undertake:

(select all that apply)

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

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

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

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

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 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)]

CLINTON COUNTY HOUSING AUTHORITY
369 LINDEN CIRCLE
LOCK HAVEN, PA 17745
(570) 748-2954

PET POLICY

The Clinton County Housing Authority (PHA) shall permit the maintenance of a Common Household Pet by Tenants who reside in Authority owned buildings. Each tenant may keep a pet in accordance with the following rules and regulations.

- I. Definition of Pet – A pet is defined as a domesticated small animal and is limited to cats, dogs, birds and fish (reptiles are excluded from the definition). No dangerous or intimidating pets (i.e. Pit Bull dogs, Rottweilers, or Doberman Pinchers) will be permitted.

- II. Pet Application – See Exhibit I
All pets must be registered with the Clinton County Housing Authority. Tenants must notify management ten (10) days prior to bringing the pet on site, complete the Pet Permit Application, provide all required documents and pay any required security deposits or fees. Registration must be renewed annually.

- III. Pet Permit – See Exhibit II
Tenants must execute the Pet Permit and receive written permission to keep any common household pet on or about the premises. This privilege may be revoked at any time if the animal becomes a nuisance or a threat with any provision of this policy.

A Pet Permit will be issued after all initial conditions of this policy have been met.

- IV. Conditions of Issuance of Pet Permit
 - A. Dogs must be a domesticated, short hair breed, not exceeding 25 lbs. at full growth and fourteen (14) inches shoulder height. Cats may not exceed 13 lbs. at full growth and must be de-clawed. If a dog or cat grows to weigh more than the allowable weight, it then must be removed immediately or the entire household will face the possibility of eviction. One and only one (1) dog, cat or two (2) birds sharing one cage is permitted per unit. Aquariums may not exceed a 20-gallon capacity.
 - B. Tenants must file evidence in the form of an acceptable certificate from a veterinarian that the pet is in good health, has been inoculated for distemper and rabies and that said inoculation is current (applies to dogs and cats). Each year this information must be renewed in order to retain a Pet Permit. In the event that an animal is believed to be ill or improperly cared for, the Authority reserves the right to require the tenant to take the animal to the veterinarian for an examination, with fee charged to tenant. Failure to comply with any of the above restrictions may result in the entire household being evicted.
 - C. Female cats and dogs must be spayed and male cats and dogs neutered prior to being placed in the tenants unit. Evidence of such procedure must be provided to the Housing Authority. Cats must also be de-clawed prior to entering the unit.
 - D. Tenants should bear in mind that they could be held liable for personal injury to persons or property of others caused by their pet and they should provide assurance for any such claim. The Housing Authority highly recommends renter's insurance.
 - E. Resident(s) will be liable for Housing Authority property damages caused by such pet. This applies, but is not limited to, carpets, doors, walls, drapes, blinds, windows, screens, furniture, appliances, as well as all other parts of the

dwelling unit, including landscaping and other improvements to the Landlord's property.

If any such items cannot be satisfactorily cleaned or repaired, Tenant(s) must pay for complete replacement by the Landlord. Tenants must sign a statement that they assume all personal financial responsibilities for damage to any personal or project property caused by pet and assumes personal responsibility for personal injury to any party caused by said pet. (See Exhibit III)

- F. A \$5.00 per month pet service fee will be assessed for any type of pet for the purpose of offsetting additional maintenance and service costs. Pet service fees are due the first day of each month.
- G. Tenants shall pay a security deposit of \$250.00 for dogs and cats only. The tenant must pay the deposit in advance. This deposit is refundable if no damage is done as verified by the Housing Authority after the tenant disposes of the pet or tenant vacates the unit. If a tenant chooses to have their security deposit refunded at any time, the tenant must wait 6 months before a new pet permit can be issued.
- H. Tenants are responsible for complying with all local, state, and federal laws and regulations governing possession of a pet.
- I. Tenants shall not alter their unit or unit area to create an enclosure for an animal.
- J. Tenants must file, as part of the application process, a "Pet Emergency Care Plan" in case tenant is unable to care for said pet in an emergency and which will empower the Housing Authority to transfer pet responsibility to an approved friend or relative of the tenant off the premises of the project as set forth in the "Pet Emergency Care Plan". (Refer to Pet Rider to Lease, Exhibit II) If there is no individual able to take care of the pet, the Housing Authority reserves the right to turn the pet over to the SPCA. All charges incurred are the responsibility of the tenant.

V. Pet Management Plan

- A. Limit one dog, cat, birdcage or aquarium per household. However, the birdcage may contain a maximum of two (2) birds and the aquarium cannot contain more fish than what is recommended for the tank size.
- B. Dogs and cats shall remain inside a tenant's unit unless they are on a leash and under the control of a responsible adult. Pets are not permitted to be tied or housed outside.
- C. Birds must be confined to a cage at all times.
- D. Pets will never be left unattended in any common area inside or outside the building such as lobbies, corridors, stairways, community rooms, laundry rooms, lawns, etc.
- E. Pets will not be permitted in common areas of the buildings at any time, except on the designated route for ingress and egress to the resident's apartment.
- F. Pets must be kept on a leash and under resident's supervision when outside the apartment. Landlord or designee will have the right to report unleashed and/or unsupervised pets to the proper authorities, pickup said pet and deliver to the county designated shelter.
- G. Tenant acknowledges responsibility for the cleanliness of pet and removal of pet waste from building or unit daily by:
 - 1. Cats must use litter box kept within the tenant's premises. Litter boxes shall be cleaned regularly. Waste must be placed in a plastic bag, tightly secured and deposited in a trash receptacle.
 - 2. Tenants must place dog on leash and take dog to established "Pet Relief Area" as designated. Pet Owners shall be responsible for the immediate cleanup of pet feces after exercising their pet in area/areas designated by Management. Waste shall be bagged and placed in outside container. **NOTE:** Tenants will not store pet waste in their apartment or flush such waste or "Kitty Litter" down the toilet, sinks, or bathtub.

3. Tenants must clean up pet residue (odor, hair, seeds, feathers, water) daily. Apartments must be kept clean and free of odors at all times.
4. Costs of extermination of fleas, ticks, mites and other animal related pests caused by the tenant's pet will be borne by the tenant. The extermination will be arranged by the Housing Authority to ensure timely and thorough rendering for service.
 - A. Tenants shall not permit any disturbance by their pet, which would interfere with the quiet enjoyment of the premises by other tenants. This includes disturbances such as loud barking, howling, biting, scratching, chirping, or other such activities.
 - I. No visiting animals allowed by a tenant.

VI. Standards of Care

The tenant owning or keeping pet is responsible for:

- A. Tenants must provide adequate care, nutrition, exercise and medical care for the pet. Pets that appear to be poorly cared for will be reported to appropriate authorities.
- B. Tenants must ensure that the pet does not disturb the peace and quiet of the neighbors through noise and that the project environment is not adversely affected through odor, damage or destruction caused by the pet.
- C. Tenants must keep the pet under control at all times so that the pet does not jump up on other residents, guests in the building, or Housing Authority staff and that they are not bothered or unduly frightened by the behavior of the pet.
- D. Tenants must make arrangements for the care of the pet during any period of absence of more than six (6) hours. No pet shall be left unattended overnight for any reason.
- E. Tenants must exercise common sense and common courtesy with respect to other tenants who may have sensitivities, allergies to, be easily frightened of, or dislike pets.

VII. Inspection of Apartment

Tenant agrees, as a condition of acceptance of the Pet Permit, that tenant's apartment will be available for inspection of compliance of Pet Policy at any time during working hours on thirty (30) minutes notice.

VIII. Damages

Damages caused by pet as determined by inspection shall be repaired/replaced by management at full repair/replacement cost at time of discovery of damage. Tenant will be billed for full repair cost at time of repair.

IX. Death of Pet

The tenant shall be responsible for arranging burial or other disposal of pets off the premises, in the event of a pet's death.

X. Pet Rule Violation Procedures

Tenant shall comply with the following Pet Rule Violation Procedures:

A. Notice of Pet Rule Violation

If the Housing Authority determines on the basis of objective facts, supported by written statements, that a pet owner has violated a rule governing the keeping of pets, the Housing Authority will serve a notice to the owner of pet rule violation. The notice of pet rule violation will be in writing and will:

1. Contain a brief statement of the factual basis for the determination and the pet rule or rules alleged to be violated;
2. State that the pet owner has two (2) days from the effective date of service of the notice to correct the violation (including,

- inappropriate circumstances, removal of the pet) or to make a written request for a meeting to discuss the violation; and
3. State that the pet owner's failure to correct the violation, to request a meeting, or to appear at a requested meeting may result in initiation of procedures to have the pet removed and/or to terminate the pet owner's tenancy.

B. Pet Rule Violation Meeting

If the pet owner makes a timely request for a meeting to discuss a pet rule violation, the Housing Authority will establish a mutually agreeable time and place for the meeting no later than fifteen (15) days from the effective date of service of the notice of pet rule violation. At the pet rule violation meeting, the pet owner and Housing Authority shall discuss any alleged pet rule violation and attempt to correct the violation. The Housing Authority of Clinton County may as a result of the meeting, give the pet owner additional time to correct the violation. If the parties are unable to resolve the problem, the Housing Authority may inform the pet owner in writing that the pet must be removed from the premises within two (2) days of the pet rule violation meeting.

C. Notice of Pet Removal

If the Housing Authority determines that the pet owner has failed to correct the pet rule violation within the time provided under Paragraph B of this section (including any additional time permitted by the Housing Authority), the Housing Authority may serve a notice to the pet owner to remove the pet. The notice will be in writing and will:

1. Contain a brief statement of the factual basis for the determination and the pet rule that has been violated;
2. State that the pet owner must remove the pet within two (2) days of the effective date of the notice; and
3. State that failure to remove the pet may result in initiation of procedures to have the pet removed and/or terminate the pet owner's tenancy.

D. Pet Rule Violation Procedures

The procedure does not apply in cases where the pet in question presents an immediate threat to the health or safety of other tenants or if the pet is being treated in an inhumane manner. In such cases, Section VII shall apply.

E. Pet Removal

Tenant agrees that the Authority shall have the right to immediately remove any pet if in the Authority's judgment the pet represents an immediate threat to the health or safety of other tenants, or if the pet is being treated in an inhumane manner.

XI. Handicapped Exclusion

The Clinton County Housing Authority does not enforce any pet rule that would restrict the special rights granted to individuals with animals that are used to assist the handicapped and nothing in the Agreement limits or impairs the rights of handicapped individuals to have a pet in Clinton County Housing Authority units as defined under 24 CFR 968.

XII. Additional Regulation

The Housing Authority will have the right to make reasonable changes and additions to the above Pet Rules from time-to-time. Any and all changes and additions will be in writing, posted and distributed to all Tenants authorized to own and house pets.

XIII. THIS ADDENDUM, being the only Pet Agreement, except for written rule changes pursuant to Paragraph XI hereafter, Landlord's representative does not have the authority to modify said Agreement. This Pet Agreement containing Pet Rules shall be considered as part of the existing lease between the Clinton County Housing Authority and the Undersigned Resident(s).

EXHIBIT I

CLINTON COUNTY HOUSING AUTHORITY

PET PERMIT APPLICATION

Tenant Name: _____

Tenant Address: _____

Type of permit requested: DOG _____, CAT _____, BIRD _____, FISH _____

Date pet is expected to be brought into apartment: _____

Pet Security Deposit: _____

Description: Animal Name _____ Breed _____

Weight: _____, Height _____

Annual shots (date): _____

Male/Date Neutered: _____ License Number: _____

Female/Date Spayed: _____ License Number: _____

Emergency Contact: #1 Name: _____ Relation: _____

Address: _____

Phone Number: _____

#2 Name: _____ Relation: _____

Address: _____

Phone Number: _____

Date application received: _____ By: _____

Policy explained to tenant by: _____

Apartment inspected for housekeeping: YES _____ NO _____

Approved by: _____

Rejected by: _____

Reason (s) _____

Date Permit Issued: _____ Permit Number: _____

EXHIBIT II

CLINTON COUNTY HOUSING AUTHORITY

PET PERMIT # _____

1. Parties and Dwelling Unit:

The parties of this permit are the CLINTON COUNTY HOUSING AUTHORITY, referred to as the management/landlord and _____ referred to as the tenant. The Landlord leases to the tenant unit number _____ located at _____.

2. Length of Time (term):

The term of this permit shall begin on _____ and end as per the Pet Policy.

3. Pet Service Fee:

The tenant agrees to pay \$5.00 each month as a pet service fee, to be used in accordance with the Pet Policy. This amount is due on the first day of each month.

4. Pet Security Deposit:

The tenant has deposited \$ _____ with the landlord. The landlord will hold the pet security deposit for the period of time the registered pet occupies and remains in the unit. After the tenant or pet no longer occupies the unit, the landlord will determine whether the tenant is eligible for a refund of any or all of the pet security deposit, and make such refund within thirty (30) days.

5. The tenant agrees to file a copy of any Municipal Registration or license with the landlord, and to keep same current.

6. The tenant agrees to keep the pet properly inoculated for rabies and distemper, and to file proof that such inoculations or vaccinations are current.

7. The tenant agrees to assume all personal financial responsibility for damages to any personal or project property caused by the pet, and assumes personal responsibility for personal injury to any party, caused by the pet, per Pet Policy

Description:

Date:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

I am certifying that this pet is in good health, is up-to-date on all necessary inoculations, and has been spayed or neutered as required by management of the Clinton County Housing Authority.

Veterinarian's Signature

Date

EXHIBIT IV

STATEMENT OF PERSONAL FINANCIAL RESPONSIBILITY

I, _____ tenant owner of pet,
_____, assume all personal financial responsibilities for damage to any personal or project property caused by my pet and assume personal responsibility for personal injury to any party caused by my said pet.

Tenant / Pet Owner

Witness

Date

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

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

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

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

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

3. Description of Resident Election Process

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

- b. Eligible candidates: (select one)
 Any recipient of PHA assistance
 Any head of household receiving PHA assistance

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

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

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

Other: (list below)

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

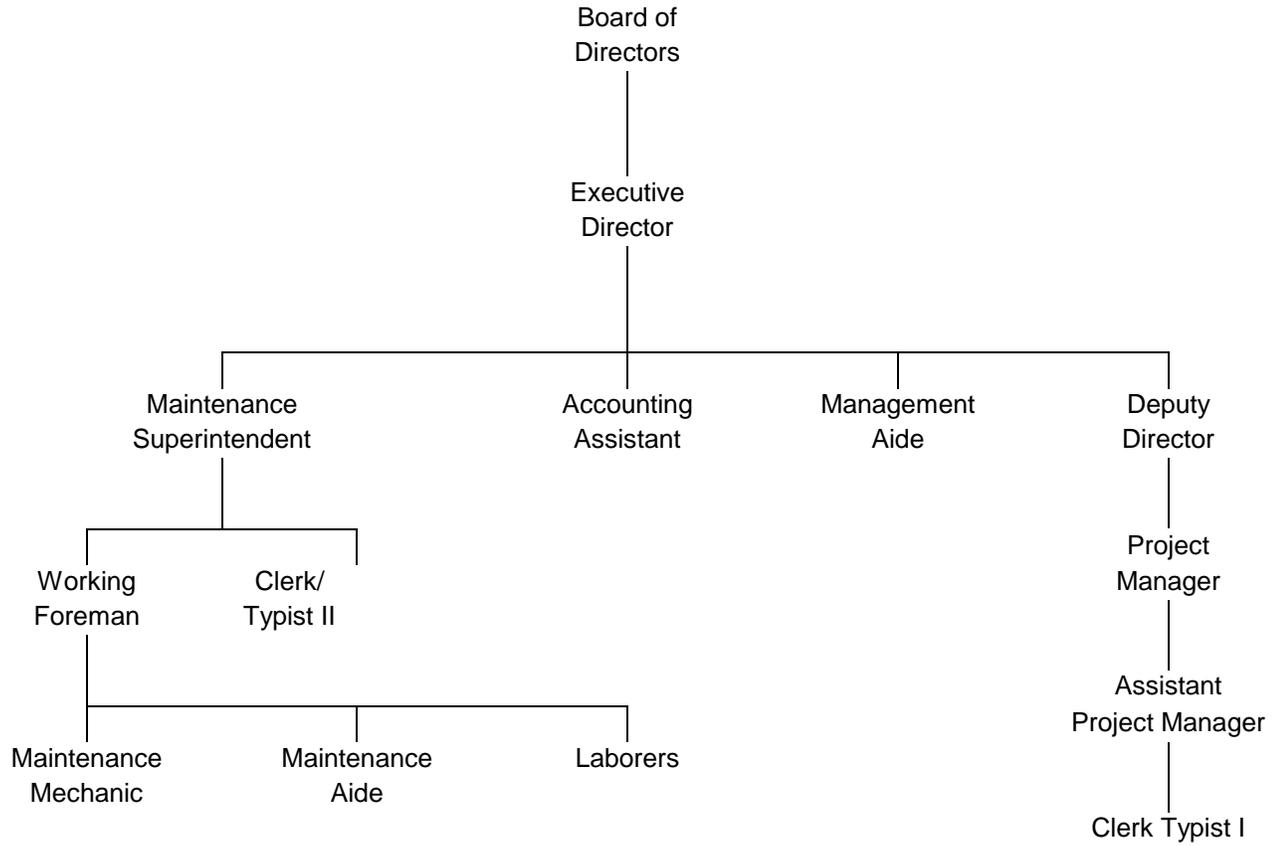
D. Other Information Required by HUD

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

ORGANIZATION CHART

Clinton County Housing Authority

Organizational Chart



Attachment A.

Clinton County Housing Authority
2002 PHA Plan
Resident Advisory Board Statement

All appointments to the Governing Board of the Clinton County Housing Authority are empowered to the Clinton County Commissioners. They will appoint a Resident, at the expiration of the next Board Member's currently appointed term, to the Board of Directors. The Tenant Council Members will nominate the candidates for the Commissioners selection process.

Attachment B.

Clinton County Housing Authority

Tenants Councils 2002

Moriarty Court
1 North Fairview St.
Lock Haven, PA 17745
Betty Boyer, President
Richard Clark
Mary Geary
Nancy Miller
Lois Mincer
Mary Wargo
Dorothy Wolfkiel

Probst Plaza
North Jones St.
Lock Haven, PA 17745
Geraldine Heaton, President
Eleanor Brungard
Olive Barnhart
Lila Beaty
Joanne Burkhart
James Connelley
Rose Edgar
Georgia Harris
Lois Hassinger

Pearl Motter
Dolly Platt
Ada Probst
Linda Shearer
Shirley Stradley
Adelia Workman

Carter Towers
11 South Jones St.
Lock Haven, PA 17745
Cynthia Aungst, President
Jean Balash
Eva Decker
Mary Estes
Margaret Simcox
Joseph Mayes
Gloria Miller
Cynthia Perry
Mary Rine
Ruby Streck

Attachment C.

The Authority's Capital Funds are being used to provide increased security for the residents of the Authority and the modernization of its family and high-rise units to improve the quality of assisted housing and increase resident satisfaction.

Attachment D.

The CLINTON COUNTY HOUSING AUTHORITY (CCHA) is committed to providing quality, safe and affordable housing to eligible families in an efficient, ethical, non-discriminatory and professional manner. Our priority is to serve persons in need. In attaining its goal, the CCHA fully supported during the previous year and will continue to promote in the future self-sufficiency, crime prevention, drug elimination and is committed to providing meaningful outlets for the families and youth in our communities. The CCHA was rated a High Performer in the PHAS Management Operations scoring system last year, and we will continue to improve management functions to maintain this status.

CCHA continues to maintain its public housing by utilizing the Capital Fund Program to its fullest capacity. CCHA's physical inspection yielded an average score of over 94% on all developments.

CCHA continues to comply with all applicable Federal Laws and regulations to ensure that admission to and occupancy of public housing communities is conducted without regard to race, color, religion, creed, sex, handicap, disability, familial status, or national origin.

PHA Plan Table Library

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

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number PA26P040 FFY of Grant Approval: (06/2003)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	80,000.
3	1408 Management Improvements	25,000.
4	1410 Administration	80,000.
5	1411 Audit	-
6	1415 Liquidated Damages	-
7	1430 Fees and Costs	60,000.
8	1440 Site Acquisition	-
9	1450 Site Improvement	128,500.
10	1460 Dwelling Structures	218,000.
11	1465.1 Dwelling Equipment-Nonexpendable	195,118.
12	1470 Nondwelling Structures	29,880.
13	1475 Nondwelling Equipment	-
14	1485 Demolition	-
15	1490 Replacement Reserve	-
16	1492 Moving to Work Demonstration	-
17	1495.1 Relocation Costs	-
18	1498 Mod Used for Development	-
19	1502 Contingency	-
20	Amount of Annual Grant (Sum of lines 2-19)	816,498.
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
PA40-1A	Replace Main Doors & Frames	1460	150,000
PA40-1A	Replace Ranges	1465	16,250
PA40-1A	Replace Ranges	1465	22,500
PA40-1 B	Replace Gas Furnaces	1465	110,400
PA40-2	Sidewalk Curb Replacement	1450	30,500
PA40-2	Replace Ranges	1465	18,068
PA40-2	Replace Refrigerators	1465	27,900
PA40-2	Cover Canopies & Porches w/ Alum.	1460	53,000
PA40-4	Replace Lobby/Hall Floor Tile (1), 2,500 Sq. Ft.	1470	15,880
PA40-4	Replace Ext. Door Light Fixtures (2) 15	1460	15,000
PA40-4	Overlay Parking Area 1,500 Sq. Ft.	1450	20,000
PA40-4	Replace Steps To Parking Area (2) 1	1450	8,000
PA40-4	Replace Walks/Curbs 2,000 Sq. Ft.	1450	40,000
PA40-4	Replace Lobby/Hall Floor Tile (3) 2,000 Sq. Ft.	1470	14,000
PA40-4	Remove Underground Gas Storage Tank (4)	1450	30,000
HA-WIDE	Operations	1406	80,000
HA-WIDE	Management Improvements	1408	25,000
HA-WIDE	Administration	1410	80,000
HA-WIDE	A&E Fees	1430	60,000

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
HA-WIDE	3/31/05	9/30/06
PA40-1A	3/31/05	9/30/06
PA40-1B	3/31/05	9/30/06
PA40-2	3/31/05	9/30/06
PA40-3	3/31/05	9/30/06
PA40-4	3/31/05	9/30/06
PA40-5	3/31/05	9/30/06

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

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

PHA Name: CLINTON COUNTY HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No. PA026 P040-501-00 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
--	---	----------------------------------

- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/02
6/30/2001
 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	18,500.00	-	18,500.00	1,444.86
4	1410 Administration	83,333.00	-	83,333.00	20,833.25
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	50,000.00	-	50,000.00	27,522.70
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	304,910.00	-	304,910.00	-
10	1460 Dwelling Structures	205,990.00	-	205,990.00	-
11	1465.1 Dwelling Equipment-Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	64,000.00	-	64,000.00	-
13	1475 Nondwelling Equipment	106,598.00	-	106,598.00	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Cost	-	-	-	-
18	1499 Development Activities	-	-	-	-
19	1502 Contingency	-	-	-	-
20	Amount of Annual Grant: (sum of lines 2-20)	833,331.00	-	833,331.00	49,800.81
21	Amount of line 20 Related to LBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	-	-	-	-
23	Amount of line 20 Related to Security -- Soft Costs	-	-	-	-
24	Amount of line 20 Related to Security -- Hard Costs	-	-	-	-
25	Amount of line 20 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:		Grant Type and Number			Federal FY of Grant:			
CLINTON COUNTY HOUSING AUTHORITY		Capital Fund Program Grant No PA026 P040-501-00 Replacement Housing Factor Grant No:			2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA26P04001A Williamson Heights	Replace gas line protection	1450	4	38,000.00	-	38,000.00	-	
TOTAL				38,000.00	-	38,000.00	-	
PA26P04001B Probst Plaza	Replace bedroom lighting	1460	48	7,440.00	-	7,440.00	-	
	Replace heater room vents	1475	20	8,000.00	-	8,000.00	-	
	Replace gas line protection	1450	2	19,000.00	-	19,000.00	-	
	Replace community building furnace	1475	1	6,800.00	-	6,800.00	-	
TOTAL				41,240.00	-	41,240.00	-	
PA26P040002 Williamson Heights Linden	Sitework: yard and drainage	1450	1	60,000.00	-	60,000.00	-	
TOTAL				60,000.00	-	60,000.00	-	
PA26P040003 Ransdorf Manor	Replace fire stair lighting	1475	18	2,520.00	-	2,520.00	-	
	Replace electric heat runs in units	1460	30	23,000.00	-	23,000.00	-	
	Replace electric thermostats	1460	60	6,600.00	-	6,600.00	-	
TOTAL				32,120.00	-	32,120.00	-	
PA26P040004 Carter Towers, Putnam Manor, Morlarty Court, Irvin Park	Replace main entry doors and hardware	1470	8	64,000.00	-	64,000.00	-	
	Replace unit tub surrounds	1460	15	27,000.00	-	27,000.00	-	
	Sitework: walks and bricks	1450	1	11,500.00	-	11,500.00	-	
	Replace bathroom lights	1460	15	1,950.00	-	1,950.00	-	
	Replace tub surrounds	1460	75	128,200.00	-	128,200.00	-	
	Replace gas line protection	1450	5	45,000.00	-	45,000.00	-	
	Replace electrical service cables	1450	52	43,055.00	-	43,055.00	-	
	Replace sidewalks and curbs	1450	12,000sf	9,660.00	-	9,660.00	-	
	Replace heating zone valves	1475	45	89,278.00	-	89,278.00	-	
TOTAL				419,643.00	-	419,643.00	-	

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

PHA Name:		Grant Type and Number			Federal FY of Grant:			
CLINTON COUNTY HOUSING AUTHORITY		Capital Fund Program Grant No PA026 P040-501-00 Replacement Housing Factor Grant No:			2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
PA26P040005	Replace underground water lines	1450	2,800lf	34,615.00	-	34,615.00	-	
Williamson	Replace area site lighting	1450	8	8,855.00	-	8,855.00	-	
Heights	Replace gas line protection	1450	3	27,000.00	-	27,000.00	-	
	Replace kitchen lighting	1460	86	11,800.00	-	11,800.00	-	
TOTAL				82,270.00	-	82,270.00	-	
PA26P040006	Replace sidewalk at 9th & Ontario	1450	1,000sf	6,095.00	-	6,095.00	-	
Sullivan	Improve site lighting	1450	5	2,130.00	-	2,130.00	-	
TOTAL				8,225.00	-	8,225.00	-	
PHA Wide	Computer training	1408		8,000.00	-	8,000.00	-	
Activities	Financial training	1408		3,000.00	-	3,000.00	-	
Management	Modernization training	1408		3,000.00	-	3,000.00	692.64	
Improvements	Certification training - PHM	1408		500.00	-	500.00	-	
	Resident satisfaction, unit turnaround, strategy training	1408		1,200.00	-	1,200.00	-	
	HUD regulatory training	1408		2,800.00	-	2,800.00	752.22	
TOTAL				18,500.00	-	18,500.00	1,444.86	
PHA Wide	Administrative salaries	1410		45,000.00	-	45,000.00	10,489.55	
Administration	Employee benefits	1410		22,500.00	-	22,500.00	10,343.70	
	Advertising and legal	1410		15,833.00	-	15,833.00	-	
TOTAL				83,333.00	-	83,333.00	20,833.25	
Fees and Costs	A & E Fees	1430		50,000.00	-	50,000.00	27,522.70	
TOTAL				50,000.00	-	50,000.00	27,522.70	
				833,331.00	-	833,331.00	49,800.81	

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

PHA Name: CLINTON COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No.: PA026 P040-501-00 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PA26P04001A Williamson Heights	03/31/03			06/30/04			
PA26P04001B Probst Plaza	03/31/03			06/30/04			
PA26P040002 Williamson Heights Linden	03/31/03			06/30/04			
PA26P040003 Ransdorf Manor	03/31/03			06/30/04			
PA26PO40004 Carter Towers, Putnam Manor, Morlarty Court, Irvin Park	03/31/03			06/30/04			
PA26P040005 Williamson Heights	03/31/03			06/30/04			
PA26P040006 Sullivan Acres	03/31/03			06/30/04			
PHA Wide Activities Management Improvements	03/31/03			06/30/04			
PHA Wide Administration	03/31/03			06/30/04			
Fees and Costs	03/31/03			06/30/04			

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

PHA Name: <p style="text-align: center;">CLINTON COUNTY HOUSING AUTHORITY</p>	Grant Type and Number Capital Fund Program Grant No. PA026 P040-501-01 Replacement Housing Factor Grant No:	Federal FY of Grant: <p style="text-align: center;">2001</p>
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- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 6/30/02
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	18,800.00			
4	1410 Administration	100,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	200,280.00			
10	1460 Dwelling Structures	420,820.00			
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	60,516.00			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Cost				
18	1499 Development Activities				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-20)	850,416.00	-	-	-
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security -- Soft Costs				
24	Amount of line 20 Related to Security -- Hard Costs				
25	Amount of line 20 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:		Grant Type and Number			Federal FY of Grant:			
CLINTON COUNTY HOUSING AUTHORITY		Capital Fund Program Grant No. PA026 P040-501-01 Replacement Housing Factor Grant No:			2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA - Wide	Computer Training	1408		6,000.00				
HA - Wide	Financial Training	1408		2,500.00				
HA - Wide	Modernization Training	1408		3,500.00				
HA - Wide	Certification Training	1408		800.00				
HA - Wide	Resident satisfaction, unit turnaround	1408		2,000.00				
HA - Wide	HUD regulatory training	1408		4,000.00				
PA26P04001A	Replace bedroom lighting	1460	130	16,000.00				
PA26P04001A	Replace electrical service	1450	51	42,230.00				
PA26P04001B	Replace concrete breezeway doors	1450		28,000.00				
PA26P04001B	Site work - sidewalks & curbs	1450		20,000.00				
PA26P040002	Fence replacement	1450		3,595.00				
PA26P040002	Modernize kitchens	1460	40	262,820.00				
PA26PO40004	Replace windows	1460		102,000.00				
PA26PO40004	Upgrade building fire system	1475		60,516.00				
PA26PO40004	Overlay amesite walkways	1450		8,575.00				
PA26PO40005	Replace exterior stairs	1460	5	40,000.00				
PA26PO40005	Site work - sidewalks & curbs	1450		12,880.00				
PA26PO40006	Replace underground gas lines	1450		34,500.00				
PA26PO40006	Replace underground water lines	1450		32,000.00				
PA26PO40006	Overlay clothes drying areas	1450		18,500.00				
HA - Wide	A & E Fees	1430		50,000.00				
HA - Wide	Salary, Benefits & Advertising	1410		100,000.00				
Grant Total				850,416.00				

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

PHA Name: CLINTON COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No.: PA026 P040-501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA - Wide	03/31/03			03/31/05			
PA26PO4001A	03/31/03			03/31/05			
PA26PO4001B	03/31/03			03/31/05			
PA26PO4002	03/31/03			03/31/05			
PA26PO4004	03/31/03			03/31/05			
PA26PO4005	03/31/03			03/31/05			
PA26PO4006	03/31/03			03/31/05			

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

PHA Name: <p style="text-align: center;">CLINTON COUNTY HOUSING AUTHORITY</p>	Grant Type and Number Capital Fund Program Grant No. PA026 P040-501-02 Replacement Housing Factor Grant No:	Federal FY of Grant: <p style="text-align: right;">2002</p>
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/02		<input type="checkbox"/> Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	16,665.00	-	-	-
3	1408 Management Improvements	18,500.00	-	-	-
4	1410 Administration	83,333.00	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	50,000.00	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	60,000.00	-	-	-
10	1460 Dwelling Structures	225,000.00	-	-	-
11	1465.1 Dwelling Equipment-Nonexpendable	18,000.00	-	-	-
12	1470 Nondwelling Structures	260,000.00	-	-	-
13	1475 Nondwelling Equipment	85,000.00	-	-	-
14	1485 Demolition	-	-	-	-
15	1490 Replacement Reserve	-	-	-	-
16	1492 Moving to Work Demonstration	-	-	-	-
17	1495.1 Relocation Cost	-	-	-	-
18	1499 Development Activities	-	-	-	-
19	1502 Contingency	-	-	-	-
20	Amount of Annual Grant: (sum of lines 2-20)	816,498.00	-	-	-
21	Amount of line 20 Related to LBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	-	-	-	-
23	Amount of line 20 Related to Security -- Soft Costs	-	-	-	-
24	Amount of line 20 Related to Security -- Hard Costs	-	-	-	-
25	Amount of line 20 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:		Grant Type and Number			Federal FY of Grant:			
CLINTON COUNTY HOUSING AUTHORITY		Capital Fund Program Grant No: PA026 P040-501-02 Replacement Housing Factor Grant No:			2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PA40-1A	Maintenance Building Renovation	1470		183,655.00	-	-	-	
PA40-1B	Replace Windows	1470		1,440.00	-	-	-	
PA40-1B	Replace Flooring	1470		2,330.00	-	-	-	
PA40-2	Modernize kitchens	1460		222,260.00	-	-	-	
PA40-2	Repalce Doors & Hardware	1460		15,400.00	-	-	-	
PA40-3	Update Fire Alarm	1475		28,750.00	-	-	-	
PA40-4	Upgrade Elevator	1475		20,000.00	-	-	-	
PA40-4	Replace Closet Doors	1460		4,660.00	-	-	-	
PA40-4	Replace Laundry Tubs	1460		11,980.00	-	-	-	
PA40-5	Replace Bedroom Lighting	1460		7,360.00	-	-	-	
PA40-5	Replace Canopies	1460		56,810.00	-	-	-	
PA40-5	Replace Brick Row Lock	1460		6,900.00	-	-	-	
PA40-5	Replace Playground Fencing	1450		11,200.00	-	-	-	
PA40-7	Replace Medicine Cabinets	1460		3,565.00	-	-	-	
PA40-7	Replace Tub, Faucet and Surround	1460		31,230.00	-	-	-	
PA40-7	Replace Vanity Top, Bowl and Faucet	1460		15,150.00	-	-	-	
PA40-7	Replace Toilets	1460		8,020.00	-	-	-	
PA40-7	Replace Bathroom Floors	1460		10,160.00	-	-	-	
PA40-7	Replace Lights	1460		1,780.00	-	-	-	
PA40-74	Patch & Paint Bathrooms	1460		5,350.00	-	-	-	
HA-WIDE	Operations	1406		16,665.00	-	-	-	
HA-WIDE	Management Improvements	1408		18,500.00	-	-	-	
HA-WIDE	Administration	1410		83,333.00	-	-	-	
HA-WIDE	A&E Fees	1430		50,000.00	-	-	-	
TOTAL				816,498.00	-	-	-	

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

PHA Name: CLINTON COUNTY HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No.: PA026 P040-501-02 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE							
PA40-1A	03/31/04			09/30/05			
PA40-1B	03/31/04			09/30/05			
PA40-2	03/31/04			09/30/05			
PA40-3	03/31/04			09/30/05			
PA40-4	03/31/04			09/30/05			
PA40-5	03/31/04			09/30/05			
PA40-7	03/31/04			09/30/05			