

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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2003

HOUSING AUTHORITY OF THE CITY OF FRANKLIN
COLONIAL MANOR, 1212 CHESTNUT STREET
FRANKLIN, PA 16323

**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: HOUSING AUTHORITY OF THE CITY OF FRANKLIN

PHA Number: PA056

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

PHA Plan Contact Information:

Name: VANESSA L. ROCKOVICH
Phone: (814) 432-3416
TDD: (814) 432-3416
Email (if available): hacf@usachoice.net

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

PHA Programs Administered:

- Public Housing and Section 8
- Section 8 Only
- Public Housing Only

**Annual PHA Plan
Fiscal Year 2001**

[24 CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Contents	<u>Page #</u>
Annual Plan	
i. Executive Summary (optional)	
ii. Annual Plan Information	
iii. Table of Contents	
1. Description of Policy and Program Changes for the Upcoming Fiscal Year	2
2. Capital Improvement Needs	2
3. Demolition and Disposition	2-3
4. Homeownership: Voucher Homeownership Program	3-4
5. Crime and Safety: PHDEP Plan	4
6. Other Information:	4-6
A. Resident Advisory Board Consultation Process	
B. Statement of Consistency with Consolidated Plan	
C. Criteria for Substantial Deviations and Significant Amendments	
Attachments	
<input checked="" type="checkbox"/> Attachment A: Supporting Documents Available for Review	
<input checked="" type="checkbox"/> Attachment B: Capital Fund Program Annual Statement 50101 & 50102	
<input checked="" type="checkbox"/> Attachment C: Capital Fund Program 5Year Action Plan 2004 -2007	
<input type="checkbox"/> Attachment __: Capital Fund Program Replacement Housing Factor Annual Statement	
<input type="checkbox"/> Attachment __: Public Housing Drug Elimination Program (PHDEP) Plan	
<input checked="" type="checkbox"/> Attachment D: Resident Membership on PHA Board or Governing Body	
<input checked="" type="checkbox"/> Attachment E: Membership of Resident Advisory Board or Boards	
<input checked="" type="checkbox"/> Attachment F: Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)	
<input checked="" type="checkbox"/> Other (List below, providing each attachment name) Tenant Comments	

ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

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

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

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

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

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

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 170,000

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

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

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

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment YES

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

VOLUNTARY CONVERSION

After review of the population of Dale Avenue, the Section 8 Payment Standard, and the current waiting of both Public Housing and the Section 8 Program, it is inappropriate to remove the development, as it will not meet the necessary conditions. The change would cost the residents more money for rent.

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

- A. Yes X No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

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

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

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

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

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

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

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

D. Yes No: The PHDEP Plan is attached at Attachment _____

6. Other Information

[24 CFR Part 903.7 9 (r)]

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

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

2. If yes, the comments are Attached at Attachment (File name) pa056vo4d.wpd

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

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

A list of these changes is included:

REPLACE HALLWAY LIGHTING

REPLACE THE HARDWARE ON THE STAIRTOWER DOORS

Yes No: below or AMENDED CAPITAL FUND PROGRAM

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

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

Other: (list below)

B. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here) COMMONWEALTH OF PENNSYLVANIA

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

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

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

The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)

Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

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

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

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

A. Substantial Deviation from the 5-year Plan:

From time to time, the Annual Plan and/or the Five-Year Plan may require revision. The Board of Director's formal approval of revisions to the Annual Plan and/or Five-Year Plan will only be required when the proposed changes constitute a "substantial deviation" or a "significant amendment or modification" to the approved plan.

Definition for a "substantial deviation" or a "significant amendment or modification" is when any discretionary changes in the plans or policies of the Housing Authority of the City of Franklin that fundamentally change the mission, goals, objectives or plans of the agency and which require the formal approval of the Board of Directors.

B. Significant Amendment or Modification to the Annual Plan:

From time to time, the Annual Plan and/or the Five-Year Plan may require revision. The Board of Director's formal approval of revisions to the Annual Plan and/or Five-Year Plan will only be required when the proposed changes constitute a "substantial deviation" or a "significant amendment or modification" to the approved plan.

Definition for a "substantial deviation" or a "significant amendment or modification" is when any discretionary changes in the plans or policies of the Housing Authority of the City of Franklin that fundamentally change the mission, goals, objectives or plans of the agency and which require the formal approval of the Board of Directors.

Attachment A
Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
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 (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Schedule of flat rents offered at each public housing development X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies X 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	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any required policies governing any Section 8 special housing types X check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures X check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures X check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	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
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	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	Annual Plan: Safety and Crime Prevention
	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

ATTACHMENT B
PERFORMANCE AND
EVALUATION REPORT
CAPITAL FUND PROGRAM:
PA28P05650101
PA28P05650102

ATTACHMENT C
FIVE-YEAR ACTION PLAN
CAPITAL FUND PROGRAM:
2003-2007

Required Attachment D: Resident Member on the PHA Governing Board

1. X Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:
VIVIAN C. SPANGER AND CHARLES E. RHOADES

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

C. The term of appointment is (include the date term expires): 6-YEAR TERMS
VIVIAN C. SPANGLER – NOVEMBER 11, 2003
CHARLES E. RHOADES – NOVEMBER 11, 2007

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

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

B. Date of next term expiration of a governing board member:
NOVEMBER 11, 2003

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

Required Attachment E: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

IDA MAE ANDERSON, 1212 CHESTNUT STREET, APT 515, FRANKLIN, PA 16323
ELSIE HARE, 1212 CHESTNUT STREET, APT 215, FRANKLIN, PA 16323
TAMI BAKER, 141 DALE AVENUE, FRANKLIN, PA 16323
DONNA HAYLETT, 125 DALE AVENUE, FRANKLIN, PA 16323

ATTACHMENT F
COMMENTS OF THE
RESIDENT ADVISORY BOARD
AND EXPLANATION OF THE
HOUSING AUTHORITY OF THE
CITY OF FRANKLIN RESPONSE

Annual Statement/Performance and Evaluation Report

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

PHA Name: HOUSING AUTHORITY OF THE CITY FRANKLIN	Grant Type and Number Capital Fund Program Grant No: PA28P05650101 Replacement Housing Factor Grant No: {enter number here}	Federal FY of Grant: 2001
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<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input checked="" type="checkbox"/> Revised Annual Statement (revision no:)	1
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/02		<input type="checkbox"/> Final Performance and Evaluation Report	

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	\$ 25,000	\$ 5,000	2,824.77	2,824.77
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 15,000	\$ 6,500	2,370.00	2,370.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ -	\$ 5,500	0.00	0.00
10	1460 Dwelling Structures	\$ 108,878	\$ 100,100	76,863.67	76,770.97
11	1465.1 Dwelling Equipment—Nonexpendable	\$ -	\$ 15,000	13,043.10	13,043.10
12	1470 Nondwelling Structures	\$ 10,000	\$ 15,000	14,085.24	14,085.24
13	1475 Nondwelling Equipment	\$ 15,000	\$ 26,778	5,130.15	3,442.15
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization of Dept Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$ 173,878	\$ 173,878	114,316.93	112,536.23
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security –Soft Costs				
25	Amount of Line 21 related to Security-- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part II: Supporting Pages							
PHA Name:		Grant Type and Number					Federal FY of
HOUSING AUTHORITY OF THE CITY FRANKLIN		Capital Fund Program Grant No: PA28P05650101					2001
		Replacement Housing Factor Grant No: {enter number here}					
Development Number/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
56-1 AND 56-2	ADVERTISING COSTS	1410		\$ 5,000	\$ 3,000	1,052.36	1,052.36
56-1 AND 56-2	REIMBURSE SALARIES AND BENEFITS	1410		\$ 20,000	\$ 2,000	1,772.41	1,772.41
56-1 AND 56-2	ASBESTOS TESTING	1430		\$ 15,000	\$ 6,500	2,370.00	2,370.00
56-1 AND 56-2	LANDSCAPING, TREE REMOVAL, SEAL AND RELINE PARKING LOTS	1450		\$ -	\$ 5,500		
56-1	CONVERT 15 EFFICIENCIES	1460		\$ 10,000	\$ 3,500	1,058.33	968.63
56-1	PURCHASE AND INSTALL MAILBOXES BY EACH APARTMENT DOOR FOR IN HOUSE NOTICES	1460		\$ 2,000	\$ 500		
56-1	REPLACE AIR HANDLER	1460		\$ 15,000	\$ -		
56-1 AND 56-2	REPLACE FLOORS	1460		\$ -	\$ 86,500	75,805.34	75,802.34
56-1	REPLACE ROOF	1460		\$ 75,000	\$ -		
56-1	UPGRADE ELEVATOR BUTTONS	1460		\$ 6,878	\$ 4,600		
56-2	REPLACE FURNACES	1460		\$ -	\$ 5,000		
56-1	REPLACE STOVES AND REFRIGERATOR	1465.1		\$ -	\$ 15,000	13,043.10	13,043.10
56-1	CONSTRUCT PAVILION	1470		\$ 10,000	\$ -		
56-1 AND 56-2	REPLACE CARPET IN HALLWAYS, PAINT, WALLPAPER	1470		\$ -	\$ 15,000	14,085.24	14,085.24
56-1 AND 56-2	EQUIPMENT PURCHASES	1475		\$ 15,000	\$ 26,778	5,130.15	3,442.15
				\$ 173,878	\$ 173,878	114,316.93	112,536.23

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY FRANKLIN		Grant Type and Number Capital Fund Program Grant No: PA28P05650102 Replacement Housing Factor Grant No: {enter number here}			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no:) 1			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2002		<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	\$ -	\$ 35,000	34,093.07	34,093.07
3	1408 Management Improvements				
4	1410 Administration	\$ 25,000	\$ 120,060	16,506.44	16,506.44
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 95,000	\$ -	0.00	0.00
10	1460 Dwelling Structures	\$ 31,060	\$ 1,000	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$ 15,000	\$ 10,000	0.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization of Dept Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$ 166,060	\$ 166,060	50,599.51	50,599.51
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security –Soft Costs				
25	Amount of Line 21 related to Security-- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name:		HOUSING AUTHORITY OF THE CITY FRANKLIN				Grant Type and Number		Federal FY of (
						Capital Fund Program Grant No: PA28P05650102		2002	
						Replacement Housing Factor Grant No: {enter number here}			
Development NumberName/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost			
				Original	Revised	Funds Obligated	Funds Expended		
56-1 AND 56-2	OPERATIONS	1406		\$ -	\$ 35,000	34,093.07	34,093.07		
56-1 AND 56-2	ADVERTISING COSTS	1410		\$ 5,000	\$ -				
56-1 AND 56-2	REIMBURSE SALARIES, BENEFITS, ADMINISTRATIVE EXPENSES	1410		\$ 20,000	\$ 120,060	16,506.44	16,506.44		
56-1 AND 56-2	SEAL AND RELINE PARKING LOTS	1450		\$ 10,000	\$ -				
56-1 AND 56-2	REPLACE SIDEWALKS	1450		\$ 20,000	\$ -				
56-1 AND 56-2	MAINTENANCE STORAGE BUILDINGS	1450		\$ 15,000	\$ -				
56-1 AND 56-2	EXTERIOR LIGHTS	1450		\$ 50,000	\$ -				
56-1	REPLACE BOILERS	1460		\$ 15,000	\$ -				
56-1	CEILING FANS	1460		\$ 10,000	\$ -				
56-1	CONVERT EFICIENCY APARTMENT	1460		\$ 6,060	\$ 1,000				
56-1 AND 56-2	EQUIPMENT PURCHASES	1475		\$ 15,000	\$ 10,000				

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

PHA Name: HOUSING AUTHORITY OF THE CITY FRANKLIN	Grant Type and Number Capital Fund Program Grant No: PA28P05650102 Replacement Housing Factor Grant No: {enter number here}	Federal FY of Grant: 2002
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
56-1	9/30/2004	6/30/2004		9/30/2005	6/30/2006		
56-2	9/30/2004	6/30/2004		9/30/2005	6/30/2006		

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY FRANKLIN		Grant Type and Number Capital Fund Program Grant No: PA28P05650103 Replacement Housing Factor Grant No: {enter number here}			Federal FY of Grant: 2003
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)			
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 00/00/00		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	\$ 15,000	\$ -	\$ -	\$ -
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$ 120,000	\$ -	\$ -	\$ -
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$ 25,000	\$ -	\$ -	\$ -
13	1475 Nondwelling Equipment	\$ 10,000	\$ -	\$ -	\$ -
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization of Dept Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2-20)	\$ 170,000	\$ -	\$ -	\$ -
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security –Soft Costs				
25	Amount of Line 21 related to Security-- Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name:		HOUSING AUTHORITY OF THE CITY FRANKLIN				Grant Type and Number		Federal FY of (
						Capital Fund Program Grant No: PA28P05650103		2003	
						Replacement Housing Factor Grant No: {enter number here}			
Development Number/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost			
				Original	Revised	Funds Obligated	Funds Expended		
56-1 AND 56-2	ADVERTISING COSTS	1410		\$ 5,000					
56-1 AND 56-2	REIMBURSE SALARIES AND BENEFITS	1410		\$ 10,000					
56-1	REPLACE VALVES ON HOT WATER HEATING SYSTEM	1460		\$ 20,000					
56-1	REPLACE ROOF	1460		\$ 65,000					
56-1	REPLACE AIR HANDLER	1460		\$ 10,000					
56-2	CONVERT 2 FOUR-BEDROOM UNITS INTO 4 ONE-BEDROOM UNITS (WILL BE HANDCAP ACCESSIBLE)	1460		\$ 25,000					
56-1	REPLACE LIGHTING IN HALLWAYS AND STAIRTOWERS	1470		\$ 5,000					
56-1	REPLACE HARDWARE ON INTERIOR DOORS (STAIRTOWERS BOILER ROOM, ELECTRICAL ROOM)	1470		\$ 5,000					
56-1	REMODEL COMMUNITY ROOM KITCHEN	1470		\$ 15,000					
56-1 AND 56-2	EQUIPMENT PURCHASES	1475		\$ 10,000					

\$ 170,000 \$ - \$ - \$ -

Grant:
Status of Work

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Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name		HOUSING AUTHORITY OF THE CITY FRANKLIN		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: {Enter No.}	
Development Number/Name/HA Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FY: JULY 2004	Work Statement for Year 3 FFY Grant: 2005 PHA FY: JULY 2005	Work Statement for Year 4 FFY Grant: 2006 PHA FY: JULY 2006	Work Statement for Year 5 FFY Grant: 2007 PHA FY: JULY 2007
	Annual Statement				
HA-WIDE		\$ 30,000	\$ 145,000	\$ 70,000	\$ 95,000
56-1		\$ 10,000	\$ 15,000	\$ 65,000	\$ 25,000
56-2		\$ 130,000	\$ 10,000	\$ 35,000	\$ 50,000
CFP Funds Listed for 5-year Planning		\$ 170,000	\$ 170,000	\$ 170,000	\$ 170,000
Repalcement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: 2004 PHA FY: Jul-04			Activities for Year : 3 FFY Grant: 2005 PHA FY: Jul-05		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	HA-WIDE	ADMINISTRATIVE COSTS	\$ 10,000	HA-WIDE	ADMINISTRATIVE COSTS	\$ 15,000
Annual		EQUIPMENT PURCHASES	\$ 5,000		EQUIPMENT PURCHASES	\$ 10,000
Statement		SEAL PARKING LOTS AND RELINE	\$ 5,000		COMPUTER UPGRADE	\$ 30,000
		CONSTRUCT PAVILION	\$ 10,000		REPLACE COUNTERTOPS, SINKS, FAUCETS	\$ 85,000
	56-1	ADD DOOR SWEEPS	\$ 5,000		REPLACE RANGE HOODS	\$ 5,000
		CONVERT EFFICIENCIES APARTMENTS TO ONE-BEDROOM APARTMENTS	\$ 5,000			
				56-1	UPGRADE FIRE ALARM SYSTEM	\$ 10,000
					UPGRADE SECURITY SYSTEM	\$ 5,000
	56-2	CONVERT 2 FOUR-BEDROOM UNITS INTO 4 ONE-BEDROOM UNITS (WILL BE HANDCAP ACCESSIBLE)	\$ 35,000			
		REPLACE FURNACES	\$ 90,000	56-2	REPLACE HWT TANKS THE PROJECT	\$ 10,000
		REPLACE HOT WATER TANKS	\$ 5,000			
			\$ 170,000		Total CFP Estimated Cost	\$ 170,000

Activities for Year : FFY Grant: PHA FY:			4 2006 Jul-06	Activities for Year : FFY Grant: PHA FY:			5 2007 Jul-07
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
HA-WIDE	ADMINISTRATIVE COSTS	\$ 25,000	HA-WIDE	ADMINISTRATIVE COSTS	\$ 25,000		
	EQUIPMENT PURCHASES	\$ 15,000		EQUIPMENT PURCHASES	\$ 10,000		
	PURCHASE TRUCK WITH PLOW	\$ 30,000		REPLACE FLOOR COVERINGS IN APARTMENTS	\$ 20,000		
				LANDSCAPE SITES	\$ 10,000		
56-1	REPLACE AND ADD AUTOMATIC DOORS	\$ 25,000		REPLACE SIDEWALKS	\$ 10,000		
	REDESIGN HANDICAP APARTMENTS	\$ 40,000		MAINTENANCE STORAGE BUILDINGS	\$ 10,000		
				EXTERIOR LIGHTS	\$ 10,000		
			56-1	UPGRADE BOILERS	\$ 20,000		
56-2	TREE REMOVAL	\$ 10,000		CEILING FANS	\$ 5,000		
	REPLACE SCREEN DOORS	\$ 15,000	56-2	COMMUNITY BUILDING ENLARGEMENT	\$ 50,000		
	REPLACE GUTTERS, DOWNS, AND PIPING	\$ 10,000					
		\$ 170,000			\$ 170,000		

RECEIVED
APR 09 2003

Dear Mrs. Sackward,
After reviewing the 5 year plan & your comments, we

1. In place of a penthouse, treating a building for the Learning Authority, though would be more feasible and give the building room for the street storage.
2. Sliding doors at the front entrance lobby.
3. More wpt doors, when opening, should be easier. They are very heavy for the elderly.
4. Raising in the hallway should be brighter. Most elderly have vision problems and have difficulty in seeing the key hole.
5. New furniture for the community room. The present furniture is shabby & eyes of users and tears and is very difficult to see from when sitting.
6. New tables and chairs. Lighter tables that are easily handled.
7. Otherwise you are doing a wonderful job at making a pleasant home for all who live in the building.

Thank you

Sincerely
Phil Stone

APR 15 2003

connect

use the bathrooms.
on each floor in
laundry bases
put in shelves
from floor to
ceiling and put
files and floor
in there

E. J. Anderson

RECEIVED

APR 09 2003

BY:

APR 15 2003