

PHA Plans

Streamlined Annual Version

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

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan

for Fiscal Year: 2004

PHA Name: Fort Dodge Housing Agency

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: Fort Dodge Housing Agency

PHA Number: IA107

PHA Fiscal Year Beginning: (mm/yyyy) 07/2004

PHA Programs Administered:

Public Housing and Section 8

Number of public housing units: 135
Number of S8 units: 617

Section 8 Only

Number of S8 units:

Public Housing Only

Number of public housing units:

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

PHA Plan Contact Information:

Name: Wendy Stephan
TDD: by request only

Phone: (515) 955-7675
Email (if available): wendys@fd-housing.org

Public Access to Information

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

PHA's main administrative office PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. Yes No.

If yes, 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)

Streamlined Annual PHA Plan
Fiscal Year 2004
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

<input checked="" type="checkbox"/>	1. Site-Based Waiting List Policies	p. 4
	903.7(b)(2) Policies on Eligibility, Selection, and Admissions	
<input checked="" type="checkbox"/>	2. Capital Improvement Needs	p. 5
	903.7(g) Statement of Capital Improvements Needed	
<input checked="" type="checkbox"/>	3. Section 8(y) Homeownership	p. 7
	903.7(k)(1)(i) Statement of Homeownership Programs	
<input type="checkbox"/>	4. Project-Based Voucher Programs	p. 8
<input checked="" type="checkbox"/>	5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.	p. 8
<input checked="" type="checkbox"/>	6. Supporting Documents Available for Review	p. 9
<input checked="" type="checkbox"/>	7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report	p. 12
<input checked="" type="checkbox"/>	8. Capital Fund Program 5-Year Action Plan	p. 24
<input checked="" type="checkbox"/>	9. Service Coordinator for Elderly and Disabled Persons	p. 27
<input checked="" type="checkbox"/>	10. Comments from Resident Advisory Board	p. 27

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, *PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan* identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, *Certification for a Drug-Free Workplace;*

Form HUD-50071, *Certification of Payments to Influence Federal Transactions;* and

Form SF-LLL &SF-LLLa, *Disclosure of Lobbying Activities.*

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

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

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics
Scattered Sites, IA107-1, Fort Dodge	April, 2000	American Indian/Alaska Native – 0	American Indian/Alaska Native – 1	100%
		African American – 7	African American – 7	0%
		Caucasian – 55	Caucasian – 55	0%
		Hispanic – 1	Hispanic – 1	0%
		Non-Hispanic – 47	Non-Hispanic – 64	73%
		Disabled - 13	Disabled - 9	-31%
2003 Data (Base)				
Deercreek Apartments, IA107-2, Fort Dodge	April, 2000	African-American – 0	African-American – 0	0%
		Caucasian – 9	Caucasian – 7	-22%
		Non-Hispanic – 9	Non-Hispanic – 7	-22%
		Disabled - 2	Disabled - 2	0%

2. What is the number of site based waiting list developments to which families may apply at one time? Two
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? Unlimited -- applicants are offered a unit and if they turn it down, they are moved to the bottom of the waiting list according to the date and time rejected.
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

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 next component.

1. How many site-based waiting lists will the PHA operate in the coming year? Two (2)
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? Two (2)
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - PHA main administrative office
 - 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)

www.f-d-housing.org/application.html

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

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

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.

2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability: 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.

1. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).

2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
	<input type="checkbox"/> Revitalization Plan under development
	<input type="checkbox"/> Revitalization Plan submitted, pending approval
	<input type="checkbox"/> Revitalization Plan approved
	<input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:

4. Yes No: 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:

5. Yes No: 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:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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 the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

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, what is the maximum number of participants this fiscal year? Ten (10)

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:

- 1) Be consistently employed full-time for a year before homeownership assistance starts (elderly and disabled individuals exempt from this requirement).
- 2) Be in full compliance with your lease (including not owing your landlord any money).
- 3) Not have owned a home in the past three years.
- 4) Be willing to utilize your voucher to purchase a home within the City of Fort Dodge.

c. What actions will the PHA undertake to implement the program this year (list)? The Agency has created a brochure and sends letters to interested families. The Homeownership Coordinator (HC) attends inter-community meetings to advise other agencies of the availability of the program. The HC has been in contact with local banks and realtors. This is the second year of the program.

3. 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 downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price 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.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

The Agency administers an FSS program and has received several grants through the Iowa Homeownership Education Program (IHOEP) to promote homeownership. The Homeownership Coordinator has attended training through NAHRO and Neighborhood Reinvestment.

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If the answer is “no,” go to the next component. If yes, answer the following questions.

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - low utilization rate for vouchers due to lack of suitable rental units
 - access to neighborhoods outside of high poverty areas
 - other (describe below:)
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: State of Iowa
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 on its waiting lists 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)

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

Many of the State’s rental units need rehabilitation. Besides older multifamily units, much of the rental stock is comprised of older single-family homes. Housing built prior to 1906 is likely to contain lead-based paint hazards. Low housing prices and prevailing rents discourage new construction, housing may be unavailable, substandard for lack of maintenance investment, and/or devoid of amenities. Rental units tend to have fewer bedrooms resulting in overcrowding. Although the State does not directly address the needs of the City of Fort Dodge, the State considers Fort Dodge to be a non-metropolitan community.

The lack of affordable housing is one result of income inequality among Iowa families and individuals. Poverty status is a direct measure of income inequality. Persons living at or below poverty income levels typically are the least able to pay for housing. The State’s Anti-Poverty Strategy, along with this Agency, focuses on empowering individuals and families to leave or avoid poverty and to provide Iowans with the opportunity to participate in and contribute to their communities.

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

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
NA	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs,	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	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.	
X	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 for families on the PHA's public housing and Section 8 tenant-based waiting lists.	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] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
Exempt	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
NA	Any policy governing occupancy of Police Officers and Over-Income Tenants 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
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
NA	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
NA	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
NA	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
NA	Self-evaluation, Needs Assessment and Transition Plan required by regulations	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	
NA	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
NA	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
NA	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
NA	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section 24 of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative 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
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
NA	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Fort Dodge Housing Agency		Grant Type and Number Capital Fund Program Grant No: IA05P10750102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<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: 2/29/04 <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	108,339.00	44,003.25	44,003.25	44,003.25
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	13,950.00	15,705.10	15,705.10	14,278.60
10	1460 Dwelling Structures	79,709.00	128,695.90	128,695.90	128,695.90
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	15,000.00	28,593.75	28,593.75	28,593.75
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	216,998.00	216,998.00	216,998.00	215,571.50
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				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Fort Dodge Housing Agency		Grant Type and Number Capital Fund Program Grant No: IA05P10750102 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
107-01	Operations	1406		116,850.00	44,003.25	44,003.25	44,003.25	100%
107-02	Computer Upgrades	1475		6,000.00	14,972.00	14,972.00	14,972.00	100%
107-03	Maintenance Equipment	1475		9,000.00	13,621.75	13,621.75	13,621.75	100%
107-2-01	Replace Carpet	1460		19,500.00	25,698.90	25,698.90	25,698.90	100%
107-2-02	Parking Lot Repairs	1450		1,250.00	5,424.00	5,424.00	5,424.00	100%
107-2-03	Landscaping	1450		2,500.00	2,500.00	2,500.00	1,638.09	66%
107-2-04	Plumbing Improvements	1460		3,000.00	24,500.00	24,500.00	24,500.00	100%
107-2-05	Front Entrance/Handicap Sensor	1460		3,500.00	6,400.00	6,400.00	6,400.00	100%
107-2-06	Recreation Center	1460		43,709.00	9,375.76	9,375.76	9,375.76	100%
107-2-07	DC Roof East Building	1460		0.00	52,721.24	52,721.24	52,721.24	100%
107-1-01	Enclose Garbage Areas	1450		3,200.00	2,125.00	2,125.00	2,125.00	100%
107-1-02	Upgrade Parking Lot Lighting	1450		2,000.00	656.10	656.10	656.10	100%
107-1-03	Replace Flooring	1460		10,000.00	10,000.00	10,000.00	10,000.00	100%
107-1-04	Landscaping	1450		5,000.00	5,000.00	5,000.00	4,435.41	89%
	Adjustment to funding/awarded less	1406		(8,511.00)				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Fort Dodge Housing Agency			Grant Type and Number Capital Fund Program No: IA05P10750102 Replacement Housing Factor 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	
107-01	6/30/03	7/31/03	7/31/03	6/30/03	10/31/03	10/31/03	
107-02	12/31/02	6/30/03	6/30/03	12/31/02	6/30/03	6/30/03	
107-03	6/30/03		6/30/03	6/30/03		6/30/03	
107-2-01	6/30/03	9/30/03	9/30/03	6/30/03	12/31/03	12/31/03	
107-2-02	9/30/03		11/30/02	9/30/03		11/30/02	
107-2-03	9/30/03		7/31/03	9/30/03			
107-2-04	9/30/03		9/30/03	9/30/03		9/30/03	
107-2-05	6/30/03		11/30/02	6/30/03		11/30/02	
107-2-06	9/30/03		9/30/03	9/30/03		9/30/03	
107-2-07		12/31/02	12/31/02		3/31/03	2/28/03	New project.
107-1-01	9/30/03		9/30/03	9/30/03			
107-1-02	12/31/02	9/30/03	9/30/03	12/31/02	9/30/03	9/30/03	
107-1-03	9/30/03		7/31/03	9/30/03		9/30/03	
107-1-04	9/30/03		9/30/03	9/30/03			

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report						
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary						
PHA Name: Fort Dodge Housing Agency		Grant Type and Number Capital Fund Program Grant No: IA05P10750203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 2/29/04 <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	70,000.00	7,550.00	3,000.00	2,202.90	
3	1408 Management Improvements					
4	1410 Administration					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement	5,500.00	10,500.00	0.00	0.00	
10	1460 Dwelling Structures	88,043.00	138,213.00	48,074.72	29,910.23	
11	1465.1 Dwelling Equipment—Nonexpendable	13,000.00	13,000.00	13,000.00	12,582.71	
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment	2,000.00	9,280.00	8,625.00	7,606.04	
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 or Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2 – 20)	178,543.00	178,543.00	72,699.72	52,301.88	
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					

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Fort Dodge Housing Agency			Grant Type and Number Capital Fund Program Grant No: IA05P10750103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
107-01	Operations	1406		70,000.00	7,550.00	3,000.00	2,202.90	29%
107-02	Office Equipment	1475		0.00	2,500.00	2,500.00	1,903.38	76%
107-03	Maintenance Equipment	1475		2,000.00	6,780.00	6,125.00	5,702.66	84%
107-2-01	Replace Carpet/bathroom flooring	1460		16,350.00	18,350.00	18,350.00	18,167.83	99%
107-2-02	Range hood/under cabinet light, 13 faucets	1460		5,280.00	6,000.00	6,000.00	3,652.26	61%
107-2-03	Tuckpointing	1460		25,000.00	43,114.00			0%
107-2-04	Landscaping - Deercreek	1450		1,500.00	6,500.00			0%
107-2-05	Plumbing	1460		4,000.00	6,000.00	3,500.00	2,044.15	34%
107-2-06	Patio & West Side Handicap Door Sensors/87 smoke detectors	1460		4,000.00	7,955.00	3,955.00		0%
107-2-07	Repair Stucco/W 4 th Floor Metal Fascia	1460		13,000.00	13,000.00			0%
107-2-08	Replace Window A/C's	1465		13,000.00	13,000.00	13,000.00	12,582.71	97%
107-2-09	Replace Emergency Lighting	1460		0.00	1,427.00	1,427.00	1,427.00	100%
107-2-10	Convert 3 HC showers, handheld showers, 13 faucets	1460		0.00	9,100.00	1,000.00		0%
107-1-01	Replace Carpet/Tile	1460		10,000.00	10,000.00	2,500.00	910.53	9%
107-1-02	Landscaping	1450		4,000.00	4,000.00			0%
107-1-03	Replace Medicine Cabinets (54) and tub surrounds/faucets (portion)	1460		9,413.00	7,413.00	3,630.71	3,004.46	41%
107-1-04	Replace Splash Plates (behind stoves)	1460		1,000.00	704.00	704.00	704.00	100%
107-1-05	Install ceiling fans in bedrooms (110)	1460		0	8,250.00	4,608.55		0%
107-1-06	CO2/Smoke detectors, hot water heaters	1460		0	6,900.00	2,399.46		0%

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Fort Dodge Housing Agency			Grant Type and Number Capital Fund Program No: IA05P10750103 Replacement Housing Factor No:				Federal FY of Grant: 2003
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
107-01	6/30/04			6/30/04			
107-02	6/30/04		1/31/04	9/30/04			
107-03	6/30/04			6/30/04			
107-2-01	6/30/04		1/31/04	12/31/04			
107-2-02	6/30/04		1/31/04	12/31/04			
107-2-03	9/30/04			6/30/05			
107-2-04	6/30/04			9/30/04			
107-2-05	6/30/04			12/31/04			
107-2-06	6/30/04			6/30/04			
107-2-07	9/30/04			6/30/05			
107-2-08	9/30/04		9/30/03	12/31/03	3/31/04		
107-2-09	3/31/04		1/31/04	3/31/04		1/31/04	
107-2-10	9/30/04			9/30/04			
107-1-01	9/30/04			6/30/05			
107-1-02	9/30/04			6/30/05			
107-1-03	6/30/04			12/31/04			
107-1-04	6/30/04		1/31/04	12/31/04		1/31/04	
107-1-05	9/30/04			12/31/04			
107-1-06	9/30/04			12/31/04			

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Fort Dodge Housing Agency		Grant Type and Number Capital Fund Program Grant No: IA05P10750203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 2/29/04 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	12,829.00			
13	1475 Nondwelling Equipment	22,754.00		21,254.00	
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 or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	35,583.00		21,254.00	
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Fort Dodge Housing Agency		Grant Type and Number Capital Fund Program Grant No: IA05P10750104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	25,000.00			
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	6,500.00			
10	1460 Dwelling Structures	166,376.00			
11	1465.1 Dwelling Equipment—Nonexpendable	14,000.00			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	2,250.00			
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 or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	214,126.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Fort Dodge Housing Agency			Grant Type and Number Capital Fund Program No: IA05P10750104 Replacement Housing Factor No:			Federal FY of Grant: 2004	
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	
107-01	9/30/05			6/30/06			
107-02	9/30/05			6/30/06			
107-2-01	9/30/05			6/30/06			
107-2-02	9/30/05			6/30/06			
107-2-03	9/30/05			6/30/06			
107-2-04	12/31/04			3/31/05			
107-1-01	9/30/05			6/30/06			
107-1-02	9/30/05			6/30/06			
107-1-03	9/30/05			6/30/06			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 3 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 4 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 5 FFY Grant: 2008 PHA FY: 2008
	Annual Statement				
107 Administration		83,467.00	35,000.00	47,850.00	48,000.00
107-2 Deercreek		125,659.00	145,437.00	147,031.00	134,926.00
107-1 Scattered Sites		5,000.00	33,689.00	19,245.00	31,200.00
CFP Funds Listed for 5-year planning		214,126.00	214,126.00	214,126.00	214,126.00
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 2 FFY Grant: 2005 PHA FY: 2005			Activities for Year: 3 FFY Grant: 2006 PHA FY: 2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	107/Administration	Operations	82,467.00	107/Administration	Operations	25,000.00
Annual		Maint. Equipment	1,000.00		Office Equip.	4,000.00
Statement	Subtotal		83,467.00		Maint. Equip.	6,000.00
	107-2/Deercreek	Plumbing	3,000.00	Subtotal		35,000.00
		Window Replacement – Phase II	122,659.00	107-2/Deercreek	Elevator Upgrade (computerized)	100,000.00
	Subtotal		125,659.00		Paint Doors/Carpet Hallways	22,437.00
	107-1/Scattered Sites	Replace Carpet	5,000.00		Plumbing	3,000.00
	Subtotal		5,000.00		Canopy at Entrance	20,000.00
				Subtotal		145,437.00
				107-1/Scattered Sites	Replace Carpet	5,000.00
					Landscaping	2,500.00
					Storm Doors	9,389.00
					Replace Garage Doors	4,800.00
					Roof Site J	12,000.00
				Subtotal		33,689.00
	Total CFP Estimated Cost		\$214,126.00			\$214,126.00

9. Service Coordinator for Elderly and Disabled Persons

Per PIH Notice 2003-22, dated September 11, 2003, the Agency has included in its Calculation of Operating Subsidy (Form HUD-52723), funding for a Service Coordinator for Elderly and Disabled Persons. The Agency has requested \$50,135 in fiscal year 2004/2005 to fund this new position. This Service Coordinator would assist tenants at the Deercreek Apartments, an 87-unit high-rise apartment complex for elderly and disabled persons only.

10. Comments from Resident Advisory Board

Thirty-one (31) residents attended the Resident Advisory Board meeting held April 13, 2004. The following comments were made:

- a. **Beginning in 2004, \$137,656 has been set-aside for Phase I of Window Replacement at the Deercreek Apartments. A tenant wanted to know if this was a necessary project.** The current windows are estimated to be 30+ years old. The gas has leaked out of them, their seals have deteriorated from the heat, and we are no longer able to get replacement parts for them (company out of business). The tenants also encounter difficulties in opening them. The new windows will provide an energy efficiency savings to the Agency.
- b. **The back entrance door to the gazebo does not shut properly.** This is not a Capital Fund project and will be fixed with maintenance funds. Maintenance is aware of the problem and will need to replace the door/closure as it has sprung.