

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: Albia Housing Agency
City Hall – 120 South A St.
Albia, Iowa 52531
IA114

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 (H

i. Executive Summary

[24 CFR Part 903.7 9 (r)]

The initiatives of the Albia Housing Agency for the fiscal year beginning October, 2004 are to maintain the successful management practices. We will attend training for implementing procedures for regulatory compliance. We will strive to be client oriented, using the most recent updated Lindsey Housing Software to accomplish administrative efficiency, allowing for as much time as possible to serve the program recipients. We will create and maintain partnerships with our clients and appropriate community agencies to uphold their quality of life. The agency will continue to use policies that attract working families to public housing units and assertively seek efforts to give all qualifying rent assistance participants the opportunity to become economic independent or for frail elderly and handicapped to live independently.

We will continue to utilize all of the Section 8 Vouchers, budgeted under the Annual Contributions Contract. Utilization has improved during the past year. We will continue to sponsor training seminars for landlords including illegal discrimination and Lead-safe Work Practices.

We will aspire to expending Public Housing Capital Funds, Performance Funding and all resources in an effective manner. We will strive to increase tenant satisfaction and promote good public relations within the tenant community. We will continue to distribute tenant assessment forms, question the tenant representative on our board and talk with tenants individually as to how we can improve our service, the overall project and their units.

i.

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

iii. 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.

Annual Plan	Contents	Page#
i.	Executive Summary	
ii.	Annual Plan Information	3
iii.	Table of Contents	4
	1. Capital Improvement Needs	6
	2. PHA Statement of Consistency with the Consolidated Plan	9
	3. Supporting Documents Available for Review for Streamlined Annual PHA plans	10
	4. Capital Fund Program Annual Statement	13
	5. Capital Fund Program 5 year Action Plan	18
Attachments		
	Attachment A: Resident Membership on PHA Board or Governing Body	21
	Attachment B: Membership of Resident Advisory Board or Boards	22
	Attachment__ : Comments of Resident Advisory Board and Boards & Explanation of PHA Response	

A. PHA PLAN COMPONENTS

1. Site-Based Waiting List Policies

903.7(b)(2) Policies on Eligibility, Selection, and Admissions

X 2. Capital Improvement Needs

903.7(g) Statement of Capital Improvements Needed

3. Section 8(y) Homeownership

903.7(k)(1)(i) Statement of Homeownership Programs

4. Project-Based Voucher Programs

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.

X 6. Supporting Documents Available for Review

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

X 8. Capital Fund Program 5-Year Action Plan

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-LLL a, *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

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
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?
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)

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?

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:

c. What actions will the PHA undertake to implement the program this year (list)?

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):

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: Iowa Department of Economic Development
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)

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
X	<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
N/A	<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, 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
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
N/A	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. X 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. X 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. X 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. 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 Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
N/A	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
X	Any policies governing any Section 8 special housing types Group Home 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 Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	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
N/A	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program	Annual Plan:

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
N/A	(Section _____ of the Section 8 Administrative Plan)	Homeownership
X	Public Housing Community Service Policy/Programs X 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
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
N/A	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). X 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
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
N/A	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: Albia Housing Agency			Grant Type and Number Capital Fund Program Grant No: IA05P11450104 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				
3	1408 Management Improvements				
4	1410 Administration	\$900.			
5	1411 Audit	\$500.			
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$4,200.			
10	1460 Dwelling Structures	\$31,800.			
11	1465.1 Dwelling Equipment—Nonexpendable	\$14,000			
12	1470 Nondwelling Structures	\$8,000.			
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$59,400.			
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: Albia Housing Agency			Grant Type and Number Capital Fund Program Grant No: IA05P11450104 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004		
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	
114-ADM	Annual Plan							
	Administer Capital Fund	1410		\$900.				
114-DS	Remodel Kitchens	1460		\$15,000.				
	Paint Family Units	1460		\$2,800.				
	Replace Family Bathtubs	1460		\$2,000.				
	Replace PV windows	1460		\$12,000.				
114-Audit	Audit	1411		\$500.				
114-NS	Garages at Scattered Sites	1470	2	\$6,000.				
	Concrete garage floors	1470	2	\$2,000.				
114-DE	Replace Window Coverings	1465.1		\$10,000.				
	Replace Floor Coverings	1465.1		\$4,000.				
114-SI	Trim Trees	1450		\$700.				
	Complete Sidewalks @ PV	1450		\$1,500.				
	Pave drives to garages	1450	2	\$2,000.				

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: Albia Housing Agency			Grant Type and Number Capital Fund Program No: IA05P11450104 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	
114-ADM	9-2005			9-2005			
114-Audit	6-2005			6-2005			
114-DS	9-2005			9-2005			
114-NS	9-2005			9-2006			
114-DE	9-2006			9-2007			
114-SI	9-2006			9-2007			

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: Albia Housing Agency			Grant Type and Number Capital Fund Program No: IA05P11450103 Replacement Housing Factor No:			Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
114-ADM	6-2004	9-2005		6-2004	9-2005		Spending 2002 Grant
114-DE	9-2004	9-2005		9-2004	9-2005		Spending 2003 Grant
114-NS	9-2004	9-2005		9-2004	9-2005		Spending 2003 Grant

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name: Albia Housing Agency		<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	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: IA05P11450105 PHA FY:10/01/05 thru 9/30/06	FFY Grant: IA05P11450106 PHA FY:10/01/06 thru 9/30/07	FFY Grant: IA05P11450107 PHA FY:10/01/07 thru 9/30/08	FFY Grant: IA05P11450108 PHA FY:10/01/08 thru 9/30/09
	Annual Statement				
IA05P114		Remodel kitchens	Remodel kitchens	Remodel kitchens	Remodel kitchens
IA05P114		Paint Family units	Paint Family units	Paint Family units	Paint Family units
IA05P114		Replace Family unit bathtubs	Replace Family unit bathtubs	Replace Family unit bathtubs	Replace Family unit bathtubs
IA05P114		Replace PV windows	Replace PV windows	Replace PV windows	Replace PV windows
IA05P114		Replace window coverings	Replace window coverings	Replace window coverings	Replace window coverings
IA05P114		Replace floor coverings	Replace floor coverings	Replace floor coverings	Replace floor coverings
IA05P114		Garages @ Scattered Sites	Garages @ Scattered Sites	Garages @ Scattered Sites	Garages @ Scattered Sites
IA05P114		Trim Trees	Trim Trees	Trim Trees	Trim Trees
IA05P114		Complete Sidewalks @ PV	Replace screen doors-family units	Replace Garage Doors	Remodel Commons Bathrooms
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

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

Activities for Year 1	Activities for Year : 2005 FFY Grant: IA05P11450105 PHA FY: 10/01/05 thru 9/30/06			Activities for Year: 2006 FFY Grant: IA05P11450106 PHA FY:10/01/06 thru 9/30/07		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	IA05P114	<i>Replace kitchen countertops in 3 units</i>	\$1,800.00	IA05P114	<i>Replace kitchen countertops in 3 units</i>	\$1,800.00
Annual	IA05P114	<i>Replace Kitchen cabinets in 3 units</i>	\$12,000.00	IA05P114	<i>Replace Kitchen cabinets in 3 units</i>	\$12,000.00
Statement	IA05P114	<i>Replace 3 electric ranges</i>	\$1,200.00	IA05P114	<i>Replace 3 electric ranges</i>	\$1,200.00
	IA05P114	<i>Paint trim & walls in 2 family units</i>	\$2,800.00	IA05P114	<i>Paint trim & walls in 2 family units</i>	\$2,800.00
	IA05P114	<i>Complete Sidewalks @ PV</i>	\$1,500.00	IA05P114	<i>Screen doors-family units</i>	\$1,500.00
	IA05P114	<i>Trimming Trees</i>	\$700.00	IA05P114	<i>Trimming Trees</i>	\$700.00
	IA05P114	<i>Replace 2 family unit bathtubs</i>	\$2,000.00	IA05P114	<i>Replace 2 family unit bathtubs</i>	\$2,000.00
	IA05P114	<i>Replace PV windows in 5 units</i>	\$12,000.00	IA05P114	<i>Replace PV windows in 5 units</i>	\$12,000.00
	IA05P114	<i>Build 2 garages @ Scattered Sites</i>	\$6,000.00	IA05P114	<i>Build 2 garages @ Scattered Sites</i>	\$6,000.00
	IA05P114	<i>Replace curtains in 8 units</i>	\$8,000.00	IA05P114	<i>Replace curtains in 8 units</i>	\$8,000.00
	IA05P114	<i>Pour 2 concrete dirves</i>	\$2,000.00	IA05P114	<i>Pour 2 concrete dirves</i>	\$2,000.00
	IA05P114	<i>Replace Floor Coverings</i>	\$4,000.00	IA05P114	<i>Replace Floor Coverings</i>	\$4,000.00
	IA05P114	<i>Pour2 concrete garage floors</i>	\$2,000.00	IA05P114	<i>Pour2 concrete garage floors</i>	\$2,000.00
	IA05P114	<i>Replace curtain rods in 8 units</i>	\$2,000.00	IA05P114	<i>Replace curtain rods in 8 units</i>	\$2,000.00
Total CFP Estimated Cost			\$59,400.00		Total CFP Estimated Cost	\$59,400.00

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

Activities for Year : 2007 FFY Grant: IA05P11450107 PHA FY: 10/01/07 thru 9/30/08			Activities for Year: 2008 FFY Grant: IA05P11450108 PHA FY: 10/01/08 thru 9/30/09		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<i>IA05P114</i>	<i>Replace kitchen countertops in 3 units</i>	\$1,800.00	<i>IA05P114</i>	<i>Replace kitchen countertops in 3 units</i>	\$1,800.00
<i>IA05P114</i>	<i>Replace Kitchen cabinets in 3 units</i>	\$12,000.00	<i>IA05P114</i>	<i>Replace Kitchen cabinets in 3 units</i>	\$12,000.00
<i>IA05P114</i>	<i>Replace 3 electric ranges</i>	\$1,200.00	<i>IA05P114</i>	<i>Replace 3 electric ranges</i>	\$1,200.00
<i>IA05P114</i>	<i>Paint trim & walls in 2 family units</i>	\$2,800.00	<i>IA05P114</i>	<i>Paint trim & walls in 2 family units</i>	\$2,800.00
<i>IA05P114</i>	<i>Replace 4 garage doors</i>	\$1,500.00	<i>IA05P114</i>	<i>Remodel Commons Bathrooms</i>	\$1,500.00
<i>IA05P114</i>	<i>Trimming Trees</i>	\$700.00	<i>IA05P114</i>	<i>Trimming Trees</i>	\$700.00
<i>IA05P114</i>	<i>Replace 2 family unit bathtubs</i>	\$2,000.00	<i>IA05P114</i>	<i>Replace 2 family unit bathtubs</i>	\$2,000.00
<i>IA05P114</i>	<i>Replace PV windows in 5 units</i>	\$12,000.00	<i>IA05P114</i>	<i>Replace PV windows in 5 units</i>	\$12,000.00
<i>IA05P114</i>	<i>Build 2 garages @ Scattered Sites</i>	\$6,000.00	<i>IA05P114</i>	<i>Build 2 garages @ Scattered Sites</i>	\$6,000.00
<i>IA05P114</i>	<i>Replace curtains in 8 units</i>	\$8,000.00	<i>IA05P114</i>	<i>Replace curtains in 8 units</i>	\$8,000.00
<i>IA05P114</i>	<i>Pour 2 concrete dirves</i>	\$2,000.00	<i>IA05P114</i>	<i>Pour 2 concrete dirves</i>	\$2,000.00
<i>IA05P114</i>	<i>Replace Floor Coverings</i>	\$4,000.00	<i>IA05P114</i>	<i>Replace Floor Coverings</i>	\$4,000.00
<i>IA05P114</i>	<i>Pour2 concrete garage floors</i>	\$2,000.00	<i>IA05P114</i>	<i>Pour2 concrete garage floors</i>	\$2,000.00
<i>IA05P114</i>	<i>Replace curtain rods in 8 units</i>	\$2,000.00	<i>IA05P114</i>	<i>Replace curtain rods in 8 units</i>	\$2,000.00
Total CFP Estimated Cost		\$59,400.00	Total CFP Estimated Cost		\$59,400.00

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Required Attachment A_: 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: Marilyn Koffman

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

- Elected
- X Appointed

C. The term of appointment is (include the date term expires):

Reappointed – May 2002 Term Expires – May 2005

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: May 2005

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

Richard Clark, Mayor of the City of Albia and the City Council

Required Attachment B: 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.)

All Public Housing and Section 8 Voucher program participants are invited to attend Resident Advisory meetings during their Briefing Session. Participants are reminded of Advisory Board meetings by notices on the bulletin boards of the main administrative office of the PHA in City Hall and the office of the Public Housing site. During annual review times, participants are advised of the Advisory Board functions and meeting times.

Tenants that attended one or all of the monthly regular meetings during the past year are:

Willma June West

Marilyn Koffman

Pat Gray

Thelma Hoover

Mary Gray

Jennie Myers

Lanora Jordan

Fannie Jo Watkins

Charlene Ransom

Janet Schneider

Bill Robinson

Sally Wallace

Viola Jones

Leroy Williams

Robert Murphy

Dick & Donna Emerson

Thelma Clark

Don Regenold

Anna Mae Shroyer

Tenants that responded to the request for developing the Annual Plan are:

Alice Crane

Janet Schneider

Thelma Hoover

Leroy Williams

Irene Kean

Willma James

Orlo Anderson

Don Regenold

Jo Watkins

Dick Emerson

Lois Holsman

Beverly Schelker

Jennie Myers

Viola Jones

Eddie Gray

Charlene Ransom

Jean Mullinix

Because there is no representation from the 12 families of public housing and not all of the residents of the elderly public housing units, we feel there is not an adequate representation in regards to developing the administration process and improvements to the public housing project. Therefore a suggestions and questionnaire form is sent to each public housing tenant regarding administration and improvements to the project.