

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

PHA Plans

5 Year Plan for Fiscal Years 2004 - 2008
Annual Plan for Fiscal Year 2004

**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 Pasco and Franklin County

PHA Number: WA021

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

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2004 - 2008
[24 CFR Part 903.5]

A. Mission

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

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

The mission of the Housing Authority of the City of Pasco and Franklin county is to provide, safe, sanitary and affordable housing and housing assistance; serving the needs of the low-income, very low-income, and extremely low-income in the PHA's jurisdiction in a non-discriminatory manner.

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities: (i.e. HOME, FmHA, CTED/Housing Finance Commission)
 - Acquire or build units or developments
 - Other (list below)
Consider designating tenant based vouchers to project based vouchers to preserve affordability of existing housing.
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)

Our goal is to maintain “High Performer” status.

Improve voucher management: (SEMAP score)

Our goal is to maintain “High Performer” status.

Increase customer satisfaction:

Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)

Renovate or modernize public housing units:

Demolish or dispose of obsolete public housing:

Provide replacement public housing:

Provide replacement vouchers:

Other: (list below)

Consider designating tenant based vouchers to project based vouchers to preserve affordability of existing housing.

PHA Goal: Increase assisted housing choices

Objectives:

Provide voucher mobility counseling:

Conduct outreach efforts to potential voucher landlords

Increase voucher payment standards

Implement voucher homeownership program:

Implement public housing or other homeownership programs:

Implement public housing site-based waiting lists:

Convert public housing to vouchers:

Other: (list below)

Investigate feasibility of converting public housing to vouchers and implement if effective.

Continue to pursue interjurisdictional agreement with City of Kennewick.

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

PHA Goal: Provide an improved living environment

Objectives:

Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:

Implement public housing security improvements:

Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

Other: (list below)

Continue to provide outside agency services, if possible; i.e., Meals on Wheels, Boys & Girls Club, computer lab, health screenings, resident council activities.

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
 - Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability: **WEX training sites, Green Thumb site**
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities. (**Meals on Wheels, Health Department presentations**)
 - Other: (list below)

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

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

Other PHA Goals and Objectives: (list below)

The mission of the Housing Authority of the City of Pasco and Franklin county is to provide, safe, sanitary and affordable housing and housing assistance; serving the needs of the low-income, very low-income, and extremely low-income in the PHA's jurisdiction in a non-discriminatory manner. To accomplish our mission, we will pursue partnerships with local agencies and pursue consolidation with other Housing Authorities.

FIVE-YEAR GOALS

The goals and objectives and adopted by the Housing Authority of the City of Pasco and Franklin County are consistent with the Strategic Plan of the City of Pasco's Consolidated Plan:

Goal One: Encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing, and encourage preservation of existing housing stock and enhancing homeownership opportunities.

Objectives:

1. Encourage and assist revitalization of distressed neighborhoods through Housing Quality Standards inspection process and rehabilitation of our existing facilities.
2. Improve safety and livability of neighborhoods through partnerships with local Police Department and continued implementation of PHA's Drug Elimination Program.
3. Restore and improve properties through Comprehensive Modernization Program.
4. Reduce slum and blight conditions through Housing Quality Standards inspection process.

Goal Two: Provide decent housing

Objectives:

1. Provide affordable owner/occupied housing through the implementation of the HOME Program when applicable.
2. Make available permanent housing that is affordable to low income persons without discrimination through efficient operation of PHA's owned public housing program and efficient management of PHA's Section 8 rental assistance program.
3. Provides subsidies to low income person for existing rental housing through utilization of Federal Section 8 rental assistance programs and State Housing Finance Commission programs.

Goal Three: Assist Elimination of Barriers to Affordable Housing

Objectives:

1. Assist the City in identifying resources from private sector to reduce barriers to affordable housing.

2. Assist the City in identifying the number of homes in need of rehabilitation and assist implementation of the CDBG program to address rehabilitation needs to increase the housing stock of decent, affordable housing.
3. Assist the City in identifying residents whose income is a barrier to home ownership because of increasing home purchase prices; and assist the City in implementing HOME program to buy down mortgages to create more homeownership opportunities for the low income population.

Annual PHA Plan
PHA Fiscal Year 2004
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2004 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2004 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Housing Needs
x	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
x	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
x	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
x	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
Resolution #99/00-703	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
Resolution #99/00/703	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
Resolution #99/00/701	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
x	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
x	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
x	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
x	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
n/a	Most recent CIAP Budget/Progress Report (HUD 52825) for	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	any active CIAP grant	
x	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
n/a	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
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
PHA Letter 01.058	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
n/a	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
n/a	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
x	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
x	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
n/a	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
n/a	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
x	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Fair Housing Documentation:

Impediment 1

Although the city often waives setback requirements in order to accommodate the construction of ramps for accessibility purposes, there is no standardized process included in the existing regulations that provide a legal standing for these waivers.

Although it has yet to be a problem, the lack of a specific exception in the codes and regulations could become an issue in the future.

Strategy

- ◆ City Community Development Department staff will request that the city Planning Department draft a formal change to city regulations that will include a standardized setback waiver request and approval process including required guidelines for waiver eligibility.
- ◆ Planning staff will develop draft of proposed changes and present to the Planning Commission.

Evaluation Criteria and Oversight Responsibility

- ◆ A standardized procedure for granting setback waivers based on accessibility concerns will be proposed.
- ◆ It will be the Community Development Department staff who are responsible for seeing that this action is accomplished in timeframe set forth.

Impediment 2

Lack of housing affordable to low and moderate income households in the west section of Pasco limits housing choice of those wishing to live in assisted housing to eastside properties.

Strategy

- ◆ City Community Development Department staff will continue to work with the Housing Authority of the City of Pasco and Franklin County on its affordable housing development efforts in the Redwood Plaza and older areas of the city.
- ◆ The City will work with the Housing Authority of the City of Pasco and Franklin County to obtain additional Section 8 certificates for all of Pasco.

Evaluation Criteria and Oversight Responsibility

- ◆ It will be the Planning staff who is responsible for implementing these steps.

Impediment 3

Many applicants including Black, Native American, and Hispanic people have a much lower likelihood of being approved for conventional financing, limiting their access to homeownership. The most cited reason for denial of loan application was poor credit history, indicating that personal finance management is a major barrier to homeownership for many people.

Strategy

- ◆ In order to increase awareness and educational opportunities surrounding personal credit issues, the city Community Development Department staff will review the participants list of the annual “Family Affair” event to determine if Consumer

Credit Counseling or similar non-profit is participating in the event. If not, the Community Development Department staff should request participation.

- ◆ City Community Development Department should request that the Housing Authority further examine this issue to determine if any of the credit counseling and/or household budgeting training offered can be better advertised or further outreach done.

Evaluation Criteria and Oversight Responsibility

- ◆ City Community Development staff will have an initial meeting with the Housing Authority and request that the responsibility of developing a plan for better outreach and education be undertaken and subsequently overseen by the Housing Authority.
- ◆ City Community Development Staff will begin to review HDMA data on a quarterly basis to track trends and determine if additional outreach and education efforts are making a difference. The city will begin this activity immediately.

Impediment 4 & 5

There is very little professional real estate assistance that is based in Pasco. This may limit access to and choice among local real estate professionals with comprehensive, objective information about the Pasco market. Anecdotal data points to a kind of “steering” in the real estate services to the area. It is possible that real estate development professionals located within the City of Pasco will not steer customers away from the Pasco market.

Strategy

- ◆ City Community Development Department staff will request that Economic Development Department staff develop a strategy for bringing additional real estate services to the area. It is possible that real estate development professionals located within the City of Pasco will not steer customers away from the Pasco area.
- ◆ City Community Development Department staff will contact HUD Office of Fair Housing and Equal Opportunity for samples of Public Service Announcements that explain people’s rights relative to real estate services. Based on HUD guidance, the city will develop a Public Service Announcement to encourage people who have experience “steering” to file a complaint. This will help the city better document the problem and address specific incidents as they are reported.

Evaluation Criteria and Oversight Responsibility

- ◆ Community Development Department staff will review progress periodically.
- ◆ Community Development Department will request guidance from HUD and begin the process of developing a local PSA. The completion of the PSA and the resultant documentation of complaints received will mark success.

Impediment 6

Lack of outreach and education may be preventing a significant amount of potential homeowners from actually entering the market. In the rental market, lack of outreach and education may be preventing special needs households from locating appropriate rental housing. In addition, language barriers remain an obstacle for Hispanic renters.

Strategy

- ◆ City Community Development Department staff will request guidance from the Coalition of the Responsibly Disabled (CORD) regarding increased and improved outreach techniques for housing and the disabled.
- ◆ City Community Development Department staff will begin working with the Housing Authority to improve outreach and education techniques for potential homeowners.
- ◆ Obtain Fair Housing Posters written in Spanish and English. Ensure that posters are displayed at HUD-assisted housing projects, local Senior Center, Youth Center, and the Housing Authority of the City of Pasco and Franklin County.

Evaluation Criteria and Oversight Responsibility

- ◆ It will be the Community Development Department staff who is responsible for seeing that initial contacts are made with CORD and the Housing Authority.

(See Regional Fair Housing Plan prepared by Common Ground, November 2001, pages 9-11.)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	798	5	1	3	1	3	1
Income >30% but <=50% of AMI	490	4	1	3	1	3	1
Income >50% but <80% of AMI	153	3	1	2	1	3	1
Elderly	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Families with	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Disabilities							
Race/Ethnicity	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Race/Ethnicity	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Race/Ethnicity	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Race/Ethnicity	n/a	n/a	n/a	n/a	n/a	n/a	n/a

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2000-2004
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	163		83
Extremely low income <=30% AMI	29	18%	
Very low income	133	82%	

Housing Needs of Families on the Waiting List			
(>30% but <=50% AMI)			
Low income (>50% but <80% AMI)	1	1%	
Families with children	153	94%	
Elderly families	6	4%	
Families with Disabilities	4	2%	
Race/ethnicity (White/Hispanic)	86	53%	
Race/ethnicity (White/Non-Hispanic)	70	43%	
Race/ethnicity (Black)	6	4%	
Race/ethnicity (Asian/Pacific Islander)	1	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	46	28%	
2 BR	89	55%	
3 BR	22	14%	
4 BR	6	4%	
5 BR	0	0%	
5+ BR	0	0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List
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Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	222		88
Extremely low income <=30% AMI	26	12%	
Very low income (>30% but <=50% AMI)	193	87%	
Low income (>50% but <80% AMI)	3	1%	
Families with children	193	87%	
Elderly families	17	8%	
Families with Disabilities	12	5%	
Race/ethnicity (White/Hispanic)	80	36	
Race/ethnicity (White/Non-Hispanic)	134	60%	
Race/ethnicity (Black)	8	4%	
Race/ethnicity (Asian/Pacific Islander)	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			

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

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

Maintain existing outreach efforts.

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Maintain existing outreach efforts.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)
Maintain existing outreach efforts.

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)
Continue participation and sponsorship of fair housing annual forums for the general public.

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community

- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2004 grants)		
a) Public Housing Operating Fund	\$527,064	
b) Public Housing Capital Fund	\$555,194	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$1,725,509	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$0	
g) Resident Opportunity and Self-Sufficiency Grants	NA	
h) Community Development Block Grant	NA	
i) HOME	NA	
j) Other	NA	
k) FSS	\$17,000	Escrow Payments
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2002 CFP (unobligated 12/31/2003)	\$96,377	
2003 CFP (unobligated 12/31/2003)	\$73,000	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
2003 CFP-Remainder (unobligated 12/31/2003)	\$91,039	
2. Public Housing Dwelling Rental Income	\$516,000	
4. Other income (list below)		
Late fees, reimbursements	\$24,000	
4. Non-federal sources (list below)		
Interest	\$1,000	
Total resources	\$3,626,183	

*We specifically reserve the right to change
this financial resources statement based
on more recent, more complete information.*

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

For admissions, verifications will be considered valid if dated no earlier than 90 days prior to the admission date.

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe) **History of valid complaints, i.e., disturbing neighbors, destruction of property, fraud in connection with any housing program, outstanding payments to Housing Authority, outstanding payments to public utilities, evictions or termination of assistance or occupancy.**

- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

The extend of the criminal records search depends on the residence of the applicant for the past three years.

(2)Waiting List Organization

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

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

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

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

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

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

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

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work) **Administrative transfers will be processed with new admissions using a ratio of one transfer for every five new admissions.**
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list) **Within ten days, resident shall advise PHA whenever there is a change in occupancy.**

(6) Deconcentration and Income Mixing

- a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing? **The Housing Authority of the City of Pasco and Franklin County tenant average income in the covered developments falls within the 85% to 115% range.**

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

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

Adoption of site based waiting lists
If selected, list targeted developments below:

Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

Other (list policies and developments targeted below)

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

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

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

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

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

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

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

B. Section 8

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

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)
- Fraud in connection with any housing program evictions or terminations of assistance or occupancy outstanding rent, or other amounts owed to another Housing Authority.**
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)
- Tenancy history, rent and tenant damage history.**

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

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

- PHA main administrative office
 Other (list below)

(3) Search Time

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

If yes, state circumstances below:

1. **Whether the family has requested the extension prior to the expiration of the voucher;**
2. **Whether the family can provide documentation demonstrating good faith efforts to locate suitable housing;**
3. **Whether it is reasonable to assume that the family, with an extension, will be able to use the voucher by locating suitable housing;**
4. **Whether, due to disability, and extension of the voucher would constitute a reasonable accommodation.**

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

Lease in place

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

Lease in place.

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

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

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

- Through published notices
- Other (list below)

Community-wide media, distribution of flyers, outreach contact to minority agencies, agency/employers of disabled and low income clients.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30%

of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
 For other family members
 For transportation expenses
 For the non-reimbursed medical expenses of non-disabled or non-elderly families
 Other (describe below)

e. Ceiling rents

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

- Yes for all developments
- Yes but only for some developments
- No

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____

Other (list below)

Families are not required to report any increase in income or decrease in allowable expenses between annual re-exams. Families are required to report changes in family composition in writing within 10 days of their occurrence.

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

(2) Flat Rents

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

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

Survey of similar assisted and unassisted units in the neighborhood.

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below) **90% of FMR is both high enough to permit a selection of units and neighborhoods and low enough to serve as many families as possible.**

- c. If the payment standard is higher than FMR, why has the PHA chosen this level?
(select all that apply)
- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
 - Reflects market or submarket
 - To increase housing options for families
 - Other (list below)
- d. How often are payment standards reevaluated for adequacy? (select one)
- Annually
 - Other (list below)
- e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)
- Success rates of assisted families
 - Rent burdens of assisted families
 - Other (list below)
- Market vacancy rates**
Market rents
Size and quality of units leased under the program.

(2) Minimum Rent

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

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

C. Management and Maintenance Policies

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

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **wa021a01**

-or-

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

(2) Optional 5-Year Action Plan

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

- a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)
- b. If yes to question a, select one:
- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) **wa021a01**

-or-

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

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

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

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

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

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

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

<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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

[24 CFR Part 903.7 9 (i)]
Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

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

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

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly <input type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA’s Designation Plan <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current

status)

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

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

- 25 or fewer participants
 26 - 50 participants

- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

- Public housing rent determination policies

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

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

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

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

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

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

Implementation of Public Housing Resident Community Service Requirements Policy

Pursuant to 24 CFR 960.603, except for any family member who is an exempt individual, each adult resident of public housing must:

- 1) contribute 8 hours per month of community service (not including political activities); or
- 2) participate in an economic self-sufficiency program for 8 hours per month; or
- 3) perform 8 hours per month of combined activities as described in paragraphs 1) and 2) above;
- 4) the PHA refers tenants to local agencies who provide qualifying community service or self-sufficiency activities;
- 5) Violation of the service requirement is grounds for nonrenewal of the lease upon 30 days written notice at the end of the twelve-month lease term.

A. Resident Notification

The PHA must give the family a written description of the service requirement and of the process for claiming status as an exempt person and for PHA verification of such status. The PHA must also notify the family of its determination identifying the family members who are subject to the service requirement, and the family members who are exempt persons.

B. Determination of Exempt Status

The PHA will determine status of Exempt Individual (950.601) and resident compliance annually at re-examination.

An exempt individual is an adult who provides third-party verification that they are:

- 1) 62 years or older;
- 2) (i) a blind or disabled individual, as defined under 216(I)(1) or 1614 of the Social Security Act (42 U.S. C.416(I)(1); 1832c), and who certifies that because of this disability she or he is unable to comply with the service provisions of this subpart, or (ii) a primary caretaker of such individual;
- 3) engaged in work activities;
- 4) meeting the requirements for being exempted from having to engage in a work activity under the State program funded under part A of title IV of the Social Security Act (42 U.S. C. 601 et seq.) or under any other welfare program of the State in which the PHA is located, including a State –administered welfare-to-work program; or
- 5) a member of a family receiving assistance, benefits or services under a State program funded under part A of title IV of the Social Security Act (42 U.S.C. 601 et seq.) or under any other welfare program of the State in which the PHA is located including a State-administered welfare-to-work program, and has not been found by the State or other administering entity to be in noncompliance with such a program.

C. Determination of Compliance

The PHA must review family compliance with service requirements, and must verify such compliance annually at least thirty days before the end of the twelve-month lease term. The PHA will require third-party signed certification that the family member has performed such qualifying activities administered by organizations other than the PHA. The PHA will maintain documentation of service requirement performance or exemption in tenant files.

D. Determination of Non Compliance

If a family member who is required to fulfill a service requirement, violates this family obligation (noncompliant resident), the PHA will provide proper written notice of noncompliance and nonrenewal of the lease at the end of the lease term. The notice will:

- a) describe non-compliance
- b) state PHA will not renew lease at end of 12 month lease term unless:
 - 1) tenant an any other noncompliant resident enters into a written agreement with the PHA to cure such noncompliance and in fact cure such noncompliance in accordance with such agreement; or
 - 2) family provides written assurance satisfactory to the PHA that tenant or other noncompliant resident no longer resides in the unit.
- a) provide opportunity for a grievance hearing in accordance with grievance policy.

E. Tenant Agreement to Comply with Service Requirement

If tenant or another family member has violated the service requirement, the PHA may not renew the lease upon expiration of the term unless:

- a) tenant and any other noncompliant resident, enter into a written agreement with the PHA, in the form and manner required by the PHA, to cure such noncompliance by completing the additional hours of community service or economic self-sufficiency activity needed to make up the total number of hours required over the 12-month term of the new lease, and
- b) all other members of the family who are subject to the service requirement are currently complying with the service requirement or are no longer residing in the unit.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

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

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

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

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

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

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

(select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors

- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

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

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

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

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA MUST select one)
 - Attached at Attachment (File name)
 - Provided below:

DATE: April 1, 2004
 TO: PHA Plan FY 2004 Supporting Documents
 FROM: Lisa Richwine
 SUBJECT: Resident Advisory Board Meeting held on March 31, 2004

Staff Present: Bobbie Littrell, Adella Salinas, Brett Sanders, Andy Anderson, Lisa Richwine

Residents/Participants Present:

Name	Address	Program
Yevgeniy Astafyev	1780 Pike Avenue, #F102, Richland, WA 99352	Section 8
Breta Strobel	1845 Leslie Road, Apt. S-77, Richland, WA 99352	Section 8
Maria Rasazuniga	2303 W. Jay Street, Pasco, WA 99301	Section 8
Yevdokia Gorbatyuk	808 N. 1 st Avenue, Pasco, WA 99301	Public Housing
Carmen D. Campos	507 4 th Avenue, Apt. 307, Pasco, WA 99301	Section 8
Silvia Contreras	1712 N. 24 th Avenue, #C-2, Pasco, WA 99301	Section 8

Ms. Littrell explained to the attendees that this meeting was held to discuss the PHA Plan. She informed them that no changes had occurred in the Plan since last year. She also offered to explain any plan components that may affect the residents. Ms. Salinas translated for our Spanish speaking attendees.

Mr. Sanders explained to Mr. & Mrs. Gorbatyuk that their unit would receive new toilets and lighting in 2008.

Attendees had no comments, questions, or concerns regarding the 2004 PHA Plan.

DATE: April 6, 2004
 TO: PHA Plan FY2004 Supporting Documents
 FROM: Lisa Richwine
 SUBJECT: PHA Plan Public Meeting held on April 5, 2004, 4 p.m.

The PHA Plan public meeting was held in conjunction with a special Board of Commissioners meeting. Those in attendance are as follows:

COMMISSIONERS:

Present: Domingos, Brouns, Richter, Kuffel

STAFF AND EX OFFICIO MEMBERS:

Present: Bobbie Littrell, Executive Director
 Lisa Richwine, Administrative Assistant/Recording Secretary
 Brett Sanders, Maintenance Director
 Andy Anderson, Security Director
 Adella Salinas, Director of Housing Services

VISITORS:

Name	Address	Program/Affiliation
Robert Allison	507 N. 4 th Avenue, Apt. 508, Pasco, WA	Section 8
Nina Kvemnyak	2303 W. Jay Street, #E, Pasco, WA	Section 8
Pelageya Sevastuanova	1712 N. 24 th Ave., #E-3, Pasco, WA	Section 8
Andrea Ortiz	1712 N. 24 th , Apt. F-15, Pasco, WA	Section 8
Larry Peterson	P. O. Box 293, Pasco, WA	City of Pasco

The meeting was called to order at 4 p.m. A roll call was taken with all commissioners in attendance except Jose Sifuentez who was engaged in interviews at his place of employment.

Ms. Littrell explained there were no changes made to the PHA Plan, Section 8 Administrative Plan and Public Housing Occupancy Policies – Code of Federal Regulations revisions only (reinstatement of Community Service Requirement, etc.). When Ms. Littrell called for comment from those in attendance, Mr. Robert Allison did not have comment regarding the PHA Plan, but expressed concern over the deficiency of his utility allowance for his Section 8 unit in light of the increases in electricity prices over the past few years. Ms. Littrell explained that the utility allowances are developed on a formula basis and Mr. Kuffel asked Ms. Littrell to provide Mr. Allison with the documentation explaining that formula.

Mr. Peterson asked if this meeting was the only time written comment could be made to the PHA Plan. Ms. Littrell agreed indicating that the Plan was to be adopted at this meeting. She stated that John Hughes, City of Pasco Community Development Block Grant Coordinator, had been in contact with her on April 2 regarding the Plan but made no comment. Ms. Richwine added that public notice for the PHA Plan was made in the legal notices of the Tri-City Herald on February 22 and a copy of the Plan had been on display for perusal at the public library since February 23.

No further comments were made regarding the Plan.

Mr. Domingos made a motion to adopt the Plan as submitted as no comments were made at the RAB Meeting and the comments made at today’s public meeting were considered but do not affect the Plan. Ms. Brouns seconded the motion and it passed unanimously, 4 ayes, 0 nays.

The meeting was adjourned at 4:11 p.m.

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

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

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

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

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

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

- 1. Consolidated Plan jurisdiction: (provide name here) **Franklin County, WA**

- 2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

- Other: (list below)
The PHA was a partner and co-payer of consultant that conducted Housing Needs Assessment for the Comprehensive Plan. The PHA has adopted the goals and objectives of the County's Comprehensive Plan.

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

D. Other Information Required by HUD

PHA Plan Amendments: QHWRA Section 5A(g) allows agencies to amend or modify their plans.

PHA Agency Plan definition of "significant amendment or modification" is as follows:

"Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require the formal approval of the Board of Commissioners."

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

Attachments

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

Pet Policy

The following pet policy which was developed with input from residents, housing management staff, other housing authorities, and HUD rules and regulations, seeks to provide residents with the opportunity to have pets within reasonable limits that will **protect both the property and the health and safety of other residents.**

Purpose of Pet Policy: To sustain a **decent, safe, and sanitary environment** for existing and prospective tenants, Housing Authority of the City of Pasco and Franklin County employees, and the public and to **preserve the physical condition** of Housing Authority of the City of Pasco and Franklin County property, a Pet Policy is established to provide the guidelines and requirements for responsible pet ownership.

Definitions:

1. **Service and Companion Animals:** Animals approved by the Housing Authority to serve as service or companion animals (animals that assist, support, or provide service to persons with disabilities) are not considered pets and generally do not fall under the guidelines of this Pet Policy. Approved service or companion animals shall not be subject to certain provisions of the Pet Policy; for example, the requirement for a Pet Deposit (see following) shall be waived. Other provisions, however, such as the Rules for Pet Care (see following), shall apply equally to service or companion animals as to pets, unless exemptions from any of the requirements have been requested and approved through the Housing Authority's reasonable accommodations procedure.

Requests for approval for service or companion animals must be made through the Housing Authority's **reasonable accommodations procedure.**

2. **Type of Allowable Common Household Pets:**
 - (a) Fish confined to an aquarium and/or bowls no larger than 50 gallons in size;
 - (b) Caged birds;
 - (c) Dogs under 18 inches in height, measured at the shoulder and under 25 pounds in weight;
 - (d) **Domesticated** house cats;
 - (e) Caged or contained domesticated rodents such as gerbils, hamsters, and/or guinea pigs;
3. **Numbers of Allowable Common Household Pets¹:**
 - (a) No more than one animal of any kind in one-bedroom dwelling units.
 - (b) A second animal compatible with the first, only in dwelling units having two or more bedrooms and spanning **at least 1,100 square feet.**
 - (c) No more than two animals of any species in any dwelling unit including caged animals but excluding aquariums.

¹Restrictions on the numbers of common household pets are based on recommendations made by *People for Ethical Treatment of Animals (PETA)* based on unit size, weight of the animal, inherent dangerousness, health of the animal, access to health care for the animal, and other extenuating circumstances, such as history of animal abuse or neglect.

4. **Pet Deposit:** A pet deposit of \$125 (\$25 of which is a non-refundable fee) for each pet up to two per unit is required for any allowable animal other than birds (caged) or fish to cover the potential costs of damage done by the pet(s) to the unit or common areas. For existing pets already approved by Housing Authority of the City of Pasco and Franklin County where a lower refundable pet deposit has been paid, no additional deposit will be required. However, if the resident transfers, the increase in deposit will apply.
5. **Nominal Fee:** A non-refundable nominal fee of \$25 is required to cover administration of pet policy procedures, such as; confirmation of pet compliance with policy, drafting lease rider and yearly monitoring of collection of required paperwork (license, registration, yearly inoculations, and spay/neuter certification).
6. **Pet License: Registration of dogs or cats eight weeks of age or older** is required in the City of Pasco. **Licensing procedures are local to the city.**
7. **Pet Rider to Tenant Lease:** Written documentation attached to the lease signed by tenant agreeing to compliance with provisions for pet ownership.
8. **Proof of Inoculations/Spay/Neuter:** Veterinarian written verification of required inoculations against rabies, distemper, parvovirus, and written certification of spay/neuter.
9. **Animals Not Allowed:** Animals, including dangerous animals as defined by state and local law, not allowed are defined below:
 - (a) Animals who would be allowed to produce offspring for sale;
 - (b) Dangerous animals, wild animals, feral (untamed, savage) animals and any other animals who are not amenable to routine human handling [City Code 8.02.010(18)];
 - (c) Animals of species commonly used on farms (i.e., chickens, goats);
 - (d) Non-human primates;
 - (e) Animals whose climatological needs cannot be met in the unaltered environment of the individual dwelling unit (i.e. reptiles);
 - (f) Pot-bellied pigs;
 - (g) Ferrets.
10. **Local, State, and Federal Ordinances Applied:** Local, State, and Federal laws and ordinances regarding pets supercede Housing Authority of the City of Pasco and Franklin County policy.

RESOLUTION #99/00-695

**Amending Occupancy Policies to Comply with
Section 16 of the United States Housing Act
to Establish Public Housing
Deconcentration Requirements
for the
Housing Authority of the City of Pasco and Franklin County**

July 13, 1999

WHEREAS Section 513 amends Section 16 of the United States Housing Act to establish among other things, public housing deconcentration requirements for admitting families with incomes below 30% of area median income, and related income targeting requirements; and

WHEREAS Public Housing Authorities are required to submit with their annual public housing agency plans an admission policy designed to provide for deconcentration of poverty and income mixing, by bringing higher income tenants into lower income public housing projects and bringing lower income tenants into higher income public housing projects.

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners make any necessary changes in our Admissions Policy with respect to deconcentration of very low income families and income mixing as required by Section 16 of the United States Housing Act of 1937. This resolution ratifies the Executive Order dated June 18, 1999.

PASSED AND ADOPTED this 13th day of July 1999.

(signed by Donna Brouns)
Chair, Board of Commissioners

(signed by Bobbie Littrell)
Secretary, Board of Commissioners

5 Year Plan Goals for Housing Authority of the City of Pasco and Franklin County – Executive Summary

This list constitutes a progress report which indicates successful achievement on our outlined goals:

1. **Expand supply, improve quality and increase assisted housing choices:**
We continue to apply for more vouchers when available and have applied for 26 Section 8 Preservation vouchers, 50 Family Unification Vouchers and 53 Fair Share Vouchers. We have received 50 additional Family Unification Vouchers to date. We are pursuing \$300,000 in State Housing funds for construction of assisted living units and \$1,600,000 to purchase an expiring Section 8 Project-Based Complex; and are analyzing benefits of converting public housing to Section 8 to increase housing choices and promote deconcentration. We've maintained our High Performer status on both public housing management and voucher management and we continue to remodel our public housing family units.
2. **Provide improved living environment:** We've implemented an interjurisdictional agreement with the neighboring Richland Housing Authority, which assures Franklin County clients access into the higher income neighborhoods of Benton County and we continue to request a similar agreement with the Kennewick Housing Authority. We continue our efforts to expand our Neighborhood Watch Program and continue to contract with residents to increase our efforts of improved public housing security.
3. **Promote self-sufficiency and asset development of assisted households:** We continue our Meals on Wheels Senior Nutrition Program and health screening programs for our elderly and disabled residents. We've expanded our after school educational and anti-crime/gang/drug programs by creating an on-site Teen Center in our multi-family development. We continue our referral service and CASH (Communities Against Self-Sufficiency Hurdles) programs to local agency providers to assist residents overcome self-sufficiency hurdles.
4. **Ensure equal opportunity and affirmatively further fair housing:** We continue to be a lead agency in provision of Fair Housing training for entire staff, landlords, and community residents at least annually. In addition, staff has participated in promotion of Fair Housing issues with local landlords, City personnel, and the Benton Franklin Housing Network, which consists of all local housing and service providers in the Quad City region.
5. **Pursue partnerships to achieve mission:** We continue to work to encourage availability of affordable housing and encourage and assist revitalization of distressed neighborhoods through our Housing Quality Standards inspection programs. We have partnered with the Washington State Housing Trust Fund, Consumer Credit

Counseling Service, and the City on implementation of the affordable First-Time Homebuyer Program; and continually assist identification of private sector resources to reduce barriers to affordable housing through public forums and participation in the Benton Franklin Housing Network.

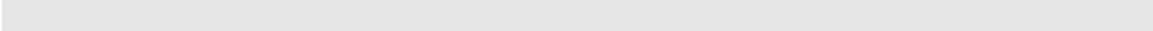
Resident Membership of the PHA Governing Board

The Housing Authority of the City of Pasco and Franklin County does not have a resident serving on its Board. The Authority is exempt because it is a small housing authority with less than 300 public housing units. The Governing Board Members are appointed by the City Council of the City of Pasco or the Franklin County Commissioners. We send annual notices to the County indicating our desire to empower our residents and encourage favorable consideration of resident applicants for the Governing Board.

The City staff sends a combined notice and application form to all City residences and in addition, staff maintains applications in the administration office. Despite these efforts, no resident has expressed any desire to serve and none have applied.

The next term expiration that would provide an opportunity to appoint a resident to the Board would be January 28, 2005. The term expiration is for a City representative. The names and titles of the appointing officials for the Governing Board are:

Mike Garrison, Mayor/City Councilman
Rebecca Francik, Mayor Pro-tem/City Councilwoman
Joe Jackson, City Councilman
Tom Larsen, City Councilman
Charles Kilbury, City Councilman
Eileen Crawford, City Councilwoman
Matt Watkins, City Councilman



CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Pasco and Franklin County			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 (may not exceed 10% of line 21)	54,784			
3	1408 Management Improvements (20%)	73,000			
4	1410 Administration (10%)	54,784			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	40,000			
10	1460 Dwelling Structures	275,280			
11	1465.1 Dwelling Equipment—Nonexpendable	50,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				

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

PHA Name: Housing Authority of the City of Pasco and Franklin County		Federal FY of Grant: 2004
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)

 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	547,848			
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	56,000			
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 of Pasco and Franklin County		Grant Type and Number: New Grant Being Applied for: Capital Fund Program Grant No: 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	
Operations	Administrative Salaries	1406	N/A	54,784				
	Subtotal			54,784				
Management	Security Director Salary	1408	N/A	56,000				
Improvements	Resident Initiatives	1408.1	N/A	12,000				
	Computer Upgrades	1408.2	N/A	5,000				
	Subtotal			73,000				
Administration	Capital Fund Supervisor Salary	1410.1	N/A	40,500				
	Accounting Salaries	1410.1	N/A	4,000				
	Fringe Benefits	1410.9	N/A	10,284				
	Subtotal			54,784				
WA 21-3 Sprucewood Sq.	1. Replace Appliances	1465.1	N/A	35,000				
	Subtotal			35,000				

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 of Pasco and Franklin County		Grant Type and Number Capital Fund Program No: New Grant being applied for Replacement Housing Factor No:				Federal FY of Grant: 2004	
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	
PHA Wide:							
Operations	9.16.06			9.16.08			
Mgmt Improvements	9.16.06			9.16.08			
Administration	9.16.06			9.16.08			
WA 21-3 Sprucewood Square	9.16.06			9.16.08			
WA 21-5 Sprucewood Square	9.16.06			9.16.08			
WA 21-63 Rosewood Park	9.16.06			9.16.08			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Housing Authority of the City of Pasco and Franklin County		Grant now being applied for - 2004		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1 2004	Work Statement for Year 2 FFY Grant: 2005 PHA FY:	Work Statement for Year 3 FFY Grant: 2006 PHA FY:	Work Statement for Year 4 FFY Grant: 2007 PHA FY:	Work Statement for Year 5 FFY Grant: 2008 PHA FY:
	Annual Statement				
Operations		54,784	54,784	54,784	54,784
Administration		54,784	54,784	54,784	54,784
Management Improvements		73,000	73,000	73,000	73,000
WA 21-2					
Rosewood Park		107,500	55,000	195,280	20,000
WA 21-3					
Sprucewood Square		35,000	0	20,000	90,000
Beechwood Square		0	0	25,000	
21-3					
Rosewood Park		92,780	65,000	80,000	60,000
WA 21-4					
Rosewood/Sprucewood Square		75,000	95,000	25,000	165,280
WA 21-5					
Sprucewood Square		0	60,000	0	0
WA 21-6					
Rosewood Square		15,000	32,000	0	10,000
WA 21-8					
Scattered Sites		40,000	58,280	0	20,000
Non-Dwelling Equip		0	0	20,000	0
CFP Funds Listed for 5-year planning		547,848	547,848	547,848	547,848

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

Activities for Year 1 2004	Activities for Year : 02 FFY Grant: 2005 PHA FY:			Activities for Year: 03 FFY Grant: 2006 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual	PHA Wide-Operations	1. Administrative Salaries	54,784	PHA Wide-Operations	1. Administrative Salaries	54,784
Statement	PHA Wide-Administration	1. Capital Fund Dir. Salary	40,500	PHA Wide-Administration	1. Capital Fund Dir. Salary	40,500
		2. Accounting Salaries	4,000		2. Accounting Salaries	4,000
		3. Fringe Benefits	10,284		3. Fringe Benefits	10,284
	PHA Wide-Mgmt Improve-	1. Security Director Salary	56,000	PHA Wide-Mgmt Improve-	1. Security Director Salary	56,000
		2. Resident Initiatives	12,000		2. Resident Initiatives	12,000
		3. Computer Upgrades	5,000		3. Computer Upgrades	5,000
	WA 21-2/Rosewood Park	1. Repave and Re-strip	100,000	WA21-2/Rosewood Park	1. Repl. Patio Doors / 10	30,000
		2. Re-side/Paint the Pflueger Rec	7,500		2. Repl. Furnaces / 10 units	25,000
	WA 21-3/Sprucewood Square	1. Landscaping	10,000	WA21-3/Rosewood Park	1. Remodel Interiors / 6 units	45,000
		2. Playground Equipment	25,000		2. Replace Furnaces (800 blk)	10,000
	WA 21-3/Rosewood Park	1. Remodel Interior / 6 units	47,780		3. Re-roof Canopy at HR	10,000
		2. Replace Patio Doors / 6 units	20,000	WA21-4/Rosewood Park	1. Remodel Interior/6 units	50,000
		3. Replace Intercom System	25,000		2. Repair Brick Walls	15,000
	WA 21-4/Rosewood Park	1. Remodel Interior / 6 units	50,000		3. Repl. Furnaces/10 units	15,000
		2. Replace Patio Doors / 6 units	20,000		4. Repl. Patio Doors / 6 unit	15,000
		3. Exterior Paint (Trim/Soffit)	5,000	WA 21-5/Sprucewood Square	1. Re-Roof Buildings/10 bld	60,000
	WA 21-6/Rosewood Park	1. Replace 2 Garbage Enclosures	15,000	WA 21-6/Rosewood Park	1. Install Fluorescent Lights	32,000
	WA 21-8/Scattered Sites	1. Replace Appliances	40,000	WA 21-8/Scattered Sites	1. Repl.Entry/PatioDoors (10)	40,000
					2. Replace Water Heaters	18,280
Total CFP Estimated Cost			\$547,848			\$547,848

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Pasco and Franklin County		Grant Type and Number Capital Fund Program Grant No: WAP021501-03 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: 12.31.03 <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		45,680	45,680	
3	1408 Management Improvements	73,000	73,000		
4	1410 Administration	45,680	45,680	45,680	20,790
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	38,500	38,500	38,500	5,765
10	1460 Dwelling Structures	299,629	253,949	253,949	4,104
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling 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				

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

PHA Name: Housing Authority of the City of Pasco and Franklin County	Grant Type and Number Capital Fund Program Grant No: WAP021501-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12.31.03 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	456,809	456,809	383,809	30,659
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 of Pasco and Franklin County		Grant Type and Number Capital Fund Program Grant No: WAP021501-03 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	
Operations	1. Administrative Salaries	1406	N/A		45,680	45,680	0	
	Subtotal				45,680	45,680	0	
Management Improvements	1. Salary Security Director	1408.1	N/A	56,000	56,000	0	0	
	2. Resident Initiatives	1408.2	N/A	12,000	12,000	0	0	
	2. Computer Software Upgrade	1408.2	N/A	5,000	5,000	0	0	
	Subtotal			73,000	73,000	0	0	
Administration	1. Capital Fund Director Salary	1410.1	N/A	27,700	27,700	27,700	15,396	
	2. Accounting Salaries	1410.2	N/A	6,560	6,560	6,560	1,438	
	3. Fringe Benefits	1410.9	N/A	11,420	11,420	11,420	3,955	
	Subtotal			45,680	45,680	45,680	20,789	
WA 21-3 Sprucewood Sq.	1. Replace Entry Doors	1460.1	44 Units	25,000	5,000	5,000	0	
	2. Replace Exhaust Fans	1460.2	22 Units	11,000	11,000	11,000	1,685	
	3. Replace Siding	1460.3	22 Units	50,000	24,320	24,320	0	
	Subtotal			86,000	40,320	40,320	1,685	
WA 21-5 Sprucewood Square	1. Remodel Interior of Units	1460.1	6 Bldgs	98,129	98,129	98,129	311	
	2. Replace Siding	1460.2	5 Bldgs	47,500	47,500	47,500	327	
	3. Replace Windows	1460.3	10 Units	20,000	20,000	20,000	179	
	4. Replace Water Heaters	1460.4	21 Units	8,000	8,000	8,000	0	
	5. Replace Entry/Storage Doors	1460.5	10 Units	15,000	15,000	15,000	0	

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 of Pasco and Franklin County		Grant Type and Number Capital Fund Program Grant No: WAP021501-03 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	
	Subtotal			188,629	188,629	188,629	814	
WA 21-8 Scattered Sites	1. Remodel Interior of Units	1460.1	3 Units	25,000	25,000	25,000	1,603	
	2. Replace Mailboxes	1450.1	6 Sites	11,000	11,000	11,000	5,765	
	3. Resurface Sidewalks/Repair Walks	1450.2	N/A	27,500	27,500	27,500	0	
	Subtotal			63,500	63,500	63,500	7,368	
	Grand Total			456,809		383,809	30,659	
	LOCCS Balances			426,150		383,809	30,629	
	Differences			30,659				

**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 of Pasco and Franklin County		Grant Type and Number Capital Fund Program No: WAP021501-03 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	
Operations	9.16.05			9.16.07			
Management							
Improvements	9.16.05			9.16.07			
Administration	9.16.05			9.16.07			
WA 21-3 Sprucewood Square	9.16.05			9.16.07			
WA 21-5 Sprucewood Square	9.16.05			9.16.07			
WA 21-8 Scattered Sites	9.16.05			9.16.07			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Pasco and Franklin County		Grant Type and Number Capital Fund Program Capital Fund Program Grant No: WA19P021501-02 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: 12/31/03 <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	65,319	65,319	65,319	38,456
4	1410 Administration	55,518	55,518	55,518	55,518
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	60,297	52,778	1,825	
10	1460 Dwelling Structures	316,451	312,980	267,556	260,685
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	14,209	10,921	10,921	
13	1475 Nondwelling Equipment	43,400	57,678	57,678	35,058
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				

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

PHA Name: Housing Authority of the City of Pasco and Franklin County	Grant Type and Number Capital Fund Program Capital Fund Program Grant No: WA19P021501-02 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/03 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	555,194	555,194	458,817	389,717
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 of Pasco and Franklin County		Grant Type and Number Capital Fund Program Grant No: WAP021501-02 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	
Management Improvements	1. Salary Security Director 2. Computer Software Upgrade	1408.1 1408.2	N/A N/A	56,000 9,319	56,000 9,319	56,000 9,319	38,227 229	
	Subtotal			65,319	65,319	65,319	38,456	
Administration	1. Capital Fund Director Salary 2. Accounting Salaries 3. Fringe Benefits 4. Travel and Training	1410.1 1410.2 1410.9 1410.1	N/A N/A N/A N/A	35,828 7,580 12,110	36,982 4,153 12,110 2,273	36,982 4,153 12,110 2,273	36,982 4,153 12,110 2,273	1410 Closed
	Subtotal			55,518	55,518	55,518	55,518	
WA 21-2 Rosewood Park	1. Replace Carpet at Pflueger Rec Hall 2. Remodel One-Bedroom Units 3. Remodel 1-bed Contract Retention 4. Replace Main Water Valves 5. Replace Garbage Enclosure Gates	1470.1 1460.1 1460.2 1470.1	N/A 9 Units 23 Gates	11,709 40,000 6,871 2,500	8,421 43,288 6,871 2,500	8,421 43,288 6,871 2,500	0 43,288 0 0 0	
	Subtotal			61,080	61,080	61,080	43,288	
WA 21-3 Sprucewood Square	1. New Tubs, Wastes and Overflows 2. New Tub Surrounds and Valves 3. New Vanities and Faucets 4. New Kitchen Cabinets 5. New Energy Efficient Windows 6. New Interior Frames and Doors 7. New Vinyl Tile 8. New Energy Efficient Lights 9. Paint Interior Walls 10. Repair Damaged Sidewalks	1460.1 1460.2 1460.3 1460.4 1460.5 1460.6 1460.7 1460.8 1460.9 1450.1	3 Units 3 Units 3 Units 3 Units 3 Units 3 Units 3 Units 3 Units 3 Units 0	3,500 2,400 3,000 9,500 10,000 8,000 10,000 7,000 7,000 25,000	10,929 7,477 1,693 7,530 10,881 6,119 8,885 7,112 7,293 17,481	10,929 7,477 1,693 7,530 10,881 6,119 8,885 7,112 7,293 1,825	10,929 7,477 1,693 7,530 10,881 6,119 8,885 7,112 7,293 0	
	Subtotal			85,400	85,400	69,744	67,919	

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 of Pasco and Franklin County		Grant Type and Number Capital Fund Program Grant No: WAP021501-02 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	
	Grand Total			555,194	555,194	458,817	389,717	
	LOCCS Balances			389,717		458,817	389,717	
	Differences			165,476				

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 of Pasco and Franklin County	Grant Type and Number Capital Fund Program No: WAP021501-02 Replacement Housing Factor No:	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	
Management							
Improvements	6/30/04			6/30/06			
PHA Wide							
Administration	6/30/04			6/30/06			
WA 21-3							
Rosewood Park	6/30/04			6/30/06			
WA 21-3							
Rosewood Park	6/30/04			6/30/06			
WA 21-5							
Sprucewood Square	6/30/04			6/30/06			
WA 21-3 PHA							
Non-Dwelling Structures	6/30/04			6/30/06			
WA 21-8							
Scattered Sites	6/30/04			6/30/06			
PHA Non-Dwelling Equipment	6/30/04			6/30/06			

Housing Authority of the City of Pasco and Franklin County

Public Housing Operating Cost

1. Calculation of Projected Operating Cost for the Revitalized Development

Enter the PHA's projected monthly costs for operating the development after revitalization or modernization in the green cells below. This estimate should reflect the costs of operating comparable developments and must be reasonable in light of the revitalization/modernization plan proposed.

a. Non-utility costs (including pro-rated share of overhead costs)	\$35,506
Utilities	\$5,796
Utility Allowances	
Total Projected Monthly Operating Costs for Revitalized Development	\$41,302
b. Total Number of Units in Revitalized Development	115
c. Projected Monthly Operating Costs Per Unit	\$359
d. Total Projected Annual Operating Costs	\$495,627

2. Reasonableness Tests

Projected operating costs must be shown to be reasonable. This test compares projected monthly per-unit costs (above) with the current operating costs of the property. If projected costs are more than 10% lower than current costs, a narrative description must be provided detailing how this reduction in costs will be achieved. Current operating costs are calculated using either the development-based method or the PHA-wide method. If the development has a current vacancy rate of less than 20% and there is reliable development-level data on operating costs, use the development-based method (A). If the development has a current vacancy rate of 20% or greater or there is no reliable development-level data available, use the PHA-wide method (B).

What is the current vacancy rate of the development?

Enter vacancy rate here:

3%

Is there reliable development based data available?

Enter Yes or No here:

yes

Method to be used:

Use Development-Based Method

Housing Authority of the City of Pasco and Franklin County

2A. Development-Based Method

A1 Total Current Operating Cost for the Development

\$462,410

A2 Calculation of Vacancy-Adjusted Units for the Property (Enter the number of units of each type.)

Occupancy Adjustment	Property Units - Current	
	Units	Adjusted
# of Occupied units (x1)	102	102
# of Vacant Fully Funded (x1)	13	13
# of Long-Term Vacant (x0.5)		0
Total	115	115

115

A3 Current Operating Costs Per Unit Per Month (PUM) ((A1/A2)/12)

\$335

2B. PHA-Wide Method

B1 Total Current Operating Cost for the Agency

B2 Calculation of Vacancy-Adjusted Units for the PHA (Enter the number of units of each type.)

Occupancy Adjustment	PHA Units	
	Units	Adjusted
# of Occupied units (x1)		NA
# of Vacant Fully Funded (x1)	NA	NA
# of Long-Term Vacant (x0.5)		NA
Total	NA	NA

NA

B3 Current Operating Costs Per Unit Per Month (PUM) ((B1/B2)/12)

NA

Housing Authority of the City of Pasco and Franklin County

B4 Calculation of Bedroom Adjustment Factor (Enter the number of units of each type.)

Bedroom Adjustment		PHA Units		Property Units - Current	
		Units	Unit Cost Factor	Units	Unit Cost Factor
0 BR	0.7		NA	NA	NA
1 BR	0.85		NA	NA	NA
2 BR	1		NA		NA
3 BR	1.25		NA		NA
4 BR	1.4		NA		NA
5 BR	1.61	NA	NA	NA	NA
6 BR	1.82	NA	NA	NA	NA
Total		NA	NA	NA	NA
Adjustment Factors		x	NA	y	NA

B5 Overall Bedroom Adjustment Factor (y/x)

NA

B6 Current Monthly Operating Cost per Unit (B3*B5)

NA

3. Comparison of Projected and Current Operating Costs (and Justification)

Projected Operating Costs (from Section 1)

\$359

Current Operating Cost

Using Development-Based Method

\$335

Percent difference

-6.7%

If current costs exceed the PHA's projection by more than 10 percent, the PHA must justify the use of the lower amount in the space below.

NA

Housing Authority of the City of Pasco and Franklin County
Public Housing Capital Cost

1 Initial Capital Costs (Enter costs over a maximum of four years.)

	Year1	Year 2	Year 3	Year 4	Year 5	Total
a Demolition Cost						
b Modernization Cost	434750	442358	450099	457976	NA	
c Relocation Cost	7500	\$7,500	\$7,500	\$7,500	NA	
d Total Initial Capital Cost	\$442,250	\$449,858	\$457,599	\$465,476	NA	\$1,815,183
e Total Number of Units in Revitalized Development						115
f Capital Cost per Unit						\$15,784

2 Accrual (Enter the applicable HCC limits below, along with the bedroom distribution for the revitalized development.)

	Detached/Semi-Detached		Row House		Walkup		Elevator	
	# of Units	HCC Limit	# of Units	HCC Limit	# of Units	HCC Limit	# of Units	HCC Limit
0BR								
1BR			1	\$63,794				
2BR			21	\$82,728				
3BR			44	\$99,516				
4BR			28	\$117,146				
5BR			21	\$128,349				
	0	\$0	115	\$12,155,203	0	\$0	0	\$0

a HCC, per unit average	\$105,697
b Total Number of Units in Revitalized Development	115
c 50% of Capital Cost per Unit	\$7,892
d Adjusted HCC (HCC (a) minus 50% of Capital Cost per Unit (c))	\$97,805
e Annual per Unit Accrual for 40 Year Replacement Cycle (Adjusted ACC (d) x 0.025)	\$2,445
f Annual Accrual after Modification (e x b)	\$281,190

	Year 1	Year 2	Year 3	Year 4	Year 5
g Annual Accrual	0	0	\$0	\$0	\$281,190

(Accrual begins in the year after modernization is complete.)

Housing Authority of the City of Pasco and Franklin County Voucher Cost

Voucher Cost

Enter the number of units in the revitalized development by bedroom size and corresponding voucher costs per month.

Unit Size Post Revitalization	a # of Units	b Voucher Costs	c Units X Cost
0BR	0	\$344	\$0
1BR	1	\$358	\$358
2BR	21	\$446	\$9,366
3BR	44	\$608	\$26,752
4BR	28	\$553	\$15,484
5BR	21	\$717	\$15,057
	115		\$67,017

d	Monthly Voucher Cost Per Unit (c / a)	\$583
e	Monthly Section 8 Administrative Fee (per unit)	\$48
f	Annual Voucher and Administrative Costs	\$870,444
g	Per Unit Demolition Cost	\$0
h	Per Unit Remediation Cost (if not in demo cost)	\$0
i	Per Unit Relocation Costs (\$1,00 per unit)	\$1,000
j	Total Per Unit Demolition Cost, Remediation, and Relocation Costs	\$1,000

The sum of demolition, remediation and relocation cost per unit must not exceed 10% of the average TDC for the revitalized development.

Enter TDC limits for each structure type and bedroom category below. The unit count is taken from the HCC table used for accrual.

Housing Authority of the City of Pasco and Franklin County

	Detached/Semi-Detached		Row House		Walkup		Elevator	
	# of Units	TDC Limit	# of Units	TDC Limit	# of Units	TDC Limit	# of Units	TDC Limit
0BR	0		0		0		0	
1BR	0		1	\$111,640	0		0	
2BR	0		21	\$144,774	0		0	
3BR	0		44	\$174,153	0		0	
4BR	0		28	\$205,005	0		0	
5BR	0		21	\$224,610	0		0	
	0	\$0	115	\$21,271,576	0	\$0	0	\$0

k 10% of Average TDC Check

\$18,497

l Allowable Demolition Remediation and Relocation Costs (units x lesser of (j) or (k))

\$115,000

Housing Authority of the City of Pasco and Franklin County Cost Comparisons

Assumptions

	10 Year	30 Year
OMB Nominal Discount Rate	4.2%	5.1%
OMB Real Discount Rate	2.5%	3.2%
Useful Life (Enter 15, 20 or 30 Years)	20	
Inflation Rate for the Selected Useful Life	1.75%	1.018
Real Discount Rate for the Selected Useful Life	2.85%	1.029
Units	115	

Uninflated/Undiscounted Cost Summary

Public Housing	Year 1	Year 2	Year 3	Year 4	Year 5
Annual Operating Cost	\$495,627				
Capital Cost	\$442,250	\$449,858	\$457,599	\$465,476	NA
Annual Accrual after Modification	0	\$0	\$0	\$0	\$281,190

Vouchers

Annual Voucher and Administrative Costs	\$870,444
Year 1 Demolition, Remediation and Relocation Costs	\$115,000

PUM Cost Comparisons:

	Net Present Value	New Budget Authority (Voluntary Conversion only)
Public Housing	\$461	\$677
Vouchers	\$494	\$752
Difference	-7%	-11%

Final Result

Public Housing Cost is less
than Voucher Cost

Public Housing Cost is less
than Voucher Cost

Housing Authority of the City of Pasco and Franklin County

Net Present Value of the Stream of Costs

Public Housing	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Operating	\$495,627	\$495,627	\$495,627	\$495,627	\$495,627	\$495,627	\$495,627	\$495,627	\$495,627	\$495,627	\$495,627	\$495,627	\$495,627	\$495,627	\$495,627
Initial Capital	\$442,250	\$449,858	\$457,599	\$465,476											
Accrual		\$0	\$0	\$0	\$281,190	\$281,190	\$281,190	\$281,190	\$281,190	\$281,190	\$281,190	\$281,190	\$281,190	\$281,190	\$281,190
TOTAL	\$937,877	\$945,485	\$953,226	\$961,103	\$776,817										

Discount Rates	1.000000	0.972290	0.945347	0.919152	0.893682	0.868917	0.844840	0.821429	0.798667	0.776536	0.755018	0.734096	0.713754	0.693976	0.674745
Discounted Costs	\$937,877	\$919,285	\$901,130	\$883,399	\$694,227	\$674,990	\$656,286	\$638,100	\$620,418	\$603,226	\$586,511	\$570,258	\$554,456	\$539,092	\$524,154

Net Present Value:	15 Year	20 Year	30 Year
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Total	\$10,303,410	\$12,714,197	\$16,629,158
Per Unit	\$89,595	\$110,558	\$144,601.37
Per Unit Month	\$498	\$461	\$402

Voucher	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Voucher	\$870,444	\$870,444	\$870,444	\$870,444	\$870,444	\$870,444	\$870,444	\$870,444	\$870,444	\$870,444	\$870,444	\$870,444	\$870,444	\$870,444	\$870,444
Demolition	\$115,000														
TOTAL	\$985,444	\$870,444													

Discount Rates	1.000000	0.972290	0.945347	0.919152	0.893682	0.868917	0.844840	0.821429	0.798667	0.776536	0.755018	0.734096	0.713754	0.693976	0.674745
Discounted Costs	\$985,444	\$846,324	\$822,872	\$800,070	\$777,900	\$756,344	\$735,385	\$715,008	\$695,195	\$675,931	\$657,200	\$638,989	\$621,283	\$604,067	\$587,328

Net Present Value:	15 Year	20 Year	30 Year
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Total	\$10,919,339	\$13,620,688	\$18,007,504
Per Unit	\$94,951	\$118,441	\$156,587
Per Unit Month	\$528	\$494	\$435

Net Present Value Delta	15 Year	20 Year	30 Year
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Dollar	-\$30	-\$33	-\$33
Percent	-6%	-7%	-8%

Housing Authority of the City of Pasco and Franklin County

Public Housing	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Operating	\$495,627	\$495,627	\$495,627	\$495,627	\$495,627	\$495,627	\$495,627	\$495,627	\$495,627	\$495,627	\$495,627	\$495,627	\$495,627	\$495,627	\$495,627
Initial Capital															
Accrual	\$281,190	\$281,190	\$281,190	\$281,190	\$281,190	\$281,190	\$281,190	\$281,190	\$281,190	\$281,190	\$281,190	\$281,190	\$281,190	\$281,190	\$281,190
TOTAL	\$776,817														

Discount Rates	0.656048	0.637869	0.620193	0.603007	0.586298	0.570051	0.554255	0.538897	0.523964	0.509445	0.495328	0.481602	0.468257	0.455281	0.442665
Discounted Costs	\$509,629	\$495,507	\$481,777	\$468,427	\$455,446	\$442,826	\$430,555	\$418,624	\$407,024	\$395,745	\$384,779	\$374,117	\$363,750	\$353,670	\$343,870

Voucher	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Voucher	\$870,444	\$870,444	\$870,444	\$870,444	\$870,444	\$870,444	\$870,444	\$870,444	\$870,444	\$870,444	\$870,444	\$870,444	\$870,444	\$870,444	\$870,444
Demolition															
TOTAL	\$870,444														

Discount Rates	0.656048	0.637869	0.620193	0.603007	0.586298	0.570051	0.554255	0.538897	0.523964	0.509445	0.495328	0.481602	0.468257	0.455281	0.442665
Discounted Costs	\$571,053	\$555,229	\$539,843	\$524,884	\$510,340	\$496,198	\$482,448	\$469,079	\$456,081	\$443,443	\$431,155	\$419,208	\$407,591	\$396,297	\$385,315

Housing Authority of the City of Pasco and Franklin County

New Budget Authority

Public Housing	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Operating	\$495,627	\$504,301	\$513,127	\$522,107	\$531,245	\$540,542	\$550,002	\$559,628	\$569,422	\$579,388	\$589,528	\$599,845	\$610,343	\$621,025	\$631,894
Initial Capital	\$0	\$457,731	\$473,756	\$490,345											
Accrual		\$0	\$0	\$0	\$301,398	\$306,673	\$312,040	\$317,501	\$323,057	\$328,711	\$334,464	\$340,318	\$346,274	\$352,334	\$358,500
TOTAL	\$495,627	\$962,032	\$986,883	\$1,012,453	\$832,643	\$847,215	\$862,042	\$877,129	\$892,480	\$908,099	\$923,992	\$940,163	\$956,617	\$973,359	\$990,394

Voucher	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Voucher	\$870,444	\$885,678	\$901,178	\$916,950	\$932,998	\$949,326	\$965,941	\$982,846	\$1,000,047	\$1,017,549	\$1,035,357	\$1,053,477	\$1,071,914	\$1,090,674	\$1,109,762
Demolition	\$115,000														
TOTAL	\$985,444	\$885,678	\$901,178	\$916,950	\$932,998	\$949,326	\$965,941	\$982,846	\$1,000,047	\$1,017,549	\$1,035,357	\$1,053,477	\$1,071,914	\$1,090,674	\$1,109,762

New Budget Authority	15 Year	20 Year	30 Year
Public Housing PUM	\$650	\$677	\$739
Voucher PUM	\$720	\$752	\$823
Delta Dollar	-\$69	-\$75	-\$85
Delta Percent	-11%	-11%	-11%

Housing Authority of the City of Pasco and Franklin County

Public Housing	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Operating	\$642,953	\$654,205	\$665,655	\$677,304	\$689,158	\$701,219	\$713,491	\$725,978	\$738,684	\$751,612	\$764,766	\$778,150	\$791,769	\$805,625	\$819,725
Initial Capital															
Accrual	\$364,774	\$371,158	\$377,654	\$384,264	\$390,989	\$397,831	\$404,794	\$411,878	\$419,087	\$426,421	\$433,884	\$441,478	\$449,204	\$457,066	\$465,065
TOTAL	\$1,007,727	\$1,025,364	\$1,043,309	\$1,061,568	\$1,080,147	\$1,099,050	\$1,118,285	\$1,137,856	\$1,157,770	\$1,178,033	\$1,198,650	\$1,219,628	\$1,240,973	\$1,262,691	\$1,284,790

Voucher	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Voucher	\$1,129,184	\$1,148,947	\$1,169,055	\$1,189,514	\$1,210,332	\$1,231,515	\$1,253,068	\$1,274,998	\$1,297,312	\$1,320,016	\$1,343,118	\$1,366,624	\$1,390,542	\$1,414,878	\$1,439,640
Demolition															
TOTAL	\$1,129,184	\$1,148,947	\$1,169,055	\$1,189,514	\$1,210,332	\$1,231,515	\$1,253,068	\$1,274,998	\$1,297,312	\$1,320,016	\$1,343,118	\$1,366,624	\$1,390,542	\$1,414,878	\$1,439,640