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(exp. 02/28/2006)

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

$ASQWA0542004200310150342-01

PHA Plan
Agency Identification

PHA Name: Pierce County Housing Authority

PHA Number: WA054

PHA Fiscal Year Beginning: (mm/yyyy) 01/2004

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)

B. Goals

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

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

☒ PHA Goal: Expand the supply of assisted housing
Objectives:
- ☒ Apply for additional rental vouchers:
- ☐ Reduce public housing vacancies:
- ☐ Leverage private or other public funds to create additional housing opportunities:
- ☐ Acquire or build units or developments
- ☒ Other (list below)
  Work in partnership with service providers to assure quality housing opportunities for families in need by providing services needed to help assure successful leasing.

☒ PHA Goal: Improve the quality of assisted housing
Objectives:
- ☒ Improve public housing management: (PHAS score)
- ☒ Improve voucher management: (SEMAP score)
- ☒ Increase customer satisfaction:

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

☒ PHA Goal: Increase assisted housing choices

Objectives:

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

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

☒ PHA Goal: Provide an improved living environment

Objectives:

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

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

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

Objectives:

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

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

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

☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:

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

Other PHA Goals and Objectives: (list below)

PHA GOAL	OBJECTIVE
Expand the supply of housing.	Apply for additional rental vouchers. Encourage tax credit projects in the community/ allow pass-through bond funding for low income projects. Develop a five year action plan for the housing authority to acquire additional units for low income housing projects.
Improve the quality of housing management.	Improve public housing score. Improve voucher management score. Increase customer satisfaction. Provide replacement vouchers.
Increase assisted housing choices.	Conduct outreach to potential voucher landlords. Provide voucher mobility counseling. Provide 34 units project basing for senior housing. Provide 68 units project basing in coordination with gates foundation for homeless transition units. Provide project basing to service providers

	for transitional 30 units.

PHA GOAL	OBJECTIVE
Improve community quality of life and economic vitality.	Develop training programs for public housing clients for computer & job training classes. Partner with community providers to develop job training programs.
Promote self sufficiency and asset developments.	Provide or attract services to improve assistance for recipients' employability. Provide or attract supportive services to increase independence of families with disabilities.
Ensure equal opportunity for all in housing.	Undertake affirmative action measures to ensure access to assisted housing regardless of race, color, national origin, sex, etc. Undertake affirmative measures to ensure accessible housing to persons with all types of disabilities.

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 (OPTIONAL)
[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.

Table of Contents

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i. Executive Summary	N/A
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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 N/A
☐ FY 2004 Capital Fund Program Annual Statement (SECTION REPLACED)
☒ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY) (pg. 52)
☒ Substantial Deviation and Significant Amendment Or Modification Definition (pg. 54)
☒ Statement of Progress on 5-Year Missions & Goals (pg. 55)
☒ Section 8 Homeownership Capacity Statement (pg. 59)
☒ Implementation of Public Housing Resident Community Service Requirements (pg. 60)
☒ Pet Policy (pg. 62)
☒ Resident Membership of the PHA Governing Board (pg. 64)
☒ Membership of the Resident Advisory Board (RAB) (pg. 65)
☒ Deconcentration and Income Mixing (pg. 66)
☒ Section 8 PHA Project-Based Vouchers (pg. 67)
☒ Voluntary Conversion Initial Assessments (pg. 68)
☒ Capital Fund Program Tables (pg. 69)

see also attached files wa054a01, wa054b01, wa054c01, and wa054d01 for Performance and Evaluation Reports for 1999-2002

Optional Attachments:

☒ PHA Management Organizational Chart (pg. 58)
☒ FY 2004 Capital Fund Program 5 Year Action Plan (pg. 74)
☐ 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 located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/*99 Quality Housing and Work Responsibility Act Initial Guidance; Notice* and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies ☒ check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
	Public housing management and maintenance policy	Annual Plan: Operations

form **HUD 50075** (03/2003)

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	and Maintenance
X	Public housing grievance procedures ☒ check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures ☒ 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
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program ☒ 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
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) 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

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	9,283	5	5	5	2	4	3
Income >30% but <=50% of AMI	10,155	5	5	5	2	4	3
Income >50% but <80% of AMI	15,865	3	4	4	2	4	4
Elderly	6,091	5	5	5	4	4	3
Families with Disabilities	N/A	5	5	5	5	4	3
African American	N/A	4	4	4	3	4	3
Hispanic	N/A	4	4	4	3	4	3
Native American	N/A	4	4	4	3	4	3
Asian	N/A	4	4	4	3	4	3

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:

☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset 2000

☐ 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) ☒ 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	789		
Extremely low income <=30% AMI	692	88%	
Very low income (>30% but <=50% AMI)	92	12%	
Low income (>50% but <80% AMI)	5	0%	
Families with children	593	75%	
Elderly families	47	6%	
Families with Disabilities	254	32%	
Race/ethnicity (Caucasian)	549	70%	
Race/ethnicity (black)	182	23%	
Race/ethnicity (Indian)	16	2%	
Race/ethnicity (Asian)	42	5%	

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	219		
2 BR	364		
3 BR	164		
4 BR	34		
5 BR	7		
5+ BR	1		

Is the waiting list closed (select one)? ☐ No ☒ Yes

If yes:

How long has it been closed (# of months)? 15 months

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☒ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☒ 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)

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)
Apply for special-purpose vouchers targeted to homeless families.
Apply for special-purpose vouchers targeted to victims of domestic violence.
Apply for special-purpose vouchers targeted to the elderly.

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:
Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:
Select all that apply

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

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

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

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

Strategy 2: Conduct activities to affirmatively further fair housing
Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. **Federal Grants (FY 2000 grants)**		
a) Public Housing Operating Fund	$165,394	
b) Public Housing Capital Fund	$256,873	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	$15,632,312	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
		Public Housing Operations
3. Public Housing Dwelling Rental Income	352,570	
		Public Housing Operations
4. Other income (list below)		

form **HUD 50075** (03/2003)

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
4. Non-federal sources (list below)		
Total resources	16,407,149	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

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

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

☒ Criminal or Drug-related activity
☒ Rental history
☒ Housekeeping
☐ Other (describe)

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

d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

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

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

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

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

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

1. How many site-based waiting lists will the PHA operate in the coming year?2

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? 1

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

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
☒ PHA main administrative office
☐ All PHA development management offices
☒ Management offices at developments with site-based waiting lists
☐ At the development to which they would like to apply
☐ Other (list below)

(3) Assignment

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

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

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

(4) Admissions Preferences

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

b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (list below)

- ☒ Emergencies
- ☒ Overhoused
- ☐ Underhoused
- ☒ Medical justification
- ☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
- ☒ Resident choice: (state circumstances below)
  Transfer to Section 8 for Homeownership program
- ☐ 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)

(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?

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

B. Section 8

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

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)
☐ Criminal or drug-related activity only to the extent required by law or regulation
☒ Criminal and drug-related activity, more extensively than required by law or regulation
☐ More general screening than criminal and drug-related activity (list factors below)
☐ Other (list below)

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

c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

☐ Criminal or drug-related activity
☒ Other (describe below)
landlord name and address

(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)
At a site designated by PHA;
Local non-profit agencies;
Department of Social & Health Services.

(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:
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)
  Continually assisted

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.

2 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

☐ Working families and those unable to work because of age or disability
☐ Veterans and veterans' families
☐ Residents who live and/or work in your jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☐ Households that contribute to meeting income goals (broad range of incomes)
☐ Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☒ Other preference(s) (list below)
Teen Parent Programs referrals
VASH Program – referrals for veterans
Sound Families – referrals for homeless families from service providers

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)

Non-profit agencies

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)
The tenant is required to report all changes in family composition.
Unstable income or zero-income families must report changes.

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)
Fair Market Rent

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 below100% of FMR
☐ 100% of FMR
☒ Above 100% but at or below 110% of FMR
☐ Above 110% of FMR (if HUD approved; describe circumstances below)

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

☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
☐ The PHA has chosen to serve additional families by lowering the payment standard
☐ Reflects market or submarket
☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

☒ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
☒ Reflects market or submarket
☒ To increase housing options for families
☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

☒ Annually
☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

☒ Success rates of assisted families
☒ Rent burdens of assisted families
☐ Other (list below)

(2) Minimum Rent

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

☒ $0
☐ $1-$25
☐ $26-$50

b. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

☒ An organization chart showing the PHA's management structure and organization is attached. (p. 58)

☐ 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	143	23
Section 8 Vouchers	2793	420
Section 8 Certificates		
Section 8 Mod Rehab	23	23
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)

Low-Income Public Housing Admission & Continued Occupancy Plan
Maintenance Plan in process of being updated
Capital Fund Plan
Procurement Plan
Family Self-Sufficiency Plan in process of being updated/implemented
5(h) Homeownership Plan

(2) Section 8 Management: (list below)

Section 8 Administrative Plan
8(y) Homeownership Plan
Mod-Rehab Plan
Family Self-Sufficiency Plan

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) "Capital Fund Program Tables," p. 69

-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"Capital Fund Program 5-Year Action Plan," p. 74

-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 ☐ Disposition ☐
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☐
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: 6. Coverage of action (select one) ☐ Part of the development ☐ 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 ☐ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☐
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) ☐ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected:

7. Coverage of action (select one)

☐ Part of the development

☐ 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? ☐ Assessment underway ☐ Assessment results submitted to HUD ☐ Assessment results approved by HUD (if marked, proceed to next question) ☐ Other (explain below)
3. ☐ Yes ☐ 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

See Attachment: Voluntary Conversion Initial Assessments (pg. 68)

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: I, II, III
2. Federal Program authority: ☐ HOPE I ☒ 5(h) ☐ Turnkey III ☐ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☒ Approved; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☐ Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (01/03/2000)
5. Number of units affected:

6. Coverage of action: (select one)
☒ Part of the development
☐ 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:
Participation in Family Self-Sufficiency Program

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? 01/29/94

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)
8(y) Homeownership	25	Specific criteria	PHA main office	Section 8
5(h) Homeownership	45	Specific criteria	PHA main office	LIPH

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY ?? Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	0	2
Section 8	183	150

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

See Attachment: Implementation of Public Housing Resident Community Service Requirements (pg. 60)

13. PHA Safety and Crime Prevention Measures N/A DUE TO SMALL PHA STATUS

[24 CFR Part 903.7 9 (m)]

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

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

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

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

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

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

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

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

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

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

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

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

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

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

See Attachment: Pet Policy (pg. 62)

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. ☐ Yes ☒ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)

☒ Not applicable
☐ Private management
☐ Development-based accounting
☐ Comprehensive stock assessment
☐ Other: (list below)

3. ☐ Yes ☒ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

☐ Attached at Attachment (File name)

☐ Provided below:

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

☐ Considered comments, but determined that no changes to the PHA Plan were necessary.

☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:

☐ Other: (list below)

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

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

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

RAB will be notified when vacancy is available on Board. Any applications of interest will be forwarded to our appointing authority. When the appointed resident is no longer receiving Federal assistance, the resident will be required to resign from the Board.

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)
PCHA Board will refer eligible candidates to governing Executive.

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: Pierce County

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)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
A commitment to provide low-income housing to families.

D. Other Information Required by HUD

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

Attachments

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

Most Recent Board-Approved Operating Budget
(Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

	PIERCE COUNTY HOUSING AUTHORITY			***Adopted Budget for 2003***	
	Budget for Business Activities (w/o GFS Properties)				
0.10	Salaries and Wages			$	912,243
0.20	Benefits			$	173,007
0.30	Supplies			$	167,091
0.40	Services			$	1,764,625
	Legal Services	$	44,349		
	Professional Services	$	98,186		
	Communications	$	35,546		
	Travel/Training/Car	$	18,738		
	Advertising	$	41,807		
	Rents/Leases	$	-		
	Insurance	$	169,769		
	Utilities	$	897,926		
	Maintenance & Repair Services	$	200,999		
	Miscellaneous	$	257,305		
0.50	Interdepartmental			$	933,269
	Affordable Housing Admin.	$	265,773		
	General Fund	$	28,031		
	Executive Department	$	153,841		
	Finance Department	$	140,109		
	Assisted Housing Department	$	8,450		
	Board of Commissioners	$	3,517		
	Landscape Admin	$	62,778		
	Maintenance Admin.	$	270,770		
0.60	Capital (Unfunded)			$	829,607
0.70	Debt Service			$	2,862,863
	Term Loan Interest & Reserves Excess Interest Due From 2002				28,750
	Balance of LMR due GFS on ET, ML, PM, PV, HP				340,557
	Total Expenditures			**$**	**8,012,012**
Revenues:					
	Rental Income			$	5,983,912
	Other Income				886,526
	Total Revenues			**$**	**6,870,438**
Adjustment:					
	FY 2002 Residual Cash From Loan Proceeds & Homeownership Principal Paydowns & Bond Fee			$	438,732
	Cash Proceeds From Sale of Park Village				770,000
	Cash Contribution to Assisted Housing Activities				(67,000)
	Net Cash Flow From Operations			**$**	**158**

form **HUD 50075** (03/2003)

PIERCE COUNTY HOUSING AUTHORITY — *Adopted Budget for 2003*

Budget for Assisted Housing Programs

0.10	Salaries and Wages			$	-
0.20	Benefits			$	-
0.30	Supplies			$	-
0.40	Services:			$	13,172,304
	Legal Services	$	-		
	Professional Services	$	-		
	Communications	$	-		
	Travel/Training/Car	$	-		
	Advertising	$	-		
	Rents/Leases	$	6,000		
	Insurance	$	-		
	Utilities	$	-		
	Repairs	$	-		
	Miscellaneous	$	30,000		
	Housing Assistance Payments	$	13,136,304		
0.50	Interdepartmental:			$	1,637,105
	Affordable Housing Admin.	$	-		
	General Fund	$	71,859		
	Executive Department	$	385,299		
	Finance Department	$	351,168		
	Assisted Housing Department	$	819,764		
	Board of Commissioners	$	9,015		
	Landscape Admin	$	-		
	Maintenance Admin.	$	-		
0.60	Capital (Unfunded)	$	-	$	-
	Total Expenditures			**$**	**14,809,409**
Revenues:					
	HUD Contributions			$	14,666,190
	Adminstrative Fees Portability			$	66,500
	Interest Income			$	10,000
	Total Revenues			**$**	**14,742,690**
Adjustment:					
	Cash Contribution to Assisted Housing Activities			$	67,000
	Net Cash Flow From Operations			**$**	**281**

form **HUD 50075** (03/2003)

Attachments

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

Substantial Deviation and Significant Amendment Or Modification Definition

PCHA defines "substantial deviation" of the Annual Plan from the 5-Year Plan, and "significant amendment or modification" of the Annual Plan, as follows:

- changes to rent or admissions policies or organization of the wait list,
- additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund,
- additions of new activities not included in the current PHDEP Plan,
- and any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Attachments

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

Statement of Progress on 5-Year Missions & Goals

PHA GOAL	OBJECTIVE	Statement of Progress During FYE 2003 for 5-Year Plan – FYE 2004
Manage the housing authority's programs in a manner that results in being recognized as a high performer.	Maintain LIPH occupancy rate above 95% over the next 5 years. PCHA will maintain a lease-up rate in the tenant-based rental assistance program of no lower than 95%.	PCHA has maintained its vacancy rate under 5% for FYE 2003. The last quarter of 2003 has not yet occurred, but we do not anticipate any change. Lease-up is currently at 98%.
Increase the inventory of affordable housing stock in the community available to families with extremely low incomes and special needs identified as a primary need in the Consolidated Plan.	The housing authority shall develop partnerships and/or develop housing units that will include units for the very low income and special needs population. Apply for Welfare-to-Work vouchers to increase available units. Apply for Special Needs vouchers.	Lease up is fully utilized. No new vouchers were available in 2003, will apply for vouchers in 2004 if available.
Improve the community's perception of the Section 8 programs managed by the housing authority.	The housing authority shall develop and implement an outreach program to prospective landlords by December, 31 2001.	Landlord outreach is an ongoing goal and many steps have been taken to accomplish this.
Offer a variety of housing options to participants in the tenant based rental assistance program.	PCHA will conduct all inspections of new units within 15 days of request by participant. PCHA will offer 2 sessions each year to attract prospective landlords to the Section 8 program, and 2 sessions each year to provide an educational program to current landlords.	To the best of our knowledge, PCHA has met new unit inspections goal. Beginning January 2002, Landlord outreach meetings were held to include educational info for landlords and general Section 8 info to attract new landlords to the program.
Retain current, and attract potential residents with a sufficient occupancy period to enable them to become self-sufficient.	Develop support systems such as youth education and job training programs by December 31, 2002. Partner with support service in the county to provide adequate access to programs for self sufficiency.	PCHA has hired an FSS Coordinator to implement partnerships. Parnerships are continuing and ongoing.

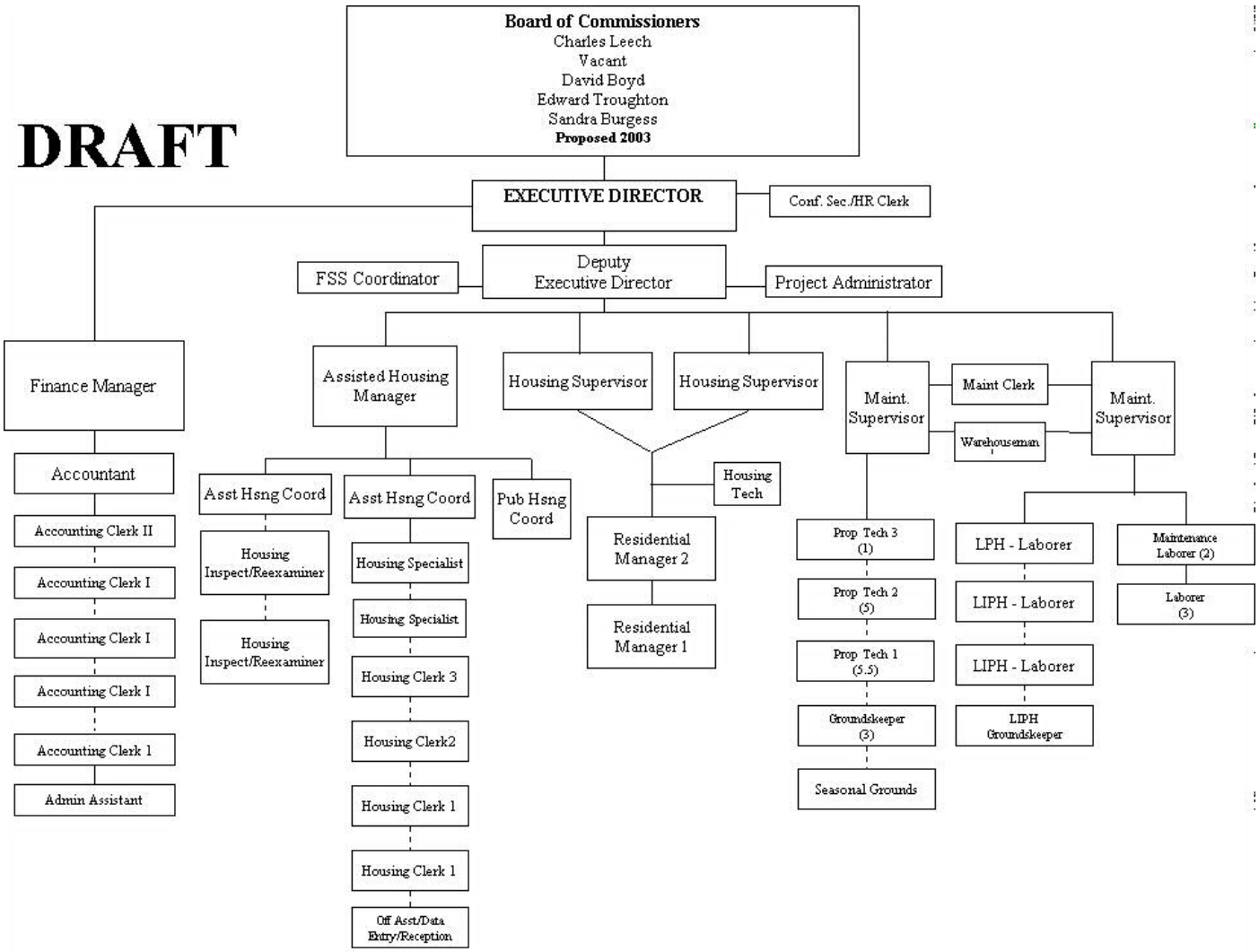
PHA GOAL	OBJECTIVE	Statement of Progress During FYE 2003 for 5-Year Plan – FYE 2004
Improve the public perception of the housing authority as a public agency.	By December 2002, PCHA will prepare a community relations plan which includes tasks, schedules and personnel assignments. By December 31, 2000, PCHA will establish a schedule of speaking engagements at communtiy organizations/clubs for the Executive Director and senior staff with the purpose of presenting a positive image of PCHA.	PCHA has instead decided to establish community liaisons to assist the housing authority in determining needs in community. Community liaison in place and active in homeless coalition actions. Partnerships established with service providers.
Maintain PCHA's physical assets in a manner that meets the established physical condition standards.	By June 2002, develop a preventive maintenance plan and schedule for the public housing inventory.	Extensive Capital Fund planning has been accomlished.
Ensure all applicants, residents, employees and program participants have full access to the programs and benefits offered by the Pierce County housing authority.	Developed written procedures in Section 8 Administrative Plan to address requests for reasonable accommodation.	Procedures have been developed. Desk manuals and procedures have been written.
Improve security for residents in public housing.	Implement fencing and lighting program for applicable LIPH units by December 31, 2001	Lighting project completed. Tree removal and ongoing identification of concerns being addressed.
Assisting those earning 30% or less of median income as our highest priority.	By December 2002, identify non-traditional funding for local housing programs. Develop partnerships among public and private entities to increase the housing stock for low-income households.	Partnerships will be encouraged for FYE 2003. Partnerships ongoing. Housing Authority has provided bond financing to two tax credit projects.
Build communication and alliances among the neighborhoods in the County & cities where we work and live.	Motivate residents to improve their housing environment through participation in educational programs. Develop advocacy and support of the community, charitable organizations, and governmental agencies for resident benefit by implementing a public speaking program.	Community outreach is ongoing.
Maintain the housing authority's physical assets in a manner that is both efficient and more cost effective.	The housing authority will update its preventive maintenance program by December 31, 2002. The Pierce County Housing Authority will receive High Performer SEMAP score for year ending 2001.	PCHA has received a Standard Performer SEMAP score for year 2002.

PHA GOAL	OBJECTIVE	Statement of Progress During FYE 2003 for 5-Year Plan – FYE 2004
Strive to address the housing needs of Pierce County through identification of housing needs and implementation of a marketing strategy.	Pierce County Housing Authority will assist in determining the housing needs in Pierce County and identify the population(s) most in need of affordable housing through participation in Pierce County's Consolidated Plan by December 2002, and City of Lakewood's Consolidated Plan by December 2002.	Pierce County Housing Authority will assist in determining the housing needs in Pierce County and identify the population(s) most in need of affordable housing through participation in Pierce County's Consolidated Plan by December 2002, and City of Lakewood's Consolidated Plan by December 2002.
Improve opportunities for economic self sufficiency for housing authority residents.	Continue the FSS program and obtain funding for FSS services. Expand FSS to include LIPH by December 31, 2002.	Continue the FSS program and obtain funding for FSS services. Expand FSS to include LIPH by December 31, 2002.

Attachments

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

PCHA's Organizational Chart, as specified in Section 5.A.



form **HUD 50075** (03/2003)

Attachments

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

Section 8 Homeownership Capacity Statement

Downpayment Requirement:
PHA will require a minimum of 3% of the purchase price as a downpayment. Of that 3% downpayment, 33% must come from the family's own resources.

Experience in Homeownership
PCHA currently operates a 5(h) Homeownership Program under an implementation agreement with HUD dated May 15, 1992. This agreement implemented Phase I, allowing for up to 15 homes from projects WA19PO54005, WA19PO54007, and WA19PO54009 to be sold to public housing residents. Fifteen homes were sold, comprising 100% of the units approved, and Phase I was completed one year ahead of the three-year completion date set forth in the Plan.

On September 1, 1992, HUD approved Phase II. This Phase allowed for the sale of 25 additional homes under LIPH projects WA19PO54005, WA19PO54007, WA19PO54009, and WA19PO54010, to be sold by September 1, 1995. To date, 11 homes have been sold under Phase II, comprising 44% of the units approved.

The success of the Homeownership Program and the need to add projects WA19PO54011, WA19PO54014, and WA19PO54016 to the pool of eligible properties for Homeownership prompted Phase III. This Phase was approved by HUD on September 19, 1995, allowing for an additional 25 homes to be sold. To date, 11 homes have been sold under Phase III, comprising 44% of the units approved.

In all, PCHA has, at this time, sold 39 of the 65 total approved units for homeownership, comprising 60% of the combined program goal.

Attachments

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

Implementation of Public Housing Resident Community Service Requirements

1. **Family Obligation.** The US Department of Housing and Urban Development (HUD) requires all adult members of families (except "exempt" individuals) living in public housing to either contribute eight (8) hours of community service within the community where the family resides, or participate in an economic self-sufficiency program. Such community service must not include political activities (PHRA § 512(a)(c)2 and CFR § 960.600).

2. **Exempt Individuals.** Adult LIPH residents who are exempt from community service requirements are:
   a. persons who are age 62 years or older
   b. individuals who are blind or disabled
   c. a primary caregiver for a blind or disabled individual
   d. residents engaged in work activity, including welfare-to-work programs
   e. members 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 USC 601 et seq) or under any welfare program in the State of Washington, including a State-administered welfare-to-work program, and has not been found to be in noncompliance.

3. **Verification.** Each adult household member is required to verify either compliance with the community service requirement, or their exempt status, as described in 2 above. If verifying *compliance* with the community service requirements for any adult resident, the head of household must complete the attached Declaration of Status form, section B: "Non-Exempt." If declaring *exemption* from the community service requirement for any adult resident, the head of household must complete the attached Declaration of Status form, section A: "Exempt." If there are adult residents in the same household with *both* exempt status and non-exempt status, the head of household must complete both sections A and B of the form. **The completed status form(s) must be returned to PCHA within ten (10) days of the effective date of this lease.** Upon receipt of the completed status form(s) from the family, PCHA will confirm with the head of household if a declared exemption status must be reclassified or if additional verification is needed.

4. **Service Requirements.** Each LIPH adult household member who is non-exempt will be required to perform eight (8) hours per month of community service, which does not include political activity. Such community service is the performance of

voluntary work or duties that are a public benefit and that serve to improve the quality of life, enhance the resident's self sufficiency, or increase self-responsibility in the community. The non-exempt resident and head of household are responsible for providing PCHA with written proof from the service provide verifying compliance with 8 hours of monthly community service. This verification must continue until the resident reaches an exempt status (as described in 2 above).

5. **Non-Compliance Consequences.** Failure to comply with community service requirements, or to provide required verification of an exempt status (as described in 3 and 4 above), will be grounds for non-renewal of the LIPH dwelling lease.

Attachments

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

Pet Policy

The following rules are established to govern the keeping of pets in and on Low-Income Public Housing properties owned and operated by Pierce County Housing Authority (PCHA).

All pets must be registered with PCHA's main office. Residents must receive a written permit from PCHA to keep any animal on or about the premises. This privilege may be revoked at any time if the animal becomes destructive, a nuisance or safety hazard to other residents in the neighborhood, or if the resident fails to comply with the following:

1. A maximum number of one (1) pet is allowed.
2. Permitted pets are common household pets that weigh twenty (20) pounds or less.
3. Pets are to be licensed annually with the Humane Society for Tacoma / Pierce County. Resident must provide PCHA with a copy of each annual license when received.
4. Pets must be spayed or neutered. If pet is not spayed and has offspring, resident is in violation of this agreement.
5. Pets must have received all inoculations required by applicable State and local law.
6. All pets must be kept in accordance with applicable State and local public health, animal control and animal anti-cruelty laws and regulations.
7. Resident is to provide a liter box for cat waste, which is to be kept in the unit. Resident is not allowed to let waste accumulate. Litter is to be placed in a plastic bag and sealed prior to disposal in a garbage can.
8. Resident is responsible for promptly cleaning up pet droppings, if any, outside of unit on PCHA property, and properly disposing of said droppings as stated in paragraph 7.
9. Resident shall take adequate precautions to eliminate any pet odors within or around unit and maintain unit in a sanitary condition at all times.
10. Resident shall not permit any disturbance by their pet which would interfere with the peaceful enjoyment of the neighborhood by other residents, whether by howling, biting, scratching, chirping, or other such activities.
11. If pets are left unattended for twenty-four (24) hours or more, PCHA may enter to remove the pet and transfer it to the proper authorities. PCHA accepts no responsibility for the pet under such circumstance.
12. Residents shall not alter their unit, patio, or deck area to create an enclosure for an animal.
13. Resident is responsible for all damages to the property, including cost of fumigation for pests caused by their pets.

14. Resident are prohibited from feeding stray animals. The feeding of stray animals shall constitute having a pet without permission from PCHA.
15. PCHA reserves the right to cancel the Pet Agreement on three (3) days notice if considered necessary for the welfare of the property. Abuse of the rules stated herein may result in the resident being evicted.
16. Resident agrees to accept responsibility and to pay promptly for any damage caused by the pet to the property or its content, and to any persons and their property.
17. Resident must identify an alternate custodian for the pet in the event of illness or other absence from the unit.
18. **Resident shall pay a pet deposit and a pet fee for each pet as follows:**
    a. A non-refundable pet fee of $150.00, intended to cover the reasonable operating costs to the development relating to the presence of pets.
    b. A refundable deposit of $150.00, intended to cover additional costs not otherwise covered, such as damage to the unit attributable to a resident's pet. This deposit is refundable if no damage is done, as verified by PCHA after resident disposes of the pet or vacates.
    c. In lieu of the pet fee and pet deposit, owners of fish tanks exceeding 10 gallons are required to obtain a renter's insurance policy and provide a copy of the policy to PCHA's main office.

The pet fee and pet deposit shall be paid in advance or on the acceptance of pets by the resident. Payment of the pet fee and deposit does not omit resident's liability, and in the event that repair and/or cleaning in excess of the pet fee and deposit is required, resident agrees to pay those costs.

This Pet Policy is in concurrence with 24 CFR Part 960 Subpart G, which also states that this section does not apply to animals that assist, support, or provide service to persons with disabilities, which is considered necessary as a reasonable accommodation to persons with disabilities.

Attachments

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

Resident Membership of the PHA Governing Board

Pierce County Housing Authority has established every third Wednesday of each quarter as the standard meeting for the Resident Advisory Board. All tenants have been notified of this standing meeting via direct mail and a reminder has been printed on their monthly rent statement**.**

The clients in low income housing did not apply for service on the PHA board. Notification was provided to Section 8 voucher holders. A resident commissioner was selected by the PHA Board of Commissioners and is servicing on the Board as of August 2003.

Attachments

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

Membership of the Resident Advisory Board (RAB)

During the FY 2003, the following residents have participated in one meeting of the RAB:

1. Barbara Haycook PH 159
2. Georgia Hanna Ph 137
3. Adrian Poore PH 127
4. Maria Benger PH 150
5. Japne Petornia PH 127
6. Chaitica Tillman PH 126
7. Unifareti Faitala PH 156
8. Jerry Kettner PH 136
9. Rhonda Castrilli PH 3
10. Danna Lowell PH 25

Pierce County Housing Authority has established every third Wednesday of each month as the standard meeting for the Resident Advisory Board. All tenants have been notified of this standing meeting via direct mail and a reminder has been printed on their monthly rent statement.

PCHA is currently creating an incentive plan to encourage RAB meeting attendance by public housing residents.

Attachments

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

Component 3, (6) Deconcentration and Income Mixing

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

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

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	**Number of Units**	**Explanation (if any) [see step 4 at §903.2(c)(1)((iv)]**	**Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]**
LIPH 007	17	scattered-site housing	
LIPH 009	21	scattered-site housing	
LIPH 011	12	scattered-site housing	

Attachments

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

Section 8 PHA Project-Based Vouchers

In fiscal year 2004, PCHA will be offering the following units of project-based voucher assistance:

- 34 units of senior housing
- 25 units to homeless individuals/families
- 25 units to disabled individuals/families
- 80 units to victims of domestic violence and homeless

PCHA has determined that tenants within these categories frequently have past rental histories that prohibit them from entering into rental agreements with most landlords. Through partnerships with social service organizations in the community, PCHA hopes to resolve these issues by working with area landlords to offer said units of project-based assistance. At the time of submittal of this Agency Plan, it is not yet known exactly where in the community that these units will be offered.

Attachments

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

Component 10(b) Voluntary Conversion Initial Assessments

a. How many of the PHA's developments are subject to the Required Initial Assessments? all 7

b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? 0

c. How many Assessments were conducted for the PHA's covered developments? approx. 145 (1 per house)

d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:

Development Name	Number of Units
None	none

e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

The Assessments are approximately 100% complete. Projects are financially viable and conversion is not needed at this time.

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

PHA Name: Pierce County Housing Authority	Grant Type and Number Capital Fund Program Grant No: WA19P054501-04 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004

☒ 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
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	22,000			
10	1460 Dwelling Structures	234,800			
11	1465.1 Dwelling Equipment—Nonexpendable				
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 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	**256,800**			
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				

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Omb Approval No: 2577-0226
exp (05/31/2006)

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

PHA Name: **Pierce County Housing Authority**		**Grant Type and Number** Capital Fund Program Grant No: WA19P054501-04 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	
005	Cabinets / Countertops	1460	3	15,000				
005	Decks	1460	1	1,500				
005	Gutters	1460	2	800				
005	Interior Paint	1460	1	4,500				
005	Siding Replacement	1460	4	32,000				
005	Windows / Screens	1460	1	4,500				
	Sub Total Development 005			**58,300**				
007	Sidewalks	1450	1	2,000				
007	Cabinets / Countertops	1460	2	10,000				
007	Gutters	1460	1	400				
007	Siding Replacement	1460	4	32,000				
	Sub Total Development 007			**44,400**				

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Omb Approval No: 2577-0226
exp (05/31/2006)

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

PHA Name: **Pierce County Housing Authority**		**Grant Type and Number** Capital Fund Program Grant No: WA19P054501-04 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	
009	Driveways	1450	1	2,000				
009	Sidewalks	1450	2	4,000				
009	Decks	1460	1	1,500				
009	Gutters	1460	1	400				
009	Siding Replacement	1460	5	40,000				
	Sub Total Development 009			**47,900**				
010	Fencing	1450	1	1,500				
010	Sidewalks	1450	2	4,500				
010	Decks	1460	2	3,400				
010	Floor Covering	1460	1	3,500				
010	Gutters	1460	1	400				
010	Interior Paint	1460	1	4,500				
010	Siding Replacement	1460	2	16,000				
	Sub Total Development 010			**33,800**				

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

PHA Name: **Pierce County Housing Authority**		**Grant Type and Number** Capital Fund Program Grant No: WA19P054501-04 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	
011	Decks	1460	1	1,500				
011	Gutters	1460	1	400				
	Sub Total Development 011			**1,900**				
014	Decks	1460	1	1,200				
014	Floor Covering	1460	2	6,000				
014	Interior Paint	1460	2	9,000				
014	Roofs	1460	2	9,600				
	Sub Total Development 014			**25,800**				
016	Driveways	1450	1	2,500				
016	Fencing	1450	1	1,500				
016	Sidewalks	1450	2	4,000				
016	Gutters	1460	6	2,400				
016	Interior Paint	1460	3	13,500				
016	Roofs	1460	1	4,800				
016	Siding Replacement	1460	2	16,000				
	Sub Total Development 016			**44,700**				

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Omb Approval No: 2577-0226
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Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: **Pierce County Housing Authority**	**Grant Type and Number** Capital Fund Program No: WA19P054501-04 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	
005	5/31/06			5/31/08			
007	5/31/06			5/31/08			
009	5/31/06			5/31/08			
010	5/31/06			5/31/08			
011	5/31/06			5/31/08			
014	5/31/06			5/31/08			
016	5/31/06			5/31/08			

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Omb Approval No: 2577-0226
exp (05/31/2006)

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name **Pierce County Housing Authority**				☒**Original 5-Year Plan** ☐**Revision No:**	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 3 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 4 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 5 FFY Grant: 2008 PHA FY: 2008
	Annual Statement				
005		43,500	37,800	22,000	15,000
007		27,800	46,000	22,000	13,000
009		13,000	56,300	6,500	34,500
010		40,100	54,000	31,000	27,500
011		30,200	30,700	18,700	29,500
014		69,800	19,500	95,500	46,800
016		32,400	12,500	61,100	90,500
CFP Funds Listed for 5-year planning		**256,800**	**256,800**	**256,800**	**256,800**
Replacement Housing Factor Funds					

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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: 2005 PHA FY: 2005					
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See	005	Fencing	2,000	010	Fencing	2,400
Annual	005	Cabinets / Countertops	10,000	010	Decks	2,200
Statement	005	Decks	4,000	010	Floor Covering	5,400
	005	Floor Covering	3,500	010	Gutters	1,600
	005	Gutters	1,200	010	Interior Paint	4,500
	005	Interior Paint	13,500	010	Siding Replacement	24,000
	005	Roofs	4,800		**Sub Total Dev 010**	**40,100**
	005	Windows/Screens	4,500			
		Sub Total Dev 005	**43,500**	011	Fencing	3,300
				011	Floor Covering	2,500
	007	Driveways	2,500	011	Gutters	400
	007	Fencing	3,800	011	Siding Replacement	24,000
	007	Cabinets / Countertops	10,000		**Sub Total Dev 011**	**30,200**
	007	Decks	3,500			
	007	Floorcovering	8,000	014	Driveways	3,000
		Sub Total Dev 007	**27,800**	014	Fencing	4,600
				014	Floor Covering	8,500
	009	Fencing	1,600	014	Gutters	1,200
	009	Gutters	2,400	014	Siding Replacement	48,000
	009	Windows / Screens	9,000	014	Windows / Screens	4,500
		Sub Total Dev 009	**13,000**		**Sub Total Dev 014**	**69,800**
				016	Driveways	6,300
				016	Fencing	4,800
				016	Gutters	800
				016	Siding Replacement	16,000
				016	Windows / Screens	4,500
					Sub Total Dev 016	**32,400**
Total CFP Estimated Cost			$			**$256,800**

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Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : 3
FFY Grant: 2006
PHA FY: 2006

Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
005	Roofs	4,800	011	Interior Paint	4,500
005	Siding Replacement	24,000	011	Roofs	4,800
005	Windows / Screens	9,000	011	Siding Replacement	8,000
	Sub Total Dev 005	**37,800**	011	Windows / Screens	13,400
				Sub Total Dev 011	**30,700**
007	Gutters	2,000			
007	Siding Replacement	8,000	014	Driveways	2,500
007	Windows / Screens	36,000	014	Interior Paint	9,000
	Sub Total Dev 007	**46,000**	014	Siding Replacement	8,000
				Sub Total Dev 014	**19,500**
009	Gutters	800			
009	Siding Replacement	24,000	016	Interior Paint	4,500
009	Windows / Screens	31,500	016	Siding Replacement	8,000
	Sub Total Dev 009	**56,300**		**Sub Total Dev 016**	**12,500**
010	Interior Paint	4,500			
010	Windows / Screens	49,500			
	Sub Total Dev 010	**54,000**			
Total CFP Estimated Cost		$			**$256,800**

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : 4
FFY Grant: 2007
PHA FY: 2007

Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
005	Cabinets / Countertops	15,000	011	Cabinets / Countertops	5,000
005	Floor Covering	2,500	011	Floor Covering	5,000
005	Windows / Screens	4,500	011	Interior Paint	8,700
	Sub Total Dev 005	**22,000**		**Sub Total Dev 011**	**18,700**
007	Cabinets / Countertops	15,000	014	Driveways	2,500
007	Floor Covering	2,500	014	Fencing	2,000
007	Windows / Screens	4,500	014	Cabinets / Countertops	10,000
	Sub Total Dev 007	**22,000**	014	Floor Covering	10,000
			014	Interior Paint	18,000
009	Driveways	2,500	014	Siding Replacement	8,000
009	Fencing	1,500	014	Windows / Screens	45,000
009	Floor Covering	2,500		**Sub Total Dev 014**	**95,500**
	Sub Total Dev 009	**6,500**			
			016	Cabinets / Countertops	5,000
010	Cabinets / Countertops	10,000	016	Floor Covering	2,500
010	Floor Covering	7,500	016	Interior Paint	9,000
010	Windows / Screens	13,500	016	Roofs	9,600
010	**Sub Total Dev 010**	**31,000**	016	Siding Replacement	8,000
			016	Windows / Screens	27,000
				Sub Total Dev 016	**61,100**
	Total CFP Estimated Cost				**$256,800**

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : 5
FFY Grant: 2008
PHA FY: 2008

Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
005	Modernization / Weatherization	15,000	011	Cabinets / Countertops	10,000
	Sub Total Dev 005	**15,000**	011	Interior Paint	4,500
			011	Modernization / Weatherization	15,000
				Sub Total Dev 011	**29,500**
007	Cabinets / Countertops	5,000			
007	Modernization / Weatherization	8,000	014	Cabinets / Countertops	30,000
	Sub Total Dev 007	**13,000**	014	Interior Paint	9,000
			014	Modernization / Weatherization	3,000
			014	Roofs	4,800
009	Cabinets / Countertops	15,000		**Sub Total Dev 014**	**46,800**
009	Interior Paint	4,500			
009	Modernization / Weatherization	15,000	016	ADA Modification / Modernization / Weatherization	52,000
	Sub Total Dev 009	**34,500**	016	Cabinets / Countertops	10,000
			016	Interior Paint	13,500
010	Cabinets / Countertops	15,000	016	Modernization / Weatherization	15,000
010	Interior Paint	4,500		**Sub Total Dev 016**	**90,500**
010	Modernization / Weatherization	8,000			
	Sub Total Dev 010	**27,500**			
Total CFP Estimated Cost		$			**$256,800**

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PHA Plan
Table Library
Component 7
Capital Fund Program Annual Statement
Parts I, II, and II

THESE TABLES ARE OBSOLETE

See Attachment "Capital Fund Program Tables" (pg. 67)

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

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

☐ Original Annual Statement

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

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Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

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

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

THIS TABLE IS OBSOLETE

See Attachment "Capital Fund Program Tables" (pg. 72)

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years		

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		**Activity Description**						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III *Component 7a*	Development Activities *Component 7b*	Demolition / disposition *Component 8*	Designated housing *Component 9*	Conversion *Component 10*	Home-ownership *Component 11a*	Other (describe) *Component 17*

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

PHA Name: **Pierce County Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: **WA19P054901-99** Replacement Housing Factor Grant No:	**Federal FY of Grant: 1999**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☐ **Performance and Evaluation Report for Period Ending:** ☒ **Final Performance and Evaluation Report: 6/30/03**

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost**	
		Revision 3	**Final**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations	45,757	45,757	45,757	45,757
3	1408 Management Improvements				
4	1410 Administration	11,751	11,751	11,751	11,751
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,956	20,956	20,956	20,956
8	1440 Site Acquisition				
9	1450 Site Improvement	66,526	66,526	66,526	66,526
10	1460 Dwelling Structures	186,222	186,222	186,222	186,222
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	0	0		
13	1475 Nondwelling Equipment	27,381	27,381	27,381	27,381
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	**Amount of Annual Grant: (sum of lines 2 – 20)**	**358,593**	**358,593**	**358,593**	**358,593**
22	Amount of line 21 Related to LBP Activities				

Karen Hull, Interim Executive Director

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

PHA Name: **Pierce County Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: **WA19P054901-99** Replacement Housing Factor Grant No:	**Federal FY of Grant:** **1999**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☐ **Performance and Evaluation Report for Period Ending:** ☒ **Final Performance and Evaluation Report: 6/30/03**

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost**	
		Revision 3	**Final**	**Obligated**	**Expended**
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: Pierce County Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: WA19P054901-99 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 1999		
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
				Revision 3	Final	Funds Obligated	Funds Expended	
005	Fencing	1450	4	7,535	7,535	7,535	7,535	Complete
005	Exterior Paint	1460	3	4180	4180	4,180	4,180	Complete
005	**Sub Total Development 005**			**11,715**	**11,715**	**11,715**	**11,715**	
007	Fencing	1450	12	8,283	8,283	8,283	8,283	Complete
007	Exterior Paint	1460	7	9,197	9,197	9,197	9,197	Complete
007	Interior Paint	1460	1	3,500	3,500	3,500	3,500	Complete
007	Gen Update Kit/Bath	1460	1	14,426	14,426	14,426	14,426	Complete
007	**Sub Total Development 007**			**35,406**	**35,406**	**35,406**	**35,406**	
009	Fencing	1450	11	14,213	14,769	14,769	14,769	Complete
009	Interior Paint	1460	9	14,492	14,492	14,492	14,492	Complete
009	Exterior Paint	1460	9	10,903	10,903	10,903	10,903	Complete
009	Roof Replacement	1460	5	16,537	16,537	16,537	16,537	Complete
009	Windows & Screens	1460	0	0	0	0	0	Cancelled
009	**Sub Total Development 009**			**56,145**	**56,701**	**56,701**	**56,701**	
010	Fencing	1450	13	18,116	17,560	17,560	17,560	Complete
010	Exterior Paint	1460	5	6,893	6,893	6,893	6,893	Complete
010	**Sub Total Development 010**			**25,009**	**24,453**	**24,453**	**24,453**	

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

PHA Name: Pierce County Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: WA19P054901-99 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 1999		
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
				Revision 3	Final	Funds Obligated	Funds Expended	
011	Fencing	1450	7	7,411	7,411	7,411	7,411	Complete
011	Exterior Paint	1460	4	7,462	7,462	7,462	7,462	Complete
011	Interior Doors	1460	1	1,700	1,700	1,700	1,700	Complete
011	Interior Paint	1460	1	2,400	2,400	2,400	2,400	Complete
011	Window Replacement	1460	3	11,500	11,500	11,500	11,500	Complete
011	Gen Update Kitchen/Bath	1460	1	7,304	7,304	7,304	7,304	Complete
011	Cabinets	1460	1	4,305	4,305	4,305	4,305	Complete
011	**Sub Total Development 011**			**42,082**	**42,082**	**42,082**	**42,082**	
014	Fencing	1450	5	5,827	5,827	5,827	5,827	Complete
014	Exterior Paint	1460	8	11,685	11,685	11,685	11,685	Complete
014	Interior Doors	1460	2	3,489	3,489	3,489	3,489	Complete
014	Interior Paint	1460	2	5,000	5,000	5,000	5,000	Complete
014	Window Replacement	1460	2	4,800	4,800	4,800	4,800	Complete
014	Gen Update Kitchen/Bath	1460	2	25,003	25,003	25,003	25,003	Complete
014	Cabinets	1460	2	6,381	6,381	6,381	6,381	Complete
014	**Sub Total Development 014**			**62,185**	**62,185**	**62,185**	**62,185**	

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

PHA Name: Pierce County Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: WA19P054901-99 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 1999		
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
				Revision 3	Final	Funds Obligated	Funds Expended	
016	Fencing	1450	5	5,141	5,141	5,141	5,141	Complete
016	Exterior Paint	1460	11	15,065	15,065	15,065	15,065	Complete
016	**Sub Total Development 016**			**20,206**	**20,206**	**20,206**	**20,206**	
PHA-Wide	Operations	1406		45,757	45,757	45,757	45,757	Complete
PHA-Wide	Planning & Devel (Admin)	1410		11,751	11,751	11,751	11,751	Complete
PHA-Wide	Capital Needs Assessment	1430		20,956	20,956	20,956	20,956	Complete
PHA-Wide	Non-Dwelling Equipment	1475		27,381	27,381	27,381	27,381	Complete
PHA-Wide	**Sub Total PHA-Wide**			**105,845**	**105,845**	**105,845**	**105,845**	

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

PHA Name: **Pierce County Housing Authority**	**Grant Type and Number** Capital Fund Program No: **WA19P054901-99** Replacement Housing Factor No:	**Federal FY of Grant: 1999**

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	
005	9/1/2001	9/30/2001	3/31/2002	9/1/2002	9/30/2003	12/31/2001	Executive Administration Change/Capital Needs Assessment Complete in 2001
007	9/1/2001	9/30/2001	3/31/2002	9/1/2002	9/30/2003	12/31/2001	Executive Administration Change/Capital Needs Assessment Complete in 2001
009	9/1/2001	9/30/2001	3/31/2002	9/1/2002	9/30/2003	12/31/2002	Executive Administration Change/Capital Needs Assessment Complete in 2001
010	9/1/2001	9/30/2001	3/31/2002	9/1/2002	9/30/2003	12/31/2002	Executive Administration Change/Capital Needs Assessment Complete in 2001
011	9/1/2001	9/30/2001	3/31/2002	9/1/2002	9/30/2003	12/31/2002	Executive Administration Change/Capital Needs Assessment Complete in 2001
014	9/1/2001	9/30/2001	3/31/2002	9/1/2002	9/30/2003	6/30/2002	Executive Administration Change/Capital Needs Assessment Complete in 2001
016	9/1/2001	9/30/2001	3/31/2002	9/1/2002	9/30/2003	6/30/2002	Executive Administration Change/Capital Needs Assessment Complete in 2001
PHA-Wide	9/1/2001	9/30/2001	3/31/2002	9/1/2002	9/30/2003	6/30/2003	Executive Administration Change/Capital Needs Assessment Complete in 2001

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

PHA Name: **Pierce County Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: **WA19P054501-00** Replacement Housing Factor Grant No:	**Federal FY of Grant:** **2000**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 6/30/03** ☐ **Final Performance and Evaluation Report**

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost**	
		Revision 3	**Final**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations	136,337	140,746	140,746	140,746
3	1408 Management Improvements	2,503	2,503	2,503	2,503
4	1410 Administration	12,465	12,465	12,465	12,465
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	141,286	136,877	136,877	136,877
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	56,950	56,950	56,950	46,950
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	**Amount of Annual Grant: (sum of lines 2 – 20)**	**349,541**	**349,541**	**349,541**	**339,541**
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				

Karen Hull, Interim Executive Director

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

PHA Name: Pierce County Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: WA19P054501-00 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2000		
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
				Revision 3	Final	Funds Obligated	Funds Expended	
005	Interior Doors	1460		0	0			
	Window & Screen Replacement	1460	2	8,000	7,681	7,681	7,681	Complete
	005 Total		**2**	**8,000**	**7,681**	**7,681**	**7,681**	
007	Interior Paint	1460	0	0	0			
	Interior Doors	1460	0	0	0			
	Heaters	1460	0	0	0			
	Window & Screen Replacement	1460	3	12,000	11,570	11,570	11,570	Complete
	007 Total		**3**	**12,000**	**11,570**	**11,570**	**11,570**	
009	Interior Paint	1460	0	0	0			
	Interior Doors	1460	0	0	0			
	Heaters	1460	0	0	0			
	Window & Screen Replacement	1460	5	19,864	19,141	19,141	19,141	Complete
	Exterior Paint	1460	6	8,557	8,557	8,557	8,557	Complete
	009 Total		**11**	**28,421**	**27,698**	**27,698**	**27,698**	

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

PHA Name: Pierce County Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: WA19P054501-00 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2000		
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
				Revision 3	Final	Funds Obligated	Funds Expended	
010	Interior Paint	1460	1	639	639	639	639	Complete
	Interior Doors	1460						
	Heaters	1460						
	Window & Screen Replacement	1460	3	12,083	11,644	11,644	11,644	Complete
	Exterior Paint	1460	1	1,380	1,380	1,380	1,380	Complete
	010 Total			**14,102**	**13,663**	**13,663**	**13,663**	
011	Interior Paint	1460						
	Interior Doors	1460						
	Heaters	1460						
	Window & Screen Replacement	1460	2	7,309	7,034	7,034	7,034	Complete
	011 Total			**7,309**	**7,034**	**7,034**	**7,034**	
014	Interior Paint	1460	1	1,606	1,606	1,606	1,606	Complete
	Interior Doors	1460						
	Heaters	1460						
	Window & Screen Replacement	1460	6	24,000	23,126	23,126	23,126	Complete
	Exterior Paint	1460	2	2,705	2,705	2,705	2,705	Complete
	014 Total			**28,311**	**27,437**	**27,437**	**27,437**	

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

PHA Name: Pierce County Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: WA19P054501-00 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2000		
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
				Revision 3	Final	Funds Obligated	Funds Expended	
016	Interior Paint	1460						
	Interior Doors	1460						
	Heaters	1460						
	Window & Screen Replacement	1460	10	38,756	37,407	37,407	37,407	Complete
	Exterior Paint	1460	3	4,387	4,387	4,387	4,387	Complete
	016 Total			**43,143**	**41,794**	**41,794**	**41,794**	
PHA-Wide	Operations (Modernization @ Unit Turn)	1406		136,337	140,746	140,746	140,746	Complete
	Management Improvements	1408		2,503	2,503	2,503	2,503	Complete
	Planning, Development	1410		12,465	12,465	12,465	12,465	Complete
	Training Facility Parking	1470						
	Training Facility Increased Costs	1470						
	Computer Software Upgrade	1475						
	Satellite HTVN PHA (Training)	1475		10,000	10,000	10,000	0	Pending
	Maintenance Work Van & Equipment	1475		19,949	19,949	19,949	19,949	Complete
	Tractor W/ Backhoe & Frontloader	1475		27,001	27,001	27,001	27,001	Complete
	PHA-Wide Total			**208,255**	**212,664**	**212,664**	**202,664**	

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

PHA Name: **Pierce County Housing Authority**	**Grant Type and Number** Capital Fund Program No: **WA19P054501-00** Replacement Housing Factor No:	**Federal FY of Grant: 2000**

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	
005	3/31/2002	9/30/2002	3/31/2002	9/30/2003	9/30/2004	6/30/2002	Executive Administration Change/Physical Assessment-Capital Needs Completed in 2001
007	3/31/2002	9/30/2002	3/31/2002	9/30/2003	9/30/2004	6/30/2002	Executive Administration Change/Physical Assessment-Capital Needs Completed in 2001
009	3/31/2002	9/30/2002	3/31/2002	9/30/2003	9/30/2004	3/31/2003	Executive Administration Change/Physical Assessment-Capital Needs Completed in 2001
010	3/31/2002	9/30/2002	3/31/2002	9/30/2003	9/30/2004	6/30/2002	Executive Administration Change/Physical Assessment-Capital Needs Completed in 2001
011	3/31/2002	9/30/2002	3/31/2002	9/30/2003	9/30/2004	6/30/2002	Executive Administration Change/Physical Assessment-Capital Needs Completed in 2001
014	3/31/2002	9/30/2002	3/31/2002	9/30/2003	9/30/2004	12/31/2002	Executive Administration Change/Physical Assessment-Capital Needs Completed in 2001
016	3/31/2002	9/30/2002	3/31/2002	9/30/2003	9/30/2004	3/31/2003	Executive Administration Change/Physical Assessment-Capital Needs Completed in 2001
PHA-Wide	3/31/2002	9/30/2002	6/30/2003	9/30/2003	9/30/2004		Executive Administration Change/Physical Assessment-Capital Needs Completed in 2001

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

PHA Name: **Pierce County Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: **WA19P054501-01** Replacement Housing Factor Grant No:	**Federal FY of Grant:** **2001**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☐ **Performance and Evaluation Report for Period Ending:** ☒ **Final Performance and Evaluation Report 6/30/03**

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost**	
		Revision 3	**Final**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations	219,589	226,034	226,034	226,034
3	1408 Management Improvements				
4	1410 Administration	7,717	7,717	7,717	7,717
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	128,862	122,417	122,417	122,417
11	1465.1 Dwelling Equipment—Nonexpendable				
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 Collaterization or Debt Service				
20	1502 Contingency				
21	**Amount of Annual Grant: (sum of lines 2 – 20)**	**356,168**	**356,168**	**356,168**	**356,168**
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: Pierce County Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: WA19P054501-01 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2001		
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
				Revision 3	Final	Funds Obligated	Funds Expended	
005	Roof Replacement (Including Gutters)	1460	1	5,190	4,930	4,930	4,930	Complete
005	Siding Replacement	1460	0	0	0			
	Sub Total Development 005			**5,190**	**4,930**	**4,930**	**4,930**	
007	Roof Replacement (Including Gutters)	1460	1	4,130	3,923	3,923	3,923	Complete
007	Exterior Paint	1460	0	0	0			
007	Siding Replacement	1460	1	6,102	5,796	5,796	5,796	Complete
	Sub Total Development 007			**10,232**	**9,719**	**9,719**	**9,719**	
009	Exterior Paint	1460	4	0	0			
	Sub Total Development 009			**0**	**0**	**0**	**0**	
010	Exterior Paint	1460	0	0	0			
010	Roof Replacement (Including Gutters)	1460	1	3,840	3,648	3,648	3,648	Complete
010	Siding Replacement	1460	3	21,853	20,760	20,760	20,760	Complete
	Sub Total Development 010			**25,693**	**24,408**	**24,408**	**24,408**	

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

PHA Name: Pierce County Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: WA19P054501-01 Replacement Housing Factor Grant No:	**Federal FY of Grant:** 2001

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
				Revision 3	Final	Funds Obligated	Funds Expended	
011	Exterior Paint	1460	3	0	0			
011	Roof Replacement (Including Gutters)	1460	2	16,270	15,456	15,456	15,456	Complete
011	Siding Replacement	1460	1	4,853	4,610	4,610	4,610	Complete
	Sub Total Development 011			**21,123**	**20,066**	**20,066**	**20,066**	
014	Exterior Paint	1460	0	0	0			
014	Roof Replacement (Including Gutters)	1460	4	15,780	14,991	14,991	14,991	Complete
014	Siding Replacement	1460	2	17,402	16,532	16,532	16,532	Complete
014	Door Replacements	1460	0	0	0			Complete
	Sub Total Development 014			**33,182**	**31,523**	**31,523**	**31,523**	
016	Exterior Paint	1460	0	0	0			
016	Roof Replacement (Including Gutters)	1460	4	16,530	15,704	15,704	15,704	Complete
016	Siding Replacement	1460	2	16,912	16,067	16,067	16,067	Complete
	Sub Total Development 016			**33,442**	**31,771**	**31,771**	**31,771**	
PHA-Wide	Administration	1410		7,717	7,717	7,717	7,717	Complete
PHA-Wide	Operations (Includes Replace Appliances @ Unit Turn)	1406		219,589	226,034	226,034	226,034	Complete
	Sub Total PHA-Wide			**227,306**	**233,751**	**233,751**	**233,751**	

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

PHA Name: **Pierce County Housing Authority**	**Grant Type and Number** Capital Fund Program No: **WA19P054501-01** Replacement Housing Factor No:	**Federal FY of Grant: 2001**

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	
005	12/31/2002	6/30/2003	6/30/2003	06/30/2004	06/30/2005	6/30/2003	Executive Administration Change/Capital Needs Assessment Completed in 2001
007	12/31/2002	6/30/2003	6/30/2003	06/30/2004	06/30/2005	6/30/2003	Executive Administration Change/Capital Needs Assessment Completed in 2001
009	12/31/2002	6/30/2003	6/30/2003	06/30/2004	06/30/2005	6/30/2003	Executive Administration Change/Capital Needs Assessment Completed in 2001
010	12/31/2002	6/30/2003	6/30/2003	06/30/2004	06/30/2005	6/30/2003	Executive Administration Change/Capital Needs Assessment Completed in 2001
011	12/31/2002	6/30/2003	6/30/2003	06/30/2004	06/30/2005	6/30/2003	Executive Administration Change/Capital Needs Assessment Completed in 2001
014	12/31/2002	6/30/2003	6/30/2003	06/30/2004	06/30/2005	6/30/2003	Executive Administration Change/Capital Needs Assessment Completed in 2001
016	12/31/2002	6/30/2003	6/30/2003	06/30/2004	06/30/2005	6/30/2003	Executive Administration Change/Capital Needs Assessment Completed in 2001
PHA-Wide	12/31/2002	6/30/2003	6/30/2003	06/30/2004	06/30/2005	6/30/2003	Executive Administration Change/Capital Needs Assessment Completed in 2001

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

PHA Name: **Pierce County Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: **WA19P054501-02** Replacement Housing Factor Grant No:	**Federal FY of Grant:** **2002**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☐ **Performance and Evaluation Report for Period Ending:** ☒ **Final Performance and Evaluation Report 12/31/2002**

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost**	
		Original	**Revised**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations	1,675	330,860	330,860	330,860
3	1408 Management Improvements				
4	1410 Administration	28,493	0		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	326,000	0		
11	1465.1 Dwelling Equipment—Nonexpendable				
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 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	**356,168**	**330,860**	**330,860**	**330,860**
22	Amount of line 21 Related to LBP Activities				

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

PHA Name: **Pierce County Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: **WA19P054501-02** Replacement Housing Factor Grant No:	**Federal FY of Grant:** **2002**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☐ **Performance and Evaluation Report for Period Ending:** ☒ **Final Performance and Evaluation Report 12/31/2002**

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost**	
		Original	**Revised**	**Obligated**	**Expended**
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: Pierce County Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: WA19P054501-02 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	
005	Cabinets/Counters	1460	3	15,000	0			
005	Windows/Screens	1460	8	32,000	0			
005	**Sub Total Development 005**			**47,000**	**0**			
007	Cabinets/Counters	1460	5	25,000	0			
007	Windows/Screens	1460	5	20,000	0			
007	**Sub Total Development 007**			**45,000**	**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: Pierce County Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: WA19P054501-02 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	
009	Cabinets/Counters	1460	8	40,000	0			
009	Windows/Screens	1460	7	28,000	0			
009	**Sub Total Development 009**			**68,000**	**0**			
010	Cabinets/Counters	1460	7	35,000	0			
010	Windows/Screens	1460	6	24,000	0			
010	**Sub Total Development 010**			**59,000**	**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: Pierce County Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: WA19P054501-02 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	
011	Cabinets/Counters	1460	4	20,000	0			
011	Windows/Screens	1460	4	16,000	0			
011	**Sub Total Development 011**			**36,000**	**0**			
014	Cabinets/Counters	1460	7	35,000	0			
014	Windows/Screens	1460	4	16,000	0			
014	**Sub Total Development 014**			**51,000**	**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: Pierce County Housing Authority		**Grant Type and Number** Capital Fund Program Grant No: WA19P054501-02 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	
016	Cabinets/Counters	1460	4	20,000	0			
016	**Sub Total Development 016**			**20,000**	**0**			
PHA-Wide	Administration	1410	1	28,493	0			
PHA-Wide	Operations	1406	1	1,675	330,860	330,860	330,860	Completed
PHA-Wide	**Sub Total PHA Wide**			**30,168**	**330,860**	**330,860**	**330,860**	

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

PHA Name: **Pierce County Housing Authority**	**Grant Type and Number** Capital Fund Program No: **WA19P054501-02** Replacement Housing Factor No:	**Federal FY of Grant: 2002**

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	
005	05/31/04	05/31/04	12/31/02	05/31/06	05/31/06	12/31/02	Executive Administration Change/Capital Needs Assessment Completed in 2001
007	05/31/04	05/31/04	12/31/02	05/31/06	05/31/06	12/31/02	Executive Administration Change/Capital Needs Assessment Completed in 2001
009	05/31/04	05/31/04	12/31/02	05/31/06	05/31/06	12/31/02	Executive Administration Change/Capital Needs Assessment Completed in 2001
010	05/31/04	05/31/04	12/31/02	05/31/06	05/31/06	12/31/02	Executive Administration Change/Capital Needs Assessment Completed in 2001
011	05/31/04	05/31/04	12/31/02	05/31/06	05/31/06	12/31/02	Executive Administration Change/Capital Needs Assessment Completed in 2001
014	05/31/04	05/31/04	12/31/02	05/31/06	05/31/06	12/31/02	Executive Administration Change/Capital Needs Assessment Completed in 2001
016	05/31/04	05/31/04	12/31/02	05/31/06	05/31/06	12/31/02	Executive Administration Change/Capital Needs Assessment Completed in 2001
PHA-Wide	05/31/04	05/31/04	12/31/02	05/31/06	05/31/06	12/31/02	Executive Administration Change/Capital Needs Assessment Completed in 2001