

PHA Plans

Streamlined 5-Year/Annual Version

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

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

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

Streamlined 5-Year Plan for Fiscal Years 2006 - 2010

Streamlined Annual Plan for Fiscal Year 2005

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan

Agency Identification

PHA Name: Housing Authority of Douglas County

PHA Number: OR003

PHA Fiscal Year Beginning: 04/2005

PHA Programs Administered:

Public Housing and Section 8

Section 8 Only

Public Housing Only

Number of public housing units:

Number of S8 units:

Number of public housing units:

Number of S8 units:

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

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

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 and attachments (if any) 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)

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2005 - 2006

[24 CFR Part 903.12]

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) We are committed to provide the opportunity for affordable housing that is safe, decent, sanitary and free from discrimination.

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)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score) 94 / 2004
 - Improve voucher management: (SEMAP score) 96 / 2004
 - 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)

Streamlined Annual PHA Plan

PHA Fiscal Year 2005

[24 CFR Part 903.12(b)]

Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

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- 13. Capital Fund Program 5-Year Action Plan / attachment, page 4-9
- 14. Other (List below, providing name for each item)

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

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

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

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

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan. N/A

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

A. 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 PHA’s Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	933		
Extremely low income <=30% AMI	821	88%	
Very low income (>30% but <=50% AMI)	93	10%	
Low income (>50% but <80% AMI)	19	2%	
Families with children	508	.544 %	
Elderly families	81	.087 %	
Families with Disabilities	179	.192 %	
Race/ethnicity	White- 927	99.3569 %	
Race/ethnicity	Black - 5	0.5359 %	
Race/ethnicity	Asian - 1	0.1072 %	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	373	.399 %	
2 BR	364	.39 %	
3 BR	178	.191 %	
4 BR	16	.018 %	
5 BR	2	.002 %	
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the PHA's Waiting Lists

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	609		
Extremely low income <=30% AMI	548	90 %	
Very low income (>30% but <=50% AMI)	49	08 %	
Low income (>50% but <80% AMI)	12	02 %	
Families with children	319	.524 %	
Elderly families	45	.074 %	
Families with Disabilities	105	.172 %	
Race/ethnicity	White- 608	99.8358 %	
Race/ethnicity	Black - 1	0.1642 %	
Race/ethnicity			
Race/ethnicity			

Characteristics by Bedroom Size (Public Housing Only)			
1BR	235	.386 %	
2 BR	240	.394 %	
3 BR	121	.199 %	
4 BR	11	.018 %	
5 BR	2	.003 %	
5+ BR			

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

If yes:

How long has it been closed (# of 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

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **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)

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: Fair Housing Workshops for landlords and tenants.

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 903.12 (b), 903.7 (c)]

List on the following table 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	FY 05-06 Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	411,016	
b) Public Housing Capital Fund	350,000	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	3,016,280	FSS included in S8
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	279,000	
4. Other income (list below)		
Section 8 Office Rent	11,000	
Interest	350	
4. Non-federal sources (list below)		
Total resources	4,067,646	

3. PHA Policies Governing Eligibility, Selection, and Admissions

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

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) 3
- When families are within a certain time of being offered a unit:(state time) as much as 30 days.
- 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. Site-Based Waiting Lists-Previous Year

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

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time? ____

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? ___

4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

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

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

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

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
 Over-housed
 Under-housed
 Medical justification
 Administrative reasons determined by the PHA (e.g., to permit modernization work)
 Resident choice: (state circumstances below)
 Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

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

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or

through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

1 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: 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 on the following table:

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)]

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):
 - Other (list below) Happy Software
- 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) Compliance with Section 8 Program, if requested by the landlord.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

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

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below: Reasonable accommodation, family emergency or unable to locate unit.

(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)

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 1

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 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)

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)

4. PHA Rent Determination Policies

[24 CFR Part 903.12(b), 903.7(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 of the following two)

- 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))
- 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% of 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) Anytime a family has a composition change.

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

a. 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)

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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. Capital Improvement Needs

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

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below 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)
Development name:
Development (project) number:
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

- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
- e. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

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

(2) Program Description

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? 25

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: under development.

c. What actions will the PHA undertake to implement the program this year (list)? Our FSS Coordinator will be in charge of our homeownership program. Our coordinator is currently training with another HA and will also be gathering information from other successful homeownership programs. Our coordinator will continue to work actively with HUD to implement this program.

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

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

- a. Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family’s resources.
- b. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d. Demonstrating that it has other relevant experience (list experience below).
Dreamsavers IDA Program & Administered AHP with Federal Home Loan Bank

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2003 - 2008.

Goal 1

Expand the supply of assisted housing.

Objective: Apply for additional rental vouchers

Objective: Leverage private or other public funds to create additional housing opportunities

Progress: HADCO purchased Forest Village, an RD project, in Reedsport Oregon.

Progress: HADCO applies for available vouchers and has received one Preservation Voucher.

Goal 2

Improve the quality of assisted housing.

Objective: Improve public housing management (PHAS score)

Objective: Improve voucher management (SEMAP score)

Objective: Increase customer satisfaction

Objective: Concentrate on efforts to improve specific management functions

Progress: PHAS score was high performer

Progress: SEMAP score was high performer

Progress: Train all staff to serve the public with professionalism

Progress: Send staff to training

Goal 3

Increase assisted housing choices.

Objective: Provide voucher mobility counseling

Objective: Conduct outreach efforts to potential voucher landlords

Objective: Implement voucher homeownership program

Objective: Implement public housing or other homeownership programs

Progress: Provide information in the briefing packet and during the actual briefing

Progress: Referral sheets, Homeless Coalition, CSC Coordinator, and The 2nd Chance Renters Program

Progress: FSS Coordinator is gathering information from other Housing Authorities and from HUD

Progress: FSS Coordinator is gathering information from other Housing Authorities and from HUD

Goal 4

Provide an improved living environment.

Objective: Implement public housing security improvements

Progress: Team effort between HADCO, residents, and local police department

Progress: HADCO has applied for CFP monies to install deadbolts

Goal 5

Promote self-sufficiency and asset development of assisted households.

Objective: Provide or attract supportive services to improve assistance recipients' employability

Progress: HADCO has a FSS program and a CSC Coordinator to provide resources and referrals

Goal 6

Ensure equal opportunity and affirmatively further fair housing.

Objective: Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability

Objective: 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

Objective: Undertake affirmative measures to ensure accessible housing to person with all varieties of disabilities regardless of unit size required

Progress: HADCO provides ADA units, we have a Reasonable Accommodation process, and staff has been to Fair Housing Training

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

a. Substantial Deviation from the 5-Year Plan

b. Significant Amendment or Modification to the Annual Plan

HADCO will consider the following to be significant amendments or modifications:

- Changes to rent, admission policies or organization of the waiting 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.

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below:

b. 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)

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: Joy Mayorga

Method of Selection:

Appointment

The term of appointment is (include the date term expires): 4/14/2009

- Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

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)

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)

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)

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

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

Date of next term expiration of a governing board member: 04/14/2005

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): Douglas County Commissioners

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: (provide name here) "State of Oregon"

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

- The PHA has based its statement of needs of families on its waiting list 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)

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

(4) (Reserved)

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

10. Project-Based Voucher Program

- a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
X	Other supporting documents (optional). List individually. Public Housing Lease	(Specify as needed)

Annual Statement/Performance and Evaluation Report

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

PHA Name: Housing Authority of Douglas County 902 West Stanton Street Roseburg, OR 97470	Grant Type and Number Capital Fund Program Grant No: OR16P00350102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 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	23,500	61,337.29	61,337.29	61,337.29
3	1408 Management Improvements	21,900	21,900.00	21,900	21,900
4	1410 Administration	34,000	34,000.00	34,000	34,000
5	1411 Audit	3,000	3,000.00	3,000	3,000
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	7,250	9,236.50	9,236.50	9,236.50
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	6,000	5,023.96	5,023.96	5,023.96
10	1460 Dwelling Structures	204,868	205,671.64	205,671.64	205,671.64
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	10,000	0	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	15,000	9,156.61	9,156.61	9,156.61
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization or Debt Service	0	0	0	0
20	1502 Contingency	23,808	0	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	349,326	349,326	349,326	349,326
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Housing Authority of Douglas County		Grant Type and Number Capital Fund Program Grant No: OR16P00350102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number	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	
HA-Wide	Operations	1406		23,500	61,337.29	61,337.29	61,337.29	Completed
	Management	1408		21,900	21,900	21,900	21,900	Completed
	Administration	1410		34,000	34,000	34,000	34,000	Completed
	Audit	1411		3,000	3,000	3,000	3,000	Completed
	Fees & Costs	1430		7,250	9,236.50	9,236.50	9,236.50	Completed
	Relocation	1495		15,000	9,156.61	9,156.61	9,156.61	Completed
	Contingency	1502		23,808	0	0	0	Completed
OR003-01	Replace Smoke Detectors	1460	60 Units	2,700	1106.79	1106.79	1106.79	Completed
OR003-04	Kitchen Cabinets	1460	8 Units	32,000	34,080	34,080	34,080	Completed
	Replace Smoke Detectors	1460	8 Units	360	285.82	285.82	285.82	Completed
	Replace Tubs & Surrounds	1460	8 Units	28,000	26,547	26,547	26,547	Completed
	Cover deck due to safety	1460	1 Unit	2,868	2342.62	2342.62	2342.62	Completed
	Upgrade to fluorescent lights	1460	8 Units	1,600	3,688.05	3,688.05	3,688.05	Completed
OR003-05	Kitchen Cabinets	1460	8 Units	24,000	24,719	24,719	24,719	Completed
	Replace Smoke Detectors	1460	8 Units	360	285.82	285.82	285.82	Completed
	Replace Tubs & Surrounds	1460	8 Units	28,000	28,017	28,017	28,017	Completed
	Upgrade to fluorescent lights	1460	8 Units	1,600	3,688.05	3,688.05	3,688.05	Completed
OR003-06	Replace Smoke Detectors	1460	16 Units	720	409.74	409.74	409.74	Completed
	Replace Windows	1460	16 Units	45,000	45,151.25	45,151.25	45,151.25	Completed
OR003-07	Replace Tubs & Surrounds	1460	34 Units	30,000	30,000	30,000	30,000	Completed
	Replace Bathroom Fans	1460	34 Units	1,000	916.25	916.25	916.25	Completed
OR003-08	Replace Smoke Detectors	1460	15 Units	160	394.25	394.25	394.25	Completed
	Landscape hillside / burm	1450	6 Units	6,000	5,023.96	5,023.96	5,023.96	Completed
	Add thermal attic vents	1460	9 Units	2,000	4,040	4,040	4,040	Completed
	Install Bathroom Vanities	1460	15 Units	4,500	0	0	0	Not needed
	Off Street Parking	1470	6 Units	10,000	0	0	0	Not needed
Total				349,326	349,326	349,326	349,326	

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

PHA Name: Housing Authority of Douglas County		Grant Type and Number Capital Fund Program No: OR16P00350102 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	
HA-Wide	3/31/03		11/30/02	3/31/04		10/21/04	
OR003-01	3/31/03		11/30/02	3/31/04		10/21/04	
OR003-02	3/31/03		11/30/02	3/31/04		10/21/04	
OR003-04	3/31/03		11/30/02	3/31/04		10/21/04	
OR003-05	3/31/03		11/30/02	3/31/04		10/21/04	
OR003-06	3/31/03		11/30/02	3/31/04		10/21/04	
OR003-07	3/31/03		11/30/02	3/31/04		10/21/04	
OR003-08	3/31/03		11/30/02	3/31/04		10/21/04	

Annual Statement/Performance and Evaluation Report

Capitol Fund Program and Capitol Fund Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of Douglas County				Grant Type And Number		Federal FY of Grant:		
	902 West Stanton Street			Capitol Fund Program Grant No: OR16P00350103				
	Roseburg, OR 97470			Replacement Housing Factor Grant No.		2003		

Original Annual Statement Reserve for Disaster/Emergencies -Revised Annual Statement (revision no:) 3

Performance and Evaluation Report for Period Ending: **9/30/04**

X - Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$25,512	\$25,512	\$25,512.00	\$25,512.00
3	1408 Management Improvements	0	0	0.00	0.00
4	1410 Administration	27,000	27,000	27,000.00	27,000.00
5	1411 Audit	3,000	3,000	3,000.00	3,000.00
6	1415 Liquidated Damages	0	0	0.00	0.00
7	1430 Fees and Costs	10,000	10,000	9,260.79	9,260.79
8	1440 Site Acquisition	0	0	0.00	0.00
9	1450 Site Improvement	8,000	12,200	12,200.00	12,200.00
10	1460 Dwelling Structure	161,000	161,000	161,000.00	161,000.00
11	1465.1 Dwelling Equipment-Nonexpendable	0	0	0.00	0.00
12	1470 Non-Dwelling Structures	7,000	18,709	18,709.00	15,909.00
13	1475 Non-Dwelling Equipment	0	0	0.00	0.00
14	1485 Demolition	0	0	0.00	0.00
15	1490 Replacement Reserve	0	0	0.00	0.00
16	1492 Moving to Work Demonstration	0	0	0.00	0.00
17	1495.1 Relocation Costs	8,000	8,000	380.00	380.00
18	1499 Development Activities	0	0	0.00	0.00
19	1501 Collateralization of Debt Services	0	0	0.00	0.00
20	1502 Contingency	21,696	5,787	5,787.00	0.00
21	Amount of Annual Grant (sum lines 2-20)	\$271,208	\$271,208	\$262,848.79	\$254,261.79
22	Amount of line 21 related to LBP activities				
23	Amount of line 21 Sec. 504 Compliance				
24	Amount of line 21 Re. Security soft- costs				
25	Amount of line 21 Re. Security hard- costs				
26	Amount of line 21 Re. Energy conservation				

PHA Name: The Housing Authority of Douglas County, OR 902 West Stanton Street Roseburg, OR 97470		Grant Type And Number Capitol Fund Program Grant No: OR16P00350103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-wide Activities	General Description of Major Work Categories	Dev. Acct. No	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds obligated	Funds Expended	
HA-WIDE	Operation	1406		\$25,512.00	\$25,512.00	\$25,512.00	\$25,512.00	Completed
	Management	1408		0.00	0.00	0.00	0.00	
	Administration	1410		27,000.00	27,000.00	27,000.00	27,000.00	Completed
	Audit	1411		3,000.00	3,000.00	3,000.00	3,000.00	Completed
	A & E	1430		10,000.00	10,000.00	9,260.79	9,260.79	In Progress
	Relocation	1495.1		8,000.00	8,000.00	380.00	380.00	In Progress
	Contingency	1502		21,696.00	5,787.00	5,787.00	0.00	In Progress
OR003-01	Interior Renovation-Myers Center	1470			18,709.00	18,709.00	15,909.00	In Progress
	1470 Sub Total OR003-1			\$0.00	\$18,709.00	\$18,709.00	\$15,909.00	\$15,909 transferred from 1502, and \$2800 from 1450
	Cloths Line Conversion & Curbing	1450	60	\$8,000.00	\$5,200.00	\$5,200.00	\$5,200.00	Completed
	1450 Sub Total OR003-1			\$8,000.00	\$5,200.00	\$5,200.00	\$5,200.00	
	Total OR003-01			\$8,000.00	\$23,909.00	\$23,909.00	\$21,109.00	
ORO003-02	None	1460	14	\$0.00		\$0.00	\$0.00	Not Needed
	Total ORO003-02			\$0.00	\$0.00	\$0.00	\$0.00	
OR003-04	Dwelling Structures	1460						
	Manual Doorbells		8	\$0.00	\$0.00	\$0.00	\$0.00	Not Needed
	Total OR003-04			\$0.00	\$0.00	\$0.00	\$0.00	
OR003-05	None							
	Total OR003-05			\$0.00	\$0.00	\$0.00	\$0.00	

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	
OR003-06	Dwelling Structures	1460						
	Exterior Doors & Hardware		16	\$12,500.00	\$12,500.00	\$10,785.00	\$10,785.00	Completed
	Upgrade Interior Lights to Fluorescent		16	3,500.00	3,500.00	3,975.00	3,975.00	Completed
	Manual Doorbells		16	0.00	0.00	0.00	0.00	Not Needed
	1460 Total OR003-06			\$16,000.00	\$16,000.00	\$14,760.00	\$14,760.00	
OR003-07	Dwelling Structures	1460						
	Window & Patio Door Replacement		34	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	Completed
	Replace Smoke Detectors		34	0.00	0.00	0.00	0.00	Not Needed
	1460 Sub Total OR003-07			\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	
	Non-Dwelling Structures	1470		\$7,000.00	\$0.00	\$0.00	\$0.00	
	1470 Sub Total OR003-07			\$7,000.00	\$0.00	\$0.00	\$0.00	
	Retaining Walls	1450	34	0.00	3,000.00	3,000.00	3,000.00	Completed
	Drainage	1450	34	0.00	4,000.00	4,000.00	4,000.00	Completed
	1450 Site Improve. Sub Total OR003-07			\$0.00	\$7,000.00	\$7,000.00	\$7,000.00	
	Total OR003-07			\$57,000.00	\$57,000.00	\$57,000.00	\$57,000.00	
OR003-08	Dwelling Structures / Units	1460						
	Kitchen Cabinets, Counters, & Sinks		6	\$20,000.00	\$20,000.00	\$26,220.00	\$26,220.00	Completed
	ADA Unit		1	75,000.00	75,000.00	70,020.00	70,020.00	Completed
	Manual Doorbells		15	0.00	0.00	0.00	0.00	Not Needed
	1460 Sub Total OR003-08			\$95,000.00	\$95,000.00	\$96,240.00	\$96,240.00	
	Site Improvement	1450		0.00	0.00	0.00	0.00	
	Off Street Parking		700 sq ft	0.00	0.00	0.00	0.00	
	1450 Sub Total OR003-08			\$0.00	\$0.00	\$0.00	\$0.00	
	Total OR003-08			\$95,000.00	\$95,000.00	\$96,240.00	\$96,240.00	
	HA-WIDE			\$95,208.00	\$79,299.00	\$70,939.79	\$65,152.79	
	SUBTOTAL ALL 1450			\$8,000.00	\$12,200.00	\$12,200.00	\$12,200.00	
	SUBTOTAL ALL 1460			\$161,000.00	\$161,000.00	\$161,000.00	\$161,000.00	
	SUBTOTAL ALL 1470			\$7,000.00	\$18,709.00	\$18,709.00	\$15,909.00	
	Grand Total			\$271,208.00	\$271,208.00	\$262,848.79	\$254,261.79	

Annual Statement/Performance and Evaluation Report

Capitol Fund Program and Capitol Fund Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of Douglas County 902 West Stanton Street Roseburg, OR 97470	Grant Type And Number Capitol Fund Program Grant No: OR16P00350203 Replacement Housing Factor Grant No.	Federal FY of Grant: 2003

- Original Annual Statement Reserve for Disaster/Emergencies -Revised Annual Statement (revision no:) 1

X - Performance and Evaluation Report for Period Ending: **9/30/04**

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	\$4,581	\$4,581	\$4,581.00		\$4,581.00
3	1408 Management Improvements					
4	1410 Administration	5,700	5,700	\$5,700.00		\$5,700.00
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement	26,000	16,000	\$8,437.80	\$8,437.80	\$8,437.80
10	1460 Dwelling Structure					
11	1465.1 Dwelling Equipment-Nonexpendable					
12	1470 Non-Dwelling Structures	21,000	31,000	\$9,235.80	\$9,235.80	\$9,235.80
13	1475 Non-Dwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collateralization of Debt Services					
20	1502 Contingency					
21	Amount of Annual Grant (sum lines 2-20)	\$57,281	\$57,281	\$27,954.60	\$27,954.60	\$27,954.60
22	Amount of line 21 related to LBP activities					
23	Amount of line 21 Sec. 504 Compliance					
24	Amount of line 21 Re. Security soft- costs					
25	Amount of line 21 Re. Security hard- costs					
26	Amount of line 21 Re. Energy conservation					

Annual Statement/Performance and Evaluation Report
Capitol Fund Program and Capitol Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: The Housing Authority of Douglas County, OR 902 West Stanton Street Roseburg, OR 97470		Grant Type And Number Capitol Fund Program Grant No: OR16P00350203 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-wide Activities	General Description of Major Work Categories	Dev. Acct. No	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	Operation	1406		\$4,581.00	\$4,581.00	\$4,581.00	\$4,581.00	Complete
	Management	1408						
	Administration	1410		\$5,700.00	\$5,700.00	\$5,700.00	\$5,700.00	Complete
	Audit	1411						
	A & E	1430						
	Relocation	1495.1						
	Contingency	1502						
OR003-01	Site Improvement	1450						
	Cloths Line Conversion & Curbing		60	\$10,000.00	\$0.00	\$0.00	\$0.00	Not Needed at this time
	1450 Sub Total OR003-1			\$10,000.00	\$0.00	\$0.00	\$0.00	
	Non Dwelling Structures	1470						
	Interior Renovation - Myers Center		1	\$18,000.00	\$28,000.00	\$9,235.80	\$9,235.80	In Progress
	Alarm System - Admin Bldg		1	\$3,000.00	\$3,000.00	\$0.00	\$0.00	Completed in other 2003
	1470 Sub Total OR003-1			\$21,000.00	\$31,000.00	\$9,235.80	\$9,235.80	
	Total			\$31,000.00	\$31,000.00	\$9,235.80	\$9,235.80	
OR003-08	Site Improvement	1450						
	Off Street Parking		700 sq ft	\$16,000.00	\$16,000.00	\$8,437.80	\$8,437.80	In Progress
	1450 Sub Total OR003-08			\$16,000.00	\$16,000.00	\$8,437.80	\$8,437.80	
	Total OR003-08			\$16,000.00	\$16,000.00	\$8,437.80	\$8,437.80	
	Grand Total			\$57,281.00	\$57,281.00	\$27,954.60	\$27,954.60	

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPHF) Part I: Summary

PHA Name: HOUSING AUTH OF DOUGLAS COUNTY, OREGON 902 West Stanton Street; Roseburg, OR 97470	Grant Type and Number Capital Fund Program Grant No. OR16P00350104 Replacement Housing Factor Grant No.	Federal FY of Grant 2004
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Original Annual Statement Reserve for Disasters/Emergencies
 Revised Annual Statement (Revision no:) 1
 Performance and Evaluation Report for Period Ending **9-30-04**
 Final Performance and Evaluation Report

Line No	Summary of Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	\$ 40,432.40			
3	1408 Management Improvements	8,000.00			
4	1410 Administration	33,286.00			
5	1411 Audit	567.60			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	8,000.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	0.00			
10	1460 Dwelling Structures	209,400.00			
11	1465.1 Dwelling Equipment - Nonexpendable	0.00			
12	1470 Non-dwelling Structures	0.00			
13	1475 Non-dwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation	17,000.00			
18	1499 Development Activities	0.00			
19	1501 Collateralization or Debt Services	0.00			
20	1502 Contingency	16,174.00			
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 332,860.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation				

Annual Statement / Performance and Evaluation Report

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

PART II: Supporting Pages

PHA Name: HOUSING AUTH OF DOUGLAS COUNTY, OREGON 902 West Stanton Street; Roseburg, OR 97470		Grant Type and Number Capital Fund Program Grant No. OR16P00350104 Replacement Housing Factor Grant No.			Federal FY of Grant 2004	
Dev. No	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original Revised	Total Actual Cost Obligated Expended	Status of Work
HA-Wide	Operations	1406		40,432.40		
	Management Improvements	1408		8,000.00		
	Computer Upgrade \$4000					
	P/H Training & Travel \$3000					
	Community-B/G Club \$1000					
	Administration	1410		33,286.00		
	Audit	1411		567.60		
	Fees and Costs/A&E/Envirom. Stmt	1430		8,000.00		
	Relocation Costs	1495.1		17,000.00		
	Contingency	1502		16,174.00		
OR003-01	<u>Dwelling Structure</u>					
	Replace BR444 Light Fixtures	1460	60 Units	28,000.00		
	1460 OR003-01 Total			\$ 28,000.00		
OR003-04	<u>Dwelling Structure</u>					
	Window Replacement	1460	8 Units	24,000.00		
	ADA Accessibility Remodel	1460	1 Unit	57,700.00		
	1460 OR003-04 Total			\$ 81,700.00		
OR003-05	<u>Dwelling Structure</u>					
	Window Replacement	1460	8 Units	24,000.00		
	1460 OR003-05 Total			\$ 24,000.00		
OR003-07	<u>Dwelling Structure</u>					
	Replace BR444 Light Fixtures	1460	10 Units	15,000.00		
	ADA Accessibility Remodel	1460	1 Unit	57,700.00		
	1460 OR003-07 Total			\$ 72,700.00		
OR003-08	<u>Dwelling Structure</u>					
	Replace BR444 Light Fixtures	1460	6 Units	3,000.00		
	1460 OR003-08 Total			\$ 3,000.00		
	Grand Total			\$332,860.00		

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

Part III: Implementation Schedule

PHA Name: Housing Authority of Douglas County		Grant Type and Number Capital Fund Program No: OR16P00350104 Replacement Housing Factor No:				Federal FY of Grant: 2004	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date) September 30, 2004			All Funds Expended (Quarter Ending Date) September 30, 2004			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	03/31/06			03/31/07			
OR003-01	03/31/06			03/31/07			
OR003-04	03/31/06			03/31/07			
OR003-05	03/31/06			03/31/07			
OR003-07	03/31/06			03/31/07			
OR003-08	03/31/06			03/31/07			

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

Annual Statement/Performance and Evaluation Report		
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary		
PHA Name: The Housing Authority of Douglas County, OR 902 West Stanton Street, Roseburg OR 97470	Grant Type and Number Capital Fund Program Grant No: OR16P003501-05 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 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	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 29,000			
3	1408 Management Improvements	4,000			
4	1410 Administration	35,000			
5	1411 Audit	3,000			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	8,000			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	218,000			
11	1465.1 Dwelling Equip-Modernization to Energy Efficient	11,000			
12	1470 Non-dwelling Structures	0			
13	1475 Non-dwelling Equipment	7,000			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	20,000			
18	1499 Development Activities	0			
19	1501 Collateralization or Debt Service	0			
20	1502 Contingency	15,000			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 350,000			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$ 11,000			

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

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: The Housing Authority of Douglas County 902 West Stanton Street, Roseburg OR 97470		Grant Type and Number Capital Fund Program Grant No: OR16P003501-05 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005		
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	
HA-WIDE	Operations	1406		29,000				
	Management	1408		-				
	Boys & Girls Club – Community involvement			1,000				
	Training			3,000				
	Administration	1410		35,000				
	Audit	1411		3,000				
	A & E	1430		8,000				
	Relocation	1495.1		20,000				
	Replace Server	1475		7,000				
	Contingency	1502		15,000				
	Total			\$ 121,000				
003-01 Roseburg	Replace Tubs & Surrounds	1460	49	218,000				
	Modernize Appliances-Energy Efficient	1465.1	8	4,400				
	Total OR003-01			\$ 222,400				

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

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: The Housing Authority of Douglas County 902 West Stanton Street, Roseburg OR 97470		Grant Type and Number Capital Fund Program Grant No: OR16P003501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
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	
	Modernize Appliances for Energy Efficiency							
003-02 Reedsport	Modernize Appliances-Energy Efficient	1465.1	2	1,100				
	Total OR003-02			1,100				
003-04 Oakland	Modernize Appliances-Energy Efficient	1465.1	1	550				
	Total OR003-04			550				
003-05 Riddle	Modernize Appliances-Energy Efficient	1465.1	1	550				
	Total OR003-05			550				
003-06 Winston	Modernize Appliances-Energy Efficient	1465.1	2	1,100				
	Total OR003-06			1,100				
003-07 Reedsport	Modernize Appliances-Energy Efficient	1465.1	4	2,200				
	Total OR003-07			2,200				
003-08 Yoncalla	Modernize Appliances-Energy Efficient	1465.1	2	1,100				
	Total OR003-08			1,100				
	Grand Total			\$ 350,000				

13. Capital Fund Program Five-Year Plan

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name: The Housing Authority of Douglas County 902 West Stanton Street; Roseburg OR 97470		Grant Type and Number Capital Fund Program No: OR16P003501-05 Replacement Housing Factor No:					Federal FY of Grant: 2005
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	
HA-WIDE	03/31/2006			03/31/2007			
03-01 Roseburg	03/31/2006			03/31/2007			
03-02 Reedsport	03/31/2006			03/31/2007			
03-04 Oakland	03/31/2006			03/31/2007			
03-05 Riddle	03/31/2006			03/31/2007			
03-06 Winston	03/31/2006			03/31/2007			
03-07 Reedsport	03/31/2006			03/31/2007			
03-08 Yoncalla	03/31/2006			03/31/2007			

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name: The Housing Authority of Douglas County 902 West Stanton Street; Roseburg OR 97470				<input checked="" type="checkbox"/> Original 5-Year Plan	
				Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2006	Work Statement for Year 3 FFY Grant: PHA FY: 2007	Work Statement for Year 4 FFY Grant: PHA FY: 2008	Work Statement for Year 5 FFY Grant: PHA FY: 2009
	Annual Statement				
HA - Wide		138,660.00	102,100.00	128,400.00	112,900.00
03-01 Roseburg		48,100.00	36,400.00	66,900.00	17,400.00
03-02 Reedsport		39,100.00	61,200.00	57,700.00	6,100.00
03-04 Oakland		17,710.00	22,650.00	3,550.00	9,650.00
03-05 Riddle		1,210.00	40,650.00	4,050.00	7,350.00
03-06 Winston		27,420.00	57,200.00	11,600.00	17,100.00
03-07 Reedsport		67,200.00	2,200.00	48,200.00	88,400.00
03-08 Yoncalla		10,600.00	27,600.00	29,600.00	91,100.00
Total		350,000.00	350,000.00	350,000.00	350,000.00
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

13. Capital Fund Program Five-Year Action Plan

Housing Authority of Douglas County

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: 2006 FFY Grant: PHA FY: 2006			Activities for Year: 2007 FFY Grant: PHA FY: 2007			
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
See Annual Statement	HA-Wide			HA-Wide			
		Operations	\$ 68,500		Operations	\$ 41,000	
		Management			Management		
		* Boys & Girls club	1,000		* Boys & Girls club	1,000	
		* Training	4,000		* Training	2,500	
		Administration	35,000		Administration	35,000	
		Audit	3,000		Audit	3,000	
		Relocation	8,000		Contingency	19,600	
		Contingency	19,160		Total	\$ 102,100	
		Total	\$ 138,660				
		03-01 Roseburg			03-01 Roseburg		
			Playground Upgrade	2,500		Curbs For Flower Beds	20,000
			Install Carbon Mono. Detectors	1,200		Install Deadbolts	8,000
			Sidewalks	40,000		Storage Shelving	4,000
			Modernize Appliances-Energy Efficient	4,400		Modernize Appliances-Energy Efficient	4,400
						Total	\$ 36,400
		Total	\$ 48,100		03-02 Reedsport		
		03-02 Reedsport				Curbing for Flower Beds	7,000
						Repair Sidewalks & Driveways	15,000
			Upgrade Light Fixtures	6,000		Install Deadbolts	1,500
			Upgrade Bath Plumbing/Fixtures	6,000		Replace interior Doors	12,600
			Up-grade Electrical Panels	26,000		Modernize Appliances-Energy Efficient	1,100
			Modernize Appliances-Energy Efficient	1,100		Cover & Side Storage Sheds	24,000
						Total	\$ 61,200
		Total	\$ 39,100		03-04 Oakland		
		03-04 Oakland				Curbing for flower Beds	10,000
		Playground	1,500		Install Deadbolts	1,600	
		Install Carbon Mono. Detectors	160		Replace Front Doors	10,000	
		Replace Vinyl	15,000		Modernize Appliances-Energy Efficient	1,050	
		Modernize Appliances-Energy Efficient	1,050		Total	\$ 22,650	
	Total	\$ 17,710					

13. Capital Fund Program Five-Year Action Plan

Housing Authority of Douglas County

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: 2008 FFY Grant: PHA FY: 2008			Activities for Year: 2009 FFY Grant: PHA FY: 2009			
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
See Annual Statement	HA-Wide			HA-Wide			
		Operations	\$ 61,000		Operations	\$ 43,000	
		Management			Management		
		* Boys & Girls club	1,000		* Boys & Girls club	1,000	
		* Training	3,400		* Training	4,000	
					Administration	35,000	
		Administration	35,000		Audit	3,000	
		Audit	3,000		Relocation	8,000	
		Relocation	5,000		Contingency	18,900	
		Contingency	20,000		Total	\$ 112,900	
		Total	\$ 128,400				
					03-01 Roseburg		
		03-01 Roseburg				Replace Trees	6,000
			Playgrounds	2,500		Attic Access	7,000
			Up-grade meter basis	60,000		Modernize Appliances-Energy Efficient	4,400
			Modernize Appliances-Energy Efficient	4,400		Total	\$ 17,400
			Total	\$ 66,900	03-02 Reedsport		
		03-02 Reedsport				Backfill Low Areas	5,000
			Grade field next to Railroad Ave	1,600		Modernize Appliances-Energy Efficient	1,100
			Replace Vynl	55,000		Total	\$ 6,100
			Modernize Appliances-Energy Efficient	1,100			
					03-04 Oakland		
			Total	\$ 57,700		Construct Pavilion	6,000
		03-04 Oakland				Plant Trees	600
			Repair Sidewalks	1,000		Attic Access	2,000
		Playground	1,500		Modernize Appliances-Energy Efficient	1,050	
		Modernize Appliances-Energy Efficient	1,050		Total	\$ 9,650	
		Total	\$ 3,550				

13. Capital Fund Program Five-Year Action Plan

Housing Authority of Douglas County

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year: 2008 FFY Grant: PHA FY: 2008			Activities for Year: 2009 FFY Grant: PHA FY: 2009		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	HA-Wide			HA-Wide		
Annual	03-05 Riddle			03-05 Riddle		
Statement		Landscape	3,000		Construct Pavilion	4,000
		Modernize Appliances-Energy Efficient	1,050		Plant Tree	300
					Attic Access	2,000
		Total	\$ 4,050		Modernize Appliances-Energy Efficient	1,050
	03-06 Winston				Total	\$ 7,350
		Playground	500	03-06 Winston		
		Paint Exterior	10,000		Construct Pavilion	6,000
		Modernize Appliances-Energy Efficient	1,100		Replace Showers 4-BR=2	10,000
					Modernize Appliances-Energy Efficient	1,100
					Total	\$ 17,100
		Total	\$ 11,600	03-07 Reedsport		
	03-07 Reedsport				Curbing for Flower Beds	2,100
					Attic Access	4,000
		Sidewalks	3,000		Relocate Water Heaters	15,000
		Replace Heating	43,000		Replace Doors & Deadbolts	5,100
		Modernize Appliances-Energy Efficient	2,200		Replace Flooring	55,000
					Replace Gutters	5,000
					Modernize Appliances-Energy Efficient	2,200
		Total	\$ 48,200		Total	\$ 88,400
	03-08 Yoncalla			03-08 Yoncalla		
		Playground	1,500		Curbing for Flower Beds	5,000
		Modernize Appliances-Energy Efficient	1,100		Replace Flooring	25,000
		Storage Building E Upgrade	27,000		Replace Roofs	60,000
					Modernize Appliances-Energy Efficient	1,100
		Total	\$ 29,600		Total	\$ 91,100
	Total CFP Estimated Cost		\$ 350,000			\$ 350,000