

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

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# PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009  
Annual Plan for Fiscal Year 2005

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan  
Agency Identification**

**PHA Name:** Housing Authority of Washington County, Oregon

**PHA Number:** OR022

**PHA Fiscal Year Beginning: (mm/yyyy)** 07/2005

**Public Access to Information**

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

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

**Display Locations for PHA Plans and Supporting Documents**

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

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

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

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

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2005 - 2009**

[24 CFR Part 903.5]

**A. Mission**

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The mission of the Department of Housing Services is to expand the supply of affordable housing to break the cycle of poverty while improving the quality of life for the entire community.

**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 = 90% or above
  - Improve voucher management: SEMAP score 135
  - Increase customer satisfaction: Resident Survey score = 9 points or above
  - Concentrate on efforts to improve specific management functions: (annual re-certifications, rent calculations)
  - 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)
- Ensure the accessibility of public housing units in accordance with 504 requirements.

**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: promote training opportunities and job fairs
  - 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: Encourage participation in programs through Senior and Disabled Services.
  - 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)**

**Annual PHA Plan**  
**PHA Fiscal Year 2005**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

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

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

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

The FY2005 PHA Plan includes and describes all requirements in respect to 24 CFR Part 903.7. The PHA Plan includes attachments highlighting our community service requirement, deconcentration policy, and Section 8-homeownership program.

**iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

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**Attachments**

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

**Required Attachments:**

- Attachment I: Admissions Policy for Deconcentration
- Attachment J: FY 2005 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

**Optional Attachments:**

- PHA Management Organizational Chart
- Attachment K: FY 2005 Capital Fund Program 5-Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
  - Attachment A: Implementation of Public Housing Resident Community Service Requirements
  - Attachment B: Pet Policy
  - Attachment C: Annual Progress Statement
  - Attachment D: Membership of the Resident Advisory Board
  - Attachment E: Resident Membership of the PHA Governing Board
  - Attachment F: Definitions of “Substantial Deviation from the 5-Year Plan” and “Significant Amendment of Modification to the 5-Year Plan and Annual Plan”
  - Attachment G: Section 8 Homeownership Capacity Statement
  - Attachment H: Follow-up Plan to Resident Satisfaction Subsystem (RASS)

**Supporting Documents Available for Review**

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
✓	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
✓	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
✓	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing	5 Year and Annual Plans

**List of Supporting Documents Available for Review**

Applicable & On Display	Supporting Document	Applicable Plan Component
	that require the PHA's involvement.	
✓	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
✓	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
✓	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public housing rent determination policies, including the methodology 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
✓	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
✓	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
✓	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
✓	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
✓	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
✓	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
✓	Most recent CIAP Budget/Progress Report (HUD 52825)	Annual Plan: Capital Needs

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

## **1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

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

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the

housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
Family Type	Overall 1	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	8,104	5	5	3	4	4	4
Income >30% but <=50% of AMI	9,674	5	1	2	3	3	3
Income >50% but <80% of AMI	11,950	3	2	1	2	2	2
Elderly	8,216	4	4	3	4	3	3
Families with Disabilities	9,194	5	4	3	5	3	4
Hispanic	5,233	4	4	4	3	4	4

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

- Consolidated Plan of the Jurisdiction/s  
Indicate year: 2000-2005
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

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

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

<b>Housing Needs of Families on the Waiting List</b>

### Housing Needs of Families on the Waiting List

Waiting list type: (select one)

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

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	7968		189
Extremely low income <=30% AMI	7236	90.81%	
Very low income (>30% but <=50% AMI)	657	8.25%	
Low income (>50% but <80% AMI)	57	0.72%	
Families with children	4901	61.51%	
Elderly families	779	9.78%	
Families with Disabilities	1752	21.99%	
White	7094	89.03%	
African American	544	6.83%	
Native American/Alaska Native	62	0.78%	
Asian	268	3.36%	
Hispanic	1112	13.96%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	2425	41.11%	0
2 BR	2293	38.88%	16
3 BR	901	15.28%	32
4 BR	199	3.37%	8
5 BR	48	0.81%	0
5+ BR	15	0.25%	0

## Housing Needs of Families on the Waiting List

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

### C. Strategy for Addressing Needs

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

#### (1) Strategies

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

**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)
- Provide Ranking preferences to disabled homeless applicants and elderly/disabled families/individuals on a fixed income.

**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)

- Provide Ranking preferences to disabled homeless applicants and elderly/disabled families/individuals on a fixed income.

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

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

Select if applicable

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

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

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

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

**(2) Reasons for Selecting Strategies**

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

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

**2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

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

<p><b>Financial Resources: Planned Sources and Uses</b></p>
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Sources	Planned \$	Planned Uses
<b>1. Federal Grants (FY 2005 grants)</b>	-	-
a) Public Housing Operating Fund	687,193	
b) Public Housing Capital Fund	541,439	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	18,700,259	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	N/A
i) HOME	0	N/A
Other Federal Grants (list below)	0	N/A
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>	0	N/A
<b>3. Public Housing Dwelling Rental Income</b>	514,819	Operations
<b>4. Other income (list below)</b>		
Other Public Housing revenue	8,790	Operations
Public Housing interest income	7,780	Operations
<b>4. Non-federal sources (list below)</b>	-	-
<b>Total resources</b>	20,460,280	-

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

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

##### **(1) Eligibility**

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

When families are within a certain number of being offered a unit: (top 50 families pulled from list)

- When families are within a certain time of being offered a unit: (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)

- Applications are available on-line, at local community-based organizations, and by phone, but must be delivered to the main PHA office upon completion.

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

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

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

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

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

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

**(3) Assignment**

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

- One
- Two
- Three or more

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

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

**(4) Admissions Preferences**

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)

- Family must have been in residence for 24 months
- Estimated cleaning and damage charges do not exceed security deposit.

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)

- Disabled homeless
- Residing or participating in transitional housing or a shelter home
- Applicants whose primary residence is a dwelling unit shared with one or more families
- Victims of domestic violence
- Elderly/disabled families/individuals on a fixed income

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
- 2 Applicant has both a Federal preference and a Ranking preference

Former Federal preferences:

- 3 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 3 Victims of domestic violence
- 3 Substandard housing
- 3 Homelessness
- 3 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)

- Disabled homeless
- Residing or participating in transitional housing or a shelter home

- Applicants whose primary residence is a dwelling unit shared with one or more families
- Victims of domestic violence
- Elderly/disabled families/individuals on a fixed income

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)
- Our House Your Home pamphlet

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

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

**(6) Deconcentration and Income Mixing**

a.  Yes  No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

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

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

- Adoption of site based waiting lists  
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

- Project 04
- Project 11
- Project 14
- Project 16
- Project 18
- Project 25
- Project 40

Employing new admission preferences at targeted developments

If selected, list targeted developments below:

Other (list policies and developments targeted below)

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

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

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

Adoption of rent incentives to encourage deconcentration of poverty and income mixing

Other (list below)

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

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

- Project 11
- Project 14
- Project 16
- Project 18
- Project 40

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

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

- Project 04
- Project 25

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Eligibility

a. What is the extent of screening conducted by the PHA? (Select all that apply)

Criminal or drug-related activity only to the extent required by law or regulation

Criminal and drug-related activity, more extensively than required by law or regulation

More general screening than criminal and drug-related activity (list factors below)

Other (list below)

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

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

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

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

Criminal or drug-related activity

Other (describe below)

- Last known address

## **(2) Waiting List Organization**

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

b.

None

Federal public housing

Federal moderate rehabilitation

Federal project-based certificate program

Other federal or local program (list below)

- FmHA 515 (Elderly)

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)

- Applications are available on-line, at local community-based organizations, and by phone, but must be delivered to the main PHA office upon completion.

## **(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:

Extensions granted for extenuating circumstances, the PHA is satisfied that the family has made reasonable effort to locate a unit, and the family was prevented from finding a unit due to disability accessibility requirements or large size bedroom unit requirements.

## **(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)

- Disabled homeless
- Residing or participating in transitional housing or a shelter home
- Applicants whose primary residence is a dwelling unit shared with one or more families
- Victims of domestic violence
- Elderly/disabled families/individuals on a fixed income

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
- 2 Applicant has both a Federal preference and a Ranking preference

Former Federal preferences

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

- 3 Homelessness
- 3 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)

- Disabled homeless
- Residing or participating in transitional housing or a shelter home
- Applicants whose primary residence is a dwelling unit shared with one or more families
- Victims of domestic violence
- Elderly/disabled families/individuals on a fixed income

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)
- Through mailer to those on PHA waiting list, contacting community organizations, and the Internet.

**4. PHA Rent Determination Policies**

## A. Public Housing

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

### (1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---Or---

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

b. Minimum Rent

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

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

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

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

The financial hardship exemption only applies to the payment of minimum rent (minimum TTP). The exemption does not apply to the other elements used to calculate the Total Tenant Payment. When the family is granted the financial hardship exemption, the family's TTP shall be the greater of:

- 30 percent of monthly adjusted income
- 10 percent of monthly income
- As-paid welfare rent

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

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

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

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

- For the earned income of a previously unemployed household member

- For increases in earned income
- Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

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

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

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> 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)

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

## **(2) Flat Rents**

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

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

## **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 sub-market
- 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)

- If it is determined that families/individuals can not lease up because the standard is too low.

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)
  - Ability to lease up within 60 days
  - Impact on Hard to House (e.g., large families)
  - Impact on people with disabilities

**(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)

The financial hardship exemption only applies to the payment of minimum rent (minimum TTP). The exemption does not apply to the other elements used to calculate the Total Tenant Payment. When the family is granted the financial hardship exemption, the family’s TTP shall be the greater of:

- 30 percent of monthly adjusted income
- 10 percent of monthly income
- As-paid welfare rent

**5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

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

**A. PHA Management Structure**

Describe the PHA’s management structure and organization.

(Select one)

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

**B. HUD Programs Under PHA Management**

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

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	285	52
Section 8 Vouchers	1407	192
Section 8 Certificates	0	0
Section 8 Mod Rehab	0	0
Special Purpose Section 8 Certificates/Vouchers (list individually)	Shelter Plus Care – 56 Welfare to Work – 448	Shelter Plus Care –26 Welfare to Work –26
Public Housing Drug Elimination Program (PHDEP)	0	0
Other Federal Programs(list individually)	0	0

### **C. Management and Maintenance Policies**

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

- (1) Public Housing Maintenance and Management: (list below)
- Admissions & Continued Occupancy Policy: Public Housing
  - Procurement Policy
  - Grievance Procedure
  - Financial Policy Manual
  - Loss Control & Safety Program
  - Reporting of Improper Governmental Conduct
  - Travel Policy
  - Vehicle and Equipment Use Policy
  - Personnel Rules and Regulations
  - Purchasing Rules
  - Budget Policies
- (2) Section 8 Management: (list below)
- Section 8 Administrative Plan
  - See also Section 1 above

### **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

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

### A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

### B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office  
 Other (list below)

## 7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

### A. Capital Fund Activities

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

#### **(1) Capital Fund Program Annual Statement**

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment J

-Or-

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

## **(2) Optional 5-Year Action Plan**

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

a.  Yes  No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment K

-Or-

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

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

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

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

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

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

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

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

## **8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

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

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

### 2. Activity Description

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

<b>Demolition/Disposition Activity Description</b>
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:

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

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with

disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly <input type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA’s Designation Plan <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously approved Designation Plan?	
6. Number of units affected:	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

**10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

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

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

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

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

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

2. Activity Description

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

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

**B. Section 8 Tenant Based Assistance**

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

2. Program Description:

- Housing Authority of Washington County (“Authority”) permits eligible families in the Section 8 Program the option of purchasing a home with their Section 8 assistance rather than renting. Participants may receive Section 8 Home Ownership assistance for up to 15 years, on a 20-year or longer mortgage, and 10 years for mortgages less than 20 years.

a. Size of Program

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

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

- 25 or fewer participants  
 26 - 50 participants  
 51 to 100 participants  
 more than 100 participants

b. PHA-established eligibility criteria

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

If yes, list criteria below:

- Section 8 participant in good standing
- First-time homebuyer
- Qualifying employment history
- FSS participant
- Meet minimum income requirements
- Have at least 3% down payment

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (l)]

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

### **A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? 04/27/1999

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

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

**B. Services and programs offered to residents and participants**

**(1) General**

a. Self-Sufficiency Policies

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

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

- The Department offered 100 Family Self-Sufficiency (FSS) Program slots to participants in the Department HomeWork (Welfare to Work) Voucher Program. At this time, the FSS Program has a waiting list for program participants with traditional Housing Vouchers.

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description	Estimated	Allocation	Access	Eligibility

(including location, if appropriate)	Size	Method (waiting list/random selection/specific criteria/other)	(development office / PHA main office / other provider name)	(public housing or section 8 participants or both)

**(2) Family Self Sufficiency program/s**

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	4	4
Section 8	120	135

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

**C. Welfare Benefit Reductions**

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

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

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

**13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

Not applicable

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

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

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

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

**C. Coordination between PHA and the police**

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

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

Other activities (list below)

- Monthly landlord-tenant meetings with the Beaverton, Tigard, and Hillsboro police departments and the Washington County Sheriff's Office.

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

N/A

#### **D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?  
 Yes  No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?  
 Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

### **14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

### **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

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

### **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

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

### **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

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

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

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

- Not applicable  
 Private management

- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

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

**18. Other Information**

[24 CFR Part 903.7 9 (r)]

**A. Resident Advisory Board Recommendations**

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

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

- Attached at Attachment (File name)
- Provided below:

N/A

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

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

N/A

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

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

**C. Statement of Consistency with the Consolidated Plan**

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

1. Consolidated Plan jurisdiction: (Washington County, Oregon)
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (List below)
  - The PHA’s Public Housing and Section 8 programs both target families and individuals in income categories (i.e., up to 50% of MFI) designated as High Priorities in the Consolidated Plan.
- Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)
  - To preserve and expand the supply of rental housing affordable to Section 8 program participants.
  - To make HOME and other affordable housing resources available to the PHA for use in the development and finance of affordable housing for low-income families and individuals.

## **D. Other Information Required by HUD**

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



## Attachments

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

Attachment A-Implementation of Public Housing Resident Community Service Requirements

Attachment B- Pet Policy

Attachment C- Annual Progress Statement

Attachment D- Membership of the Resident Advisory Board

Attachment E- Resident Membership of the PHA Governing Board

Attachment F- Definitions of “Substantial Deviation from the 5-Year Plan” and “Significant Amendment of Modification to the 5-Year Plan and Annual Plan”

Attachment G- Section 8 Homeownership Capacity Statement

Attachment H- Follow-up Plan to Resident Satisfaction Subsystem (RASS)

Attachment I- Admissions Policy for Deconcentration

Attachment J- FY 2005 Capital Fund Program Annual Statement

Attachment K- FY 2005 Capital Fund Program 5 Year Action Plan

**Attachment A**  
**Washington County Department of Housing Services**  
**Implementation of Public Housing Resident Community Services Requirements**

The PHA's Community Service program is described in the PHA Plan.

The PHA will administer its own community service program, with cooperative relationships with other entities.

The PHA will administer the community service program through contracts and collaborative agreements with volunteer and community agencies.

The PHA will provide to residents a brochure of community service and volunteer opportunities available throughout the community.

The PHA will administer the community service requirement under this subsection through the Resident Council.

The PHA will contract to a third party to design /administer/monitor/evaluate the community service program. The PHA will consider qualified resident councils to the maximum extent feasible.

The PHA will contract to a number of third parties to administer the community service program. Contractors will be chosen to perform the following functions:

Case management and monitoring

Placement in community service positions

Liaison to volunteer agencies

Drug and alcohol counseling

Community service activities in public housing developments

**Attachment B**  
**Washington County Department of Housing Services**  
**Pet Policy**

The following is the Pet Policy for the Department of Housing Services

# Washington County Department of Housing Services

## Pet Policy

As revised December 3, 2001

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The following is the Pet Policy for Public and Affordable Housing units owned and managed by the Washington County Department of Housing Services.

## **Introduction**

The Pet Rules and Policies for the Department of Housing Services (DHS) are developed in accordance with the HUD regulations published in the Federal Register on March 8, 1996, with an effective date of April 8, 1996, (24 CFR 942 "Consolidated Pet Ownership Requirements for the Elderly and Persons with Disabilities") and the HUD regulations published in the Federal Register on July 10, 2000, with an effective date of August 9, 2000, " Pet Ownership in Public Housing" (24 CFR 960). The Pet Rules and Policies have been developed for Public & Assisted Housing.

## **Definitions**

### **Service/Assistance Animals**

Animals that have been trained to assist persons with a specific disability and that do, in fact, assist the person with the disability. Service/assistance animals include animals trained to assist a physically impaired person with walking, hearing, balance, self-care, communication, transportation and similar things. A Seeing Eye dog or a dog trained to assist a hearing impaired person would be examples of service or assistance animals. Both Federal and Oregon state law prohibits discrimination against a person with a physical disability using a service or assistance animal. Service or assistance animals are considered auxiliary aids, and are not subject to additional requirements beyond those contained in the DHS Lease Agreement. Persons with disabilities may not be required to pay for costs associated with reasonable accommodations; therefore, DHS will not charge a pet deposit or any other associated fees for a service/assistance animal kept in a development or building owned and managed by DHS.

### **Companion Animals**

Animals that do not have specific disability-related training but are necessary in coping with a disability (for instance, if the animal provides emotional support to a person with disabilities). Requests to keep such an animal will be considered under the Department's standard Reasonable Accommodation procedure. DHS will not charge a pet deposit or any other associated fees for a companion animal kept in a development or building owned and managed by DHS.

### **Pets**

"Common household pets" as that phrase is commonly understood and as defined in these Pet Rules and Policies, other than Service/Assistance and Companion Animals, as defined above.

The pet rules are reasonably related to the legitimate interest of DHS in providing decent, safe and sanitary living environments for existing and prospective residents; protecting and preserving the physical condition of the project and the Department's financial interest in the project.

### **Dangerous or Exotic Animals**

Any animals, which are of a wild or predatory nature and which because of their size, vicious nature, or other characteristics, would constitute an unreasonable danger to human life or property. A dangerous or exotic animal shall include any of the following:

- (a) Any large felid from the genus *Panthera*, including lion, tiger, leopard, snow leopard, puma, cougar, mountain lion, clouded leopard, and cheetah.
- (b) Any monkey, ape, gorilla, hybrid thereof, or other non-human primate.
- (c) Any bear.
- (d) Any venomous or poisonous animal(s) or insect(s).

- (e) Any reptile of the order Crocrodilia (crocodiles, alligators, caimans) or any snake of the family Pythonidae or Boinae capable of obtaining eight feet or more in length.

Dangerous and/or exotic animals are not considered "common household pets" and are not permissible pets under this policy.

## Types of Pets

For the purpose of this policy, there are two categories of pets allowed:

**Category I:** Dog (a.) or Cat (b.)

**Category II:** Bird (c.), Fish (d.), Rodents (e.), and Reptiles/Insects (f)

Residents may not keep wild or feral animals, farm animals, primates, and ferrets, pot-bellied pigs or animals used for breeding or to produce offspring for sale.

### Category I Pets

1. Common household pets as outlined below will be permitted under the following guidelines (with the exception of service/assistance animals, as defined in ORS 346.690, or companion animals allowed as a Reasonable Accommodation related to a Resident's or prospective Resident's disability):

#### a. Dogs - Maximum number - one (1)

- Must not exceed adult weight of 25 lbs. or adult shoulder height of 15"
- Must be housebroken within 8 weeks of approval or 6 months of age
- Must be spayed or neutered
- Must have any or all inoculations specified now or in the future by State law or local ordinance
- Must be licensed as specified now or in the future by State law or local ordinance
- Must wear a collar/tag with identification that allows the animal to be traced back to the Resident. Animal name only is not sufficient identification.
- Must not be kept, bred or maintained for commercial purposes and do not create a nuisance or annoyance to surroundings.
- The following breeds or mixed breeds of dogs will be excluded from approval: German Shepherd, Rottweiler, Doberman Pinscher, Pit Bull or Bull Terrier, Chow & Spitz.

#### b. Cats (Domestic Only) - Maximum number - one (1)

- Must be spayed or neutered
- Must have any or all inoculations specified now or in the future by State law or local ordinance
- Must be trained to use a plastic litter box or other non-porous waste receptacle within 8 weeks of approval or 6 months of age
- Must be licensed as specified now or in the future by State law or local ordinance
- Must wear a collar/tag with identification that allows the animal to be traced back to the Resident. Animal name only is not sufficient identification.
- Must not be kept, bred or maintained for commercial purposes and do not create a nuisance or annoyance to surroundings.

### Category II Pets

#### c. Birds - Maximum number - two (2)

- Must be caged at all times

#### d. Fish - Maximum number = one (1) aquarium

- Maximum aquarium size - 20 gallons
- Must be kept on an approved stand

#### e. Rodents (ONLY rabbit, guinea pig, hamster, gerbil, sugar glider, or hedgehog) - Maximum number - one (1)

- Must be caged at all times

- Must have any or all inoculations specified now or in the future by State law or local ordinance

**f. Reptiles/Insects**

- Must be caged at all times
- Must have any or all inoculations specified now or in the future by State law or local ordinance
- Must not be dangerous, poisonous or otherwise deemed a threat to human life, safety, or welfare (such as scorpions, tarantulas, poisonous snakes, etc)
- Must not exceed maximum size specified for Category I pets

2. Only pets specified above may be kept by a Resident. No other pets will be considered common household pets without a modification of these rules by the Housing Authority. Residents may not own or keep wild or feral animals, farm animals, primates, and ferrets, pot-bellied pigs or animals used for breeding or to produce offspring for sale.

3. Pet Combinations (maximum) a Resident may have:

- One "Category I" pet type (a, b) & One "Category II" pet type (c, d, e, f)  
Example: One dog & 2 birds

**(OR)**

- Two Category II pet types (c, d, e, f)  
Example: 2 birds & fish, or fish and 1 guinea pig

NO two Category II pet types can be the same. Example: A Resident may NOT have 2 rodents, or 2 aquariums, or 4 birds.

**Any service/assistance or companion animal allowed as a reasonable accommodation is not considered to be a pet.** Therefore, a resident with a service/assistance or companion animal may also be permitted to keep animals as described above in addition to his/her service/assistance or companion animal. For example, a resident with a service dog may also have a cat (Category I) and 1 rodent (Category II).

4. If an approved animal gives birth to a litter, the Resident shall remove all animals resulting from that birth within 8 weeks, leaving ONLY the originally approved animal in the household. The Resident must provide verification to the Property Manager that the originally approved animal has been spayed within 10 weeks of giving birth to a litter.
5. Failure to properly register and provide the specified proof of the proposed pet's acceptability prior to a pet being brought into the Resident's unit may result in the initiation of an action to require the Resident to remove the pet and/or to evict the Resident.

**Management Approval**

1. Prior to a pet being allowed to reside in a unit, the proposed pet owner must contact the Department of Housing Services (DHS) and request consideration to have a pet.
2. In addition, the Resident/Pet Owner must provide to the Housing Authority documented acceptability in accordance with the provisions outlined in "Standards" below.
3. Pets must be registered with DHS before the pet is brought onto the premises and the registration may be reviewed/updated by the Housing Authority on an as needed basis.
4. The DHS may give temporary approval for a pet to be on the premises prior to registration pending approval.

5. Registration includes:

- a. A certificate (Category I pet only) signed by a licensed veterinarian or designated State or local authority, stating that:
    1. The pet has received all inoculations required by State or local law.
    2. The animal is in good health. It has no communicable diseases or pests, and in the case of dogs and cats, is spayed or neutered. For dogs, verification of the current weight and expected adult weight and size must also be provided.
  - b. Verification that the animal is licensed in accordance with applicable State and local laws and regulations.
  - c. A photo (Category I pet only) and sufficient information to identify the animal and demonstrate it is a common household pet.
  - d. Provision of the name, address, and phone number of one or more "Responsible Party(s)" to care for the pet if the owner dies, is incapacitated or unavailable to care for the pet
  - e. A Resident who cares for another Resident's pet must notify the Housing Authority in writing that they will be caring for the pet and are willing to abide by all the Pet Rules and Policies.
  - f. Execution of an Application to Keep a Pet stating that the Resident accepts complete responsibility for the care and cleaning of the pet and acknowledges the applicable rules. These requirements may not conflict with State or local law.
6. An animal's temperament may be considered as a factor in determining the prospective owner's ability to comply with the Pet Rules and Policies and other lease obligations. Dogs or cats having a history of, or exhibiting aggressive, intimidating, territorial or inappropriate behavior will not be approved.
7. The Housing Authority shall refuse to register a pet if: The pet is not a common household pet identified more specifically in this policy; the Resident fails to provide complete pet registration information or fails to update the registration as requested by the Housing Authority; or, if the Housing Authority reasonably determines, based on the Resident's habits and practices, that the Resident will be unable to keep the pet in compliance with the Pet Rules and Policies and other lease obligations.

**Pet Policy**

The Department of Housing Services permits residents of Public and Affordable Housing to keep a maximum of one (1) small pet (cat, dog) with prior management approval, a signed pet policy, and the receipt of a pet deposit.

Residents of Public and affordable Housing may keep a maximum of one (1) small pet per unit.

Under the Department's pet policy, the Resident agrees to the following:

- 1) Only the pet described in the pet agreement will reside in the Resident's unit
- 2) The pet must be properly licensed and have shots required by statute or regulations at all times.
- 3) Pit Bulls/Bull Terriers, German Shepherds, Doberman Pinschers, Chow, Spitz or Rottweillers (purebred or mix) are not allowed (aid animals excluded).

- 4) The pet is not to be allowed out of the Resident's unit except when being carried by the Resident or on a leash under the Resident's control.
- 5) The pet is not to be chained or tied in any way to the exterior part of the building.
- 6) The pet will not be allowed to use any part of the property for depositing waste. Should this occur accidentally, the Resident will immediately pick up the waste.
- 7) The pet will not be allowed to make noise or engage in threatening conduct, which might disturb other residents or neighbors.
- 8) The pet will be kept clean. Any pet waste that is accumulated in a tray inside the residence will be disposed of properly and promptly.
- 9) The Resident will immediately notify the Department of Housing Services of any personal injury or property damage caused by the pet.
- 10) Any damage attributed to the pet will be paid promptly by the Resident.
- 11) The maximum adult weight/size of the pet is 25 pounds, 15" shoulder height.
- 12) Any change of pet will require a new agreement.
- 13) Resident, or any guest or invitee, shall indemnify, defend and hold the Owner, Owner's agents, and employees, harmless from and against any actions, suits, claims, and demands (including legal fees, costs, and expenses) arising from damage or injury to any person or property of others by any pet owned, kept, housed, or maintained by Resident, his/her guest or invitee.
- 14) Before move-in of pet, resident shall provide the owner/agent (Department of Housing Services) with proof of a minimum of \$100,000 liability to cover any damage or injury caused by said pet. Said proof shall be the subject of re-verification at any time a declaration page is reissued. The company or agent shall be instructed to notify the owner/agent directly of any lapse if that is possible.
- 15) A refundable deposit of \$200.00 for Public Housing Residents, and \$215.00 for Affordable Housing Residents, must be paid by the resident as an additional security deposit. This amount will be added to any security deposit and will secure all of resident's obligations under the rental agreement, the pet agreement, and the landlord-resident law.
- 16) The pet agreement does not in any way alter the Department's right to pursue an eviction under the Landlord/Resident law.
- 17) By signing the Pet Agreement, the Resident agrees to keep stated insurance current and will provide a copy of the Declaration Page at each re-issuance/re-exam.

Application to Keep A Pet

Resident(s) acknowledge they have read the Department of Housing Services Pet Policy, and agree to abide by them. Resident(s) is (are) making application to the Department of Housing Services to allow the pet described below to live in the dwelling unit located at:

**APPLICANT**

Resident Name

Unit Address

Phone Number

Message Phone

**DESCRIPTION OF PET**

Pet's Name

Age

Type

Weight

Height

Color

Special Marks

Pet License Number

Date Expires

How long have you had this pet? \_\_\_\_Years \_\_\_\_Months

**VETERINARIAN**

Name

Phone

Address

Has your pet ever acted aggressively, bitten or hurt anyone?  Yes  No

If YES, please describe:

**If you are applying to add a cat or dog, please attach:**

- All required documentation from your veterinarian stating your pet's current weight and height; and
- **A signed statement from your veterinarian stating your pet's expected adult weight and height; and**
- **Certification that inoculations have been received by your pet as required by State or local law; and**
- **A Photograph of your pet.**

**IF YOU ARE APPLYING TO ADD A CAT OR DOG, PLEASE ATTACH PHOTO HERE**

**If you do not have a photo of your pet, please contact your Property Manager.**

By signing below, I acknowledge that I have read the Department of Housing Services Pet Policy and agree to abide by it. I also understand that I will not be permitted to keep any pet until this Application to Keep a Pet is approved by Washington County Department of Housing Services.

**Resident Signature**

**Date**

Responsible Party Certification  
**(Please Print)**

By signing this certification, the undersigned party (ies) agrees to take responsibility for the animal described below.

Resident Name:

Address:

Phone Number:

Message Phone:

Animal Type:

If the health or safety of the animal is threatened by the death, incapacity, or other factors that render the Resident unable or unwilling to care for the animal, the below-named party(s) agrees to remove the animal from the premises, either temporarily or permanently.

If the Department of Housing Services is unable to reach the Responsible Party, it may contact any authorized State or local agency to take custody of the animal, or may itself enter the unit without notice and remove the animal. The Housing Authority accepts no responsibility for animals so removed.

**Certification of Responsible Party**

**The person who is responsible for your pet must fill out this portion of the form. The Responsible Party must be someone other than you, and not a household member.**

**To Be Filled Out & Signed By Responsible Party Only**

Name

Address

Relationship to Resident:

Daytime Phone:

Evening Phone:

I certify I will assume the responsibilities described above and will respond to the Department of Housing Services request for action.

Signed:

*(Responsible Party Signs)*

Date:

# PET AGREEMENT

Date: <b>June 28, 2005</b>	Project Name/Number:			
Residents (Name All Adults):				
Premises Address:	Unit #:	City:	State:	Zip:
Owner/Agent: <b>Washington County Department of Housing Services</b>				
Address: <b>111 NE Lincoln, Suite 200-L</b>		City: <b>Hillsboro</b>	State: <b>OR</b>	Zip: <b>97124</b>
<p>The resident agrees to the following:</p> <ol style="list-style-type: none"> <li>1. Only the following pet will reside in my apartment:</li> <li>2. Excluding assistance animals, Pit Bulls, German Shepherds, Doberman Pinschers, or Rottweilers are not allowed.</li> <li>3. The pet will not be allowed out of my apartment except when being carried by me or when on a leash and under my control.</li> <li>4. The pet will not be tied or chained in any way to any part of the building.</li> <li>5. The pet will not be allowed to use any part of the property for depositing waste. Should this occur accidentally, I will immediately pick up and properly dispose of the waste.</li> <li>6. The pet will not be allowed to make noise or engage in threatening conduct, which might disturb other residents or neighbors.</li> <li>7. The pet will be kept clean. Any pet waste that is accumulated in a tray inside the apartment will be disposed of properly and promptly.</li> <li>8. The resident will immediately notify manager of any personal injury or property damage caused by the pet.</li> <li>9. Any damage attributed to the pet will be paid promptly by the resident.</li> <li>10. The maximum adult weight and size of the pet is:</li> <li>11. Any additional pet or any change of pet will require a new agreement.</li> <li>12. Resident, any guest or invitee shall indemnify, defend, and hold owner, owner's agents, and employees harmless from and against any actions, suits, claims, and demands (including legal fees, costs, and expenses) arising from damage or injury to any person or property of others by any pet owned, kept, housed, or maintained by resident, his/her guest, or invitee.</li> <li>13. Before move-in of pet, resident shall provide owner/agent with proof of insurance of a minimum of \$100,000 liability to cover any damage or injury caused by said pet. Said proof shall be subject to re-verification at any time a declaration page is reissued. The company or agent shall be instructed to notify the owner/agent directly of any lapse of insurance if that is possible.</li> </ol> <p>This agreement does not in any way alter the owner/agent's right to pursue an eviction under the Landlord/Tenant law.</p> <p><input type="checkbox"/> A fee of \$ _____ is herewith paid by the resident to offset the routine extra sanitizing of the apartment required upon departure because of the pet's presence during residency. This fee is non-refundable.</p> <p><input type="checkbox"/> A deposit of \$ _____ is herewith paid by the resident as a security deposit against any damage or unusual wear and tear caused by the aforementioned pet or to offset any other charges or liabilities. An accounting and refund of any unused portion of this deposit will be made within 30 days of termination of residency.</p>				

**I agree to the above provisions. I will keep stated insurance current and will provide a copy of the Declaration Page at each reissuance.**

Resident Signature:	Date:
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Owner/Agent Signature:	Date:
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**Attachment C**  
**Washington County Department of Housing Services**  
**Annual Progress Statement**

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

*The Housing Authority of Washington County expanded the supply of assisted housing by:*

- Maintaining an average lease-up rate for its Section 8 rental assistance program of over 99%.
- Leveraging private and public funds to create additional affordable housing opportunities by preserving and improving 96 additional units of affordable housing, bringing the total number of units owned and managed by the Housing Authority of Washington County to 521.

The Housing Authority of Washington County has also improved the quality of assisted housing by:

- Continually evaluating and improving Public Housing and Voucher management practices.
- Publishing a participant newsletter periodically throughout the year to notify program participants of important program information, and other topics of interest.
- Increasing customer satisfaction by providing customers a comment card to share their feelings about their experience with the Housing Authority of Washington County.

The Housing Authority of Washington County has increased assisted housing choices by:

- Maintaining a database of available units from property owners who wish to work with the Section 8 Housing Choice Voucher Program. Lists of available units are published as information is updated, providing participants in search of housing with a continually fresh list to work from.
- Providing a map (in color) to all Housing Voucher Program Participants at their briefing showing areas of poverty deconcentration to allow Voucher participants to easier locate units in areas of low poverty concentration.
- Developing a database that pinpoints housing with features accessible to persons with disabilities in Washington County, and creating a special packet with detailed information about these dwellings, as well as neighborhood information, including public transportation schedules.
- Developing, and securing various financing for, an affordable housing project, still in the development stages, specifically to house low income persons in recovery from chemical dependency.

**Goal: Improve community quality of life and economic vitality**

The Housing Authority of Washington County provides an improved living environment for its program participants by:

- Promoting income mixing in public housing by assuring access for lower income families into higher income developments.
- Continually improving the quality of its public housing and affordable housing stock through preventative maintenance inspections and rehabilitation when necessary.
- Ensuring the accessibility of public housing and affordable housing units by making at least 5% of its units accessible to wheelchair users.

- Securing a stipend-paid position through AmeriCorps to provide social service linkage to clients in need of services not within the scope of departmental ability.

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

The Housing Authority of Washington County promotes the self-sufficiency of participating households by:

- Voluntarily expanding its Family Self-Sufficiency Program to include all participants from its Welfare to Work Housing Choice Voucher Program.
- Partnering with other agencies, such as the State of Oregon Adult and Family Services Division, to provide supportive services to participating households, including case management, supportive services, and/or employment services.

**Goal: Ensure Equal Opportunity in Housing for all Americans**

The Housing Authority of Washington County is committed to providing access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability. Furthermore, the Housing Authority of Washington County provides a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability. Finally, the Housing Authority of Washington County does its utmost to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

**Attachment D**  
**Washington County Department of Housing Services**  
**Membership of the Resident Advisory Board**

Presently, the Housing Authority of Washington County considers all of its public housing residents and tenant-based section 8 recipients to be Resident Advisory Board (RAB) members.

As RAB members, beneficiaries of Washington County's public housing and section 8 programs:

- receive notices of public meetings and hearings specifically called to formulate or discuss the PHA plan;
- are notified of the availability of proposed plan documents; and
- are provided an opportunity to comment on the PHA plan and submit additional written comments to the housing authority

The housing authority considers all resident comments when drafting the final plan and also includes any comments provided by its residents when submitting its plan to HUD for approval.

**Attachment E**  
**Washington County Department of Housing Services**  
**Resident Membership of the PHA Governing Board**

<i>Name</i>	<i>Method of Selection</i>	<i>Term of Appointment</i>
<b>Carol Gakin</b>	Appointed by the Washington County Board of Commissioners (Housing Advisory Committee member)	5 years (expires 12/31/2006)

**Attachment F**  
**Washington County Department of Housing Services**  
**Definitions of “Substantial Deviation from the 5-Year Plan” and “Significant Amendment or Modification to the 5-Year Plan and Annual Plan”**

Any of the following actions will be considered a *Substantial Deviation from the 5-Year Plan*:

- A change in the PHA’s approved mission statement; and
- A significant, nonemergency change in the PHA’s approved goals and objectives.

Any of the following actions will be considered a *Significant Amendment or Modification to the 5-Year Plan and Annual Plan*:

- Changes to rent or admissions policies or organization of the waiting list;
- Additions of nonemergency 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; and
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

**Attachment G**  
**Washington County Department of Housing Services**  
**Section 8 Home Ownership Capacity Statement**

The PHA will 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. The program will be limited to a maximum of 25 participants in the first year. Preference will be given to Family Self-Sufficiency (FSS) participants from the PHA's FSS Program. Participants must meet eligibility criteria for participation in its Section 8 Home Ownership Program set forth in 24 CFR 903 and 982 and the Housing Authority of Washington County's Administrative Plan.

Eligible participants in the Section 8 Home Ownership Program will be expected to have a down payment of no less than 3% of the purchase price of the home. At least 1% of the funds must come from the household's own resources, such as savings, gifts, etc. If the household has an escrow account from the participation in the PHA's Family Self-Sufficiency program, the escrow funds will be considered part of the household's own resources.

The PHA will require that the financing for purchase of a home under the Section 8 Home Ownership Program will be provided, insured, or guaranteed by the state or Federal government; comply with secondary mortgage underwriting requirements; or comply with generally accepted private sector underwriting standards.

**Attachment H**  
**Washington County Department of Housing Services**  
**Follow Up Plan to Resident Satisfaction Subsystem (RASS)**

As required by the 2004 Public Housing Assessment System (PHAS), the PHA includes this Follow-up Plan in its Annual Plan for any section of the Resident Survey that is marked REQUIRED.

The required section is:

- Communication

The Follow up Plan is a supplement to the Annual Plan. It will be retained in the PHA office for three years and available for review by HUD auditors or representatives of a duly constituted resident organization.

**Communication**

The PHA will make every effort to ensure that communication with its program participants and residents is professional, courteous, and informative. This may include:

- Professional communications and customer service training for individuals who speak to program participants and residents.
- Surveys of participants and residents to assure that their expectations of customer service, professionalism, and information are being met. This survey would be provided to residents and participants at their annual re-examination for eligibility and can be returned anonymously.
- Provision of a comment card for participant/resident use to report their level of satisfaction with the PHA, PHA staff, and customer service received. The card will allow for anonymous reporting and will be made available in the PHA lobby, as well as by mail, and from the PHA website.

Additionally, the PHA will continue to make efforts to form resident organizations, including, but not limited to:

- Making announcements of resident meetings in the PHA's resident/participant newsletter.
- Continuing to offer residents and participants the opportunity to participate in Resident Advisory Board activities. The PHA considers all of its program participants to be its Resident Advisory Board.
- Supporting any efforts resident/participant groups make to form resident organizations by recognizing the organization(s), providing PHA staff to meet with the organization(s) when necessary, and providing any available assistance to the resident organization(s) in their efforts.

The PHA will continue to provide information to its residents about maintenance and repair, such as the location of water shut-off valves, boiler shut downs, etc. The PHA will also continue to notify its residents about modernization activities.

Finally, the PHA will make every effort to take action when resident/participant surveys or comments indicate that an area of resident satisfaction is lacking. These items will be dealt with on a case by case basis, as they occur, to ensure that the PHA continues to meet its goal of providing quality customer service.

**Attachment I**  
**Washington County Department of Housing Services**  
**Admissions Policy for Deconcentration**

Excerpt from Admissions and Continued Occupancy Policy for the Public Housing Program

**Section L. DECONCENTRATION OF POVERTY AND INCOME MIXING**

The PHA's admission policy is designed to provide for deconcentration of poverty and income mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects.

Nothing in the deconcentration policy relieves the PHA of the obligation to meet the income-targeting requirement.

**Deconcentration and Income Mixing Goals**

The PHA's deconcentration and income mixing goal, in conjunction with the requirement to target at least 40 percent of new admissions to public housing in each fiscal year to "extremely low-income families", will be to admit families above the PHA's Established Income Range (EIR) to developments below the EIR, and families below the PHA's EIR to developments above the EIR.

Deconcentration applies to transfer families as well as applicant families.

**Deconcentration Applicability**

The PHA has covered developments (general occupancy, family developments) subject to the deconcentration requirement. These covered developments are described in the PHA Plan.

**Project Designation Methodology**

Annually, the PHA will determine on an annual basis the average income of all families residing in general occupancy developments.

The PHA will then determine the average income of all families residing in each general occupancy development.

The PHA will then determine whether each general occupancy development falls above, within or below the Established Income Range (EIR).

The EIR is 85 percent to 115 percent (inclusive of 85 percent and 115 percent) of the PHA-wide average income for general occupancy developments.

The PHA will then determine whether or not developments outside the EIR are consistent with local goals and strategies in the PHA Plan.

The PHA may explain or justify the income profile for these developments as being consistent with and furthering two set goals:

1. Goals of deconcentration of poverty and income mixing (bringing higher income families into lower income developments and vice versa); and
2. Local goals and strategies contained the PHA Plan.

### **Deconcentration Policy**

If, at annual review, there are found to be development(s) with average income above or below the EIR, and where the income profile for a general occupancy development above or below the EIR is not explained or justified in the PHA Plan, the PHA shall list these covered developments in the PHA Annual Plan.

The PHA shall adhere to the following policies for deconcentration of poverty and income mixing in applicable developments:

Skipping a family on the waiting list [or transfer list] to reach another family in an effort to further the goals of the PHA's deconcentration policy:

If a unit becomes available at a development below the EIR, first eligible family on the waiting list [or transfer list] with income above EIR will be offered the unit. If that family refuses the unit, the next eligible family on the waiting list [or transfer list] with income above the EIR will be offered the unit. The process will continue in this order. For the available unit at the development below the EIR, if there is no family on the waiting list [or transfer list] with income above the EIR, or no family with income above the EIR accepts the offer, then the unit will be offered to the first eligible family on the waiting list [or transfer list] in preference order regardless of income.

If a unit becomes available at a development above the EIR, the first eligible family on the waiting list [or transfer list] with income below the EIR will be offered the unit. If that family refuses the unit, the next eligible family on the waiting list [or transfer list] with income below the EIR will be offered the unit. The process will continue in this order. For the available unit at the development above the EIR, if there is no family on the waiting list [or transfer list] with income below the EIR, or no family with income below the EIR accepts the offer, then the unit will be offered to the first eligible family on the waiting list [or transfer list] in preference order regardless of income.

Skipping of families for deconcentration purposes will be applied uniformly to all families.

A family has the sole discretion whether to accept an offer of a unit under the PHA's deconcentration policy. The PHA shall not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the PHA's deconcentration policy. However, the PHA shall uniformly limit the number of offers received by applicants [and transfer families], described in this Chapter.

### **Deconcentration Compliance**

If, at annual review, the average income at all general occupancy developments are within the Established Income Range, the PHA will be considered to be in compliance with the deconcentration requirement.

**Attachment J**  
**Washington County Department of Housing Services**  
**FY 2005 Capital Fund Program Annual Statement**

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

<b>PHA Name:</b> Housing Authority of Washington County	<b>Grant Type and Number</b> Capital Fund Program Grant No: OR16P00850105  Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2005
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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	121,733.00	0.00	0.00	0.00
3	1408 Management Improvements Soft	33,133.00	0.00	0.00	0.00
4	1410 Administration	69,965.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00		
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000.00	0.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	56,710.00	0.00	0.00	0.00
10	1460 Dwelling Structures	323,410.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	29,300.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	10,000.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	2,400.00	0.00	0.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	3,000.00	0.00	0.00	0.00
18	1499 Development Activities				
19	1501 Collateralization of Debt Service				
20	1502 Contingency	20,000.00	0.00		
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$699,651.00	\$0.00	\$0.00	0.00

**Annual Statement/Performance and Evaluation Report**

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

**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of Washington County</b>		Grant Type and Number Capital Fund Program Grant No:OR16P02250105 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		121,733.00		0.00	0.00	
HA-Wide	1) Staff Training, Software	1408		10,000.00		0.00	0.00	
Management	2) Resident Initiative Coordinator (RIC)	1408		16,933.00		0.00	0.00	
Improvements	3) RIC Materials/Supplies	1408		5,000.00		0.00	0.00	
	4) Drug Residents Educ. Program	1408		1,200.00		0.00	0.00	
	5) Energy conservation audit	1408		0.00		0.00	0.00	
	<b>TOTALS</b>			<b>\$33,133.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
HA-Wide	CFC .75 FTE Salary/Benefits	1410		38,668.00		0.00	0.00	
Administration	CFC .125 FTE Salary/Benefits	1410		7,800.00		0.00	0.00	
	Admin Support .75 FTE Salary/Benefits	1410		23,497.00		0.00	0.00	
	<b>TOTALS</b>			<b>\$69,965.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	
HA-Wide	Audit	1411				0.00	0.00	
HA-Wide	Architect/Engineer fees and costs	1430		30,000.00		0.00	0.00	
HA-Wide	Nondwelling Structure	1470		10,000.00		0.00	0.00	
HA-Wide	Computer equipment - Nonexpendable	1475		2,400.00		0.00	0.00	
HA-Wide	Relocation	1495	On-Demand	3,000.00		0.00	0.00	

**Annual Statement/Performance and Evaluation Report**

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

**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of Washington County</b>		Grant Type and Number Capital Fund Program Grant No:OR16P02250105 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	Contingency	1502	On-Demand	20,000.00		0.00	0.00	
OR022-004	Upgrade grounds/landscape/fences	1450	1	1,200.00				
Scattered Site	Replace Driveways/Sidewalks	1450	3	9,800.00		0.00	0.00	
Improvements	Replace Cabinets	1460	2	5,000.00		0.00	0.00	
	Replace Windows	1460	1	3,000.00		0.00	0.00	
	Replace Flooring	1460	4	8,000.00		0.00	0.00	
	Replace Bathroom Shower	1460	2	4,000.00		0.00	0.00	
	Replace Furnaces	1460	1	2,000.00		0.00	0.00	
	Replace Appliances	1465	7	5,000.00		0.00	0.00	
	<b>TOTALS</b>				<b>\$38,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
OR022-005	Replace Driveways, Sidewalks	1450		0.00		0.00	0.00	
Scattered Site	Replace Roofs	1460	1	5,000.00		0.00	0.00	
Improvements	Replace Cabinets	1460	2	4,800.00		0.00	0.00	
	Replace Windows	1460	1	4,000.00		0.00	0.00	
	Replace Flooring	1460	1	5,000.00		0.00	0.00	
	Replace Bathroom showers	1460	2	5,000.00		0.00	0.00	
	Replace Furnaces	1460	1	2,000.00		0.00	0.00	
	Replace Appliances	1460	7	5,000.00		0.00	0.00	
	<b>TOTALS</b>				<b>\$30,800.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
OR022-011	Upgrade grounds/landscape/fences	1450						
Scattered Site	Replace Driveways/Sidewalks	1450	6	3,000.00		0.00	0.00	
Improvements	Replace Roofs	1460	12	30,000.00		0.00	0.00	
	Replace Cabinets	1460	2	6,000.00		0.00	0.00	

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

**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of Washington County</b>		Grant Type and Number Capital Fund Program Grant No:OR16P02250105 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	
OR022-011	Replace Windows	1460	2	7,000.00		0.00	0.00	
Scattered Site	Replace Flooring	1460	3	5,000.00		0.00	0.00	
Improvements	Replace Bathroom showers	1460		0.00		0.00	0.00	
(cont.)	Replace Furnaces	1460	1	2,000.00		0.00	0.00	
	Replace Garage Doors	1460		0.00		0.00	0.00	
	Replace Appliances	1465		0.00		0.00	0.00	
	Accessible Unit	1460		0.00		0.00	0.00	
	<b>TOTALS</b>			<b>\$53,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
OR022-012	Upgrade grounds/landscape/fences	1450		0.00		0.00	0.00	
Scattered Site	Replace Driveways/Sidewalks	1450	4	20,200.00		0.00	0.00	
Improvements	Replace Roofs	1460		0.00		0.00	0.00	
	Replace Cabinets	1460		0.00		0.00	0.00	
	Replace Windows	1460		0.00		0.00	0.00	
	Replace Flooring	1460	2	4,000.00		0.00	0.00	
	Replace Bathroom showers	1460		0.00		0.00	0.00	
	Replace Furnaces	1460	3	3,000.00		0.00	0.00	
	Accessible Unit	1460	1	70,000.00		0.00	0.00	
	Replace Appliance	1465	3	2,000.00		0.00	0.00	
	<b>TOTALS</b>			<b>\$99,200.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
OR022-014	Upgrade grounds/landscape/fences	1450		0.00		0.00	0.00	
Scattered Site	Replace Driveways/Sidewalks	1450	3	5,760.00		0.00	0.00	
Improvements	Replace Roofs	1460		0.00		0.00	0.00	
	Replace Cabinets	1460		0.00		0.00	0.00	
	Replace Windows	1460		0.00		0.00	0.00	

**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 Washington County		Grant Type and Number Capital Fund Program Grant No:OR16P02250105 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	
OR022-14	Replace Flooring	1460		0.00		0.00	0.00	
Scattered Site	Replace Bathroom showers	1460	1	2,000.00		0.00	0.00	
Improvements	Replace Furnaces	1460		0.00		0.00	0.00	
(cont.)	Accessible Unit	1460		0.00		0.00	0.00	
	Replace Appliances	1465		0.00		0.00	0.00	
	<b>TOTALS</b>			<b>\$7,760.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
OR022-016	Upgrade grounds/landscape/fences	1450	2	1,250.00		0.00	0.00	
Scattered Site	Replace Driveways/Sidewalks	1450	1	7,500.00		0.00	0.00	
Improvements	Replace Roofs	1460		0.00		0.00	0.00	
	Replace Cabinets	1460		0.00		0.00	0.00	
	Replace Windows	1460		0.00		0.00	0.00	
	Replace Siding	1460	1	8,615.00		0.00	0.00	
	Replace Flooring	1460	1	3,500.00		0.00	0.00	
	Replace Bathroom showers	1460	2	4,000.00		0.00	0.00	
	Replace Furnaces	1460		0.00		0.00	0.00	
	Accessible Unit	1460		0.00		0.00	0.00	
	Replace Appliances	1465	3	2,100.00		0.00	0.00	
	<b>TOTALS</b>			<b>\$26,965.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
OR022-018	Upgrade grounds/landscape/fences	1450		0.00		0.00	0.00	
Scattered Site	Replace Driveways/Sidewalks	1450		0.00		0.00	0.00	
Improvements	Replace Roofs	1460		0.00		0.00	0.00	
	Replace Cabinets	1460	2	5,000.00		0.00	0.00	
	Replace Windows	1460		0.00		0.00	0.00	
	Replace Siding	1460		0.00		0.00	0.00	

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

**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of Washington County</b>		Grant Type and Number Capital Fund Program Grant No:OR16P02250105 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	
OR022-018	Replace Flooring	1460	5	12,000.00		0.00	0.00	
Scattered Site	Replace Bathroom showers	1460	2	4,000.00		0.00	0.00	
Improvements	Replace Furnaces	1460	1	2,000.00		0.00	0.00	
(cont.)	Replace Appliances	1465	6	4,000.00		0.00	0.00	
	<b>TOTALS</b>			<b>\$27,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
OR022-025	Upgrade grounds/landscape/fences	1450		0.00		0.00	0.00	
Scattered Site	Replace Driveways/Sidewalks	1450	3	8,000.00		0.00	0.00	
Improvements	Replace Roofs	1460		0.00		0.00	0.00	
	Replace Cabinets	1460		0.00		0.00	0.00	
	Replace Windows	1460		0.00		0.00	0.00	
	Replace Siding	1460		0.00		0.00	0.00	
	Replace Flooring	1460	1	4,000.00		0.00	0.00	
	Replace Bathroom showers	1460	2	8,000.00		0.00	0.00	
	Replace Furnaces	1460	1	2,000.00		0.00	0.00	
	Replace Appliances	1465	3	2,000.00		0.00	0.00	
	<b>TOTALS</b>			<b>\$24,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
OR022-026	Upgrade grounds/landscape/fences	1450		0.00		0.00	0.00	
Scattered Site	Replace Driveways/Sidewalks	1450		0.00		0.00	0.00	
Improvements	Replace Roofs	1460		0.00		0.00	0.00	
	Replace Cabinets	1460	3	8,000.00		0.00	0.00	
	Replace Windows	1460		0.00		0.00	0.00	
	Replace Siding	1460		0.00		0.00	0.00	
	Replace Flooring	1460	2	8,000.00		0.00	0.00	
	Replace Bathroom showers	1460	1	4,000.00		0.00	0.00	

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

**Part II: Supporting Pages**

PHA Name: <b>Housing Authority of Washington County</b>		Grant Type and Number Capital Fund Program Grant No:OR16P02250105 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	
OR022-026	Replace Furnaces	1460	1	2,000.00		0.00	0.00	
(cont.)	Replace Appliances	1465	2	1,200.00		0.00	0.00	
	<b>TOTALS</b>			<b>\$23,200.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
OR022-027	Upgrade grounds/landscape/fences	1450		0.00		0.00	0.00	
Scattered Site	Replace Driveways/Sidewalks	1450		0.00		0.00	0.00	
Improvements	Replace Roofs	1460	6	5,345.00		0.00	0.00	
	Replace Cabinets	1460	2	4,000.00		0.00	0.00	
	Replace Windows	1460	1	5,000.00		0.00	0.00	
	Replace Siding	1460	1	4,750.00		0.00	0.00	
	Replace Flooring	1460	2	8,000.00		0.00	0.00	
	Replace Bathroom showers	1460		0.00		0.00	0.00	
	Replace Furnaces	1460		0.00		0.00	0.00	
	Replace Appliances	1465	5	4,000.00		0.00	0.00	
	<b>TOTALS</b>			<b>\$31,095.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
OR022-031	Upgrade grounds/landscape/fences	1450		0.00		0.00	0.00	
Scattered Site	Replace Driveways/Sidewalks	1450		0.00		0.00	0.00	
Improvements	Replace Roofs	1460	1	6,000.00		0.00	0.00	
	Replace Cabinets	1460	2	7,000.00		0.00	0.00	
	Replace Windows	1460		0.00		0.00	0.00	
	Replace Siding	1460		0.00		0.00	0.00	
	Replace Flooring	1460	1	3,500.00		0.00	0.00	
	Replace Bathroom showers	1460	2	4,000.00		0.00	0.00	
	Replace Furnaces	1460		0.00		0.00	0.00	
	Replace Appliances	1465	6	4,000.00		0.00	0.00	
	<b>TOTALS</b>			<b>\$24,500.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

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

PHA Name: <b>Housing Authority of Washington County</b>		Grant Type and Number Capital Fund Program Grant No:OR16P02250105 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	
OR022-032	Upgrade grounds/landscape/fences	1450		0.00	0.00	0.00	0.00	
Scattered Site	Replace Driveways/Sidewalks	1450		0.00	0.00	0.00	0.00	
Improvements	Replace Roofs	1460	2	10,000.00	0.00	0.00	0.00	
	Replace Cabinets	1460	1	2,078.00	0.00	0.00	0.00	
	Replace Windows	1460	1	3,000.00	0.00	0.00	0.00	
	Replace Siding	1460		0.00	0.00	0.00	0.00	
	Replace Flooring	1460	1	5,000.00	0.00	0.00	0.00	
	Replace Bathroom showers	1460	1	3,400.00	0.00	0.00	0.00	
	Replace Furnaces	1460		0.00	0.00	0.00	0.00	
	Replace Garage Doors	1460	1	422.00	0.00	0.00	0.00	
	Replace Appliances	1465		0.00	0.00	0.00	0.00	
		<b>TOTALS</b>			<b>\$23,900.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
OR022-040	<b>TOTALS</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
Scattered Site								
Improvements								
<b>Overall Total</b>				<b>\$699,651.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	

# Annual Statement/Performance and Evaluation Report

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

### Part III: Implementation Schedule

<b>PHA Name:</b> Housing Authority of Washington County		<b>Grant Type and Number</b> Capital Fund Program No: OR16P02250105 Replacement Housing Factor No:					<b>Federal FY of Grant:</b> 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		
OR022-004	Mar-07			Sep-08				
OR022-005	Mar-07			Sep-08				
OR022-011	Mar-07			Sep-08				
OR022-012	Mar-07			Sep-08				
OR022-014	Mar-07			Sep-08				
OR022-016	Mar-07			Sep-08				
OR022-018	Mar-07			Sep-08				
OR022-025	Mar-07			Sep-08				
OR022-026	Mar-07			Sep-08				
OR022-027	Mar-07			Sep-08				
OR022-031	Mar-07			Sep-08				
OR022-032	Mar-07			Sep-08				
HA-Wide Mgmt Improvement	Mar-07			Sep-08				
HA-Wide A&E Costs	Mar-07			Sep-08				

**Attachment K**  
**Washington County Department of Housing Services**  
**FY 2005 Capital Fund Program 5-Year Action Plan**

## Capital Fund Program Five-Year Action Plan

### Part I: Summary

PHA Name <b>WASHINGTON CNTY HA</b>		<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>			
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2  FFY Grant: 2006	Work Statement for Year 3  FFY Grant: 2007	Work Statement for Year 4  FFY Grant: 2008	Work Statement for Year 5  FFY Grant: 2009
Operating Budget	<b>ANNUAL</b>	121,733.00	121,733.00	121,733.00	121,733.00
Management Improvements		38,133.00	33,133.00	33,133.00	33,133.00
Administration		69,965.00	69,965.00	69,965.00	69,965.00
Other HA-Wide		55,400.00	75,400.00	70,400.00	57,400.00
OR-004		41,160.00	16,000.00	46,270.00	25,045.00
OR-005		41,500.00	22,134.00	38,000.00	49,500.00
OR-011		42,797.00	4,000.00	14,500.00	33,500.00
OR-012		98,038.00	11,000.00	12,400.00	20,000.00
OR-014		74,000.00	24,186.00	27,500.00	8,900.00
OR-016		33,625.00	41,500.00	35,250.00	9,625.00
OR-018	0	52,500.00	42,000.00	19,000.00	
(Continued on page 2)					
CFP Funds Listed for 5-year planning (pg. 1 only)		616,351.00	471,551.00	511,151.00	447,801.00
Replacement Housing Factor Funds					

# Capital Fund Program Five-Year Action Plan

## Part I: Summary (Page 2)

PHA Name WASHINGTON CNTY HA		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: 2006	FFY Grant: 2007	FFY Grant: 2008	FFY Grant: 2009
OR-025	<b>ANNUAL</b>	8,000.00	99,000.00	10,000.00	53,500.00
OR-026		0.00	32,000.00	61,000.00	47,200.00
OR-027		4,000.00	12,700.00	26,500.00	56,250.00
OR-031		8,300.00	20,000.00	50,000.00	53,500.00
OR-032		22,000.00	38,400.00	16,000.00	13,400.00
OR-040		41,000.00	26,000.00	25,000.00	28,000.00
CFP Funds Listed for 5-year planning (pg. 1 & 2)		699,651.00	699,651.00	699,651.00	699,651.00
Replacement Housing Factor Funds					

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>2</u> 0 FFY Grant: 2006			Activities for Year : <u>3</u> 0 FFY Grant: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See</b>	HA-Wide	Operations	\$121,733.00	HA-Wide	Operations	\$121,733.00
<b>Annual</b>						
<b>Statement</b>		<b>Management Improvements</b>			<b>Management Improvements</b>	
	HA-Wide	Staff Tng, Computer Software	10,000.00	HA-Wide	Staff Tng, Computer Software	10,000.00
	HA-Wide	Resident Initiatives Coord. (RIC)	16,933.00	HA-Wide	Resident Initiatives Coord. (RIC)	16,933.00
	HA-Wide	RIC Materials/Supplies	5,000.00	HA-Wide	RIC Materials/Supplies	5,000.00
	HA-Wide	Drug Residents Educ. Program	1,200.00	HA-Wide	Drug Residents Educ. Program	1,200.00
	HA-Wide	Energy Conservation Audit	5,000.00			
	<i>Subtotal</i>		\$38,133.00			\$33,133.00
		<b>Administration</b>			<b>Administration</b>	
	HA-Wide	Salaries and benefits	69,965.00	HA-Wide	Salaries and benefits	69,965.00
	HA-Wide	Admin - Sundry		HA-Wide	Admin - Sundry	
	<i>Subtotal</i>		\$69,965.00			\$69,965.00
		<b>Other HA-Wide</b>			<b>Other HA-Wide</b>	
	HA-Wide	Architect/Engineer Fees & Costs	30,000.00	HA-Wide	Architect/Engineer Fees & Costs	30,000.00
	HA-Wide	Computer equipment	2,400.00	HA-Wide	Computer equipment	2,400.00
	HA-Wide	Relocation	3,000.00	HA-Wide	Relocation	3,000.00
	HA-Wide	Contingency	20,000.00	HA-Wide	Contingency	20,000.00
	HA-Wide	Non-dwelling Structure	0.00	HA-Wide	Non-dwelling Structure	0.00
					Maintenance/Other Vehicles	20,000.00
	<i>Subtotal</i>		\$55,400.00			\$75,400.00

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>2</u> <b>0</b> <b>FFY Grant: 2006</b>			Activities for Year : <u>3</u> <b>0</b> <b>FFY Grant: 2007</b>		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See</b>	OR 22-004	Driveways, Sidewalks	7,160.00	OR 22-004	Driveways, Sidewalks	7,000.00
<b>Annual</b>	OR 22-004	Roofs	30,000.00	OR 22-004	Cabinets	8,000.00
<b>Statement</b>	OR 22-004	Flooring	4,000.00	OR 22-004	Garage Doors	1,000.00
	<i>Subtotal</i>		\$41,160.00			\$16,000.00
	OR 22-005	Upgrade grounds/landscape	5,000.00	OR 22-005	Driveways, Sidewalks	10,000.00
	OR 22-005	Driveways, Sidewalks	20,000.00			
				OR 22-005	Windows	4,000.00
	OR 22-005	Roofs	5,000.00	OR 22-005	Flooring	5,000.00
	OR 22-005	Windows	4,000.00	OR 22-005	Furnaces	\$2,134.00
	OR 22-005	Siding	7,500.00	OR 22-005	Garage Doors	\$1,000.00
	<i>Subtotal</i>		\$41,500.00			\$22,134.00
	OR 22-011	Upgrade grounds/landscape	2,000.00	OR 22-011	Driveways, Sidewalks	3,000.00
	OR 22-011	Roofs	5,000.00	OR 22-011	Garage Doors	1,000.00
	OR 22-011	Windows	10,000.00			
	OR 22-011	Siding	5,000.00			
	OR 22-011	Flooring	5,000.00			
	OR 22-011	Bathroom Showers	10,000.00			
	OR 22-011	Appliances	5,797.00			
	<i>Subtotal</i>		\$42,797.00			\$4,000.00
	OR 22-012	Roofs	35,000.00	OR 22-012	Driveways, Sidewalks	10,000.00
	OR 22-012	Cabinets	27,738.00			

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>2</u> 0 FFY Grant: 2006			Activities for Year : <u>3</u> 0 FFY Grant: 2007			
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
See Annual Statement	OR 22-012	Windows	14,000.00	OR 22-012	Garage Doors	1,000.00	
	OR 22-012	Siding	8,500.00				
	OR 22-012	Flooring	6,000.00				
	OR 22-012	Bathroom Showers	6,800.00				
		<i>Subtotal</i>		\$98,038.00			\$11,000.00
		OR 22-014	Driveways, Sidewalks	10,000.00			
		OR 22-014	Roofs	20,000.00	OR 22-014	Windows	5,186.00
		OR 22-014	Cabinets	31,500.00	OR 22-014	Siding	10,000.00
		OR 22-014	Windows	3,000.00	OR 22-014	Bathroom Showers	8,000.00
		OR 22-014	Flooring	4,000.00	OR 22-014	Garage Doors	1,000.00
		OR 22-014	Furnaces	2,000.00			
		OR 22-014	Appliances	3,500.00			
			<i>Subtotal</i>		<i>Subtotal</i>		\$24,186.00
		OR 22-016	Driveways, Sidewalks	13,125.00	OR 22-016	Upgrade grounds, Landscape	2,500.00
					OR 22-016	Driveways, Sidewalks	10,000.00
	OR 22-016	Cabinets	3,500.00	OR 22-016	Roofs	12,000.00	
	OR 22-016	Windows	3,000.00	OR 22-016	Siding	10,000.00	
	OR 22-016	Flooring	7,000.00	OR 22-016	Bathroom Showers	4,000.00	
				OR 22-016	Furnaces	2,000.00	
	OR 22-016	Appliances	7,000.00	OR 22-016	Garage Doors	1,000.00	
		<i>Subtotal</i>		<i>Subtotal</i>		\$41,500.00	

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>2</u> <b>0</b> FFY Grant: 2006			Activities for Year : <u>3</u> <b>0</b> FFY Grant: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See</b>	OR 22-018			OR 22-018	Driveways, Sidewalks	10,000.00
<b>Annual</b>				OR 22-018	Roofs	31,500.00
<b>Statement</b>				OR 22-018	Flooring	10,000.00
				OR 22-018	Garage Doors	1,000.00
	<i>Subtotal</i>		\$0.00	<i>Subtotal</i>		\$52,500.00
				OR 22-025	Driveways, Sidewalks	4,000.00
	OR 22-025	Cabinets	4,000.00	OR 22-025	Roofs	12,000.00
	OR 22-025	Flooring	4,000.00	OR 22-025	Siding	10,000.00
				OR 22-025	Garage Doors	1,000.00
				OR 22-025	Accessible Unit	70,000.00
				OR 22-025	Appliances	2,000.00
	<i>Subtotal</i>		\$8,000.00	<i>Subtotal</i>		\$99,000.00
				OR 22-026	Driveways, Sidewalks	10,000.00
				OR 22-026	Windows	10,000.00
				OR 22-026	Flooring	8,000.00
				OR 22-026	Garage Doors	1,000.00
				OR 22-026	Appliances	3,000.00
	<i>Subtotal</i>		\$0.00	<i>Subtotal</i>		\$32,000.00
	OR 22-027	Bathroom Showers	4,000.00	OR 22-027	Roofs	4,200.00
				OR 22-027	Bathroom Showers	4,000.00
				OR 22-027	Furnaces	3,500.00

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>2</u> <b>0</b> FFY Grant: 2006			Activities for Year : <u>3</u> <b>0</b> FFY Grant: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See</b>				OR 22-027	Garage Doors	1,000.00
<b>Annual</b>						
<b>Statement</b>	<i>Subtotal</i>		\$4,000.00	<i>Subtotal</i>		\$12,700.00
	OR 22-031	Driveways, Sidewalks	8,300.00			
				OR 22-031	Cabinets	14,000.00
				OR 22-031	Furnaces	5,000.00
				OR 22-031	Garage Doors	1,000.00
	<i>Subtotal</i>		\$8,300.00	<i>Subtotal</i>		\$20,000.00
	OR 22-032	Driveways, Sidewalks	9,000.00	OR 22-032	Upgrade grounds/Landscape	2,000.00
	OR 22-032	Cabinets	8,300.00	OR 22-032	Roofs	20,000.00
	OR 22-032	Siding	3,000.00	OR 22-032	Windows	10,000.00
	OR 22-032	Garage Doors	1,700.00	OR 22-032	Siding	3,000.00
				OR 22-032	Bathroom Showers	3,400.00
	<i>Subtotal</i>		\$22,000.00	<i>Subtotal</i>		38,400.00
	OR 22-040	Driveways, Sidewalks	15,000.00			
	OR 22-040	Cabinets	16,000.00	OR 22-040	Roofs	15,000.00
	OR 22-040	Bathroom Showers	8,000.00	OR 22-040	Flooring	8,000.00
				OR 22-040	Garage Doors	1,000.00
	OR 22-040	Appliances	2,000.00	OR 22-040	Appliances	2,000.00
	<i>Subtotal</i>		\$41,000.00	<i>Subtotal</i>		\$26,000.00
		<b>Total CFP Estimated Cost</b>	\$699,651.00			\$699,651.00

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>4</u> 0 FFY Grant: 2008			Activities for Year : <u>5</u> 0 FFY Grant: 2009		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See</b>	HA-Wide	Operations	\$121,733.00	HA-Wide	Operations	\$121,733.00
<b>Annual Statement</b>		<b>Management Improvements</b>			<b>Management Improvements</b>	
	HA-Wide	Staff Tng, Computer Software	10,000.00	HA-Wide	Staff Tng, Computer Software	10,000.00
	HA-Wide	Resident Initiatives Coord. (RIC)	16,933.00	HA-Wide	Resident Initiatives Coord. (RIC)	16,933.00
	HA-Wide	RIC Materials/Supplies	5,000.00	HA-Wide	RIC Materials/Supplies	5,000.00
	HA-Wide	Drug Residents Educ. Program	1,200.00	HA-Wide	Drug Residents Educ. Program	1,200.00
	<i>Subtotal</i>		\$33,133.00			\$33,133.00
		<b>Administration</b>			<b>Administration</b>	
	HA-Wide	Salaries and benefits	69,965.00	HA-Wide	Salaries and benefits	69,965.00
	HA-Wide	Admin - Sundry		HA-Wide	Admin - Sundry	
	<i>Subtotal</i>		\$69,965.00			\$69,965.00
		<b>Other HA-Wide</b>			<b>Other HA-Wide</b>	
	HA-Wide	Architect/Engineer Fees & Costs	30,000.00	HA-Wide	Architect/Engineer Fees & Costs	30,000.00
	HA-Wide	Computer equipment	2,400.00	HA-Wide	Computer equipment	2,400.00
	HA-Wide	Relocation	3,000.00	HA-Wide	Relocation	3,000.00
	HA-Wide	Contingency	25,000.00	HA-Wide	Contingency	22,000.00
	HA-Wide	Non-dwelling Structure	10,000.00	HA-Wide	Non-dwelling Structure	0.00
	<i>Subtotal</i>		\$70,400.00	<i>Subtotal</i>		\$57,400.00

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>4</u> <b>0</b> FFY Grant: 2008			Activities for Year : <u>5</u> <b>0</b> FFY Grant: 2009		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See</b>	OR 22-004	Driveways, Sidewalks	7,000.00	OR 22-004	Upgrade grounds/landscape	10,000.00
<b>Annual Statement</b>						
	OR 22-004	Roofs	10,000.00	OR 22-004	Flooring	5,045.00
	OR 22-004	Cabinets	5,000.00	OR 22-004	Furnaces	4,000.00
	OR 22-004	Windows	9,000.00	OR 22-004	Garage Doors	1,000.00
	OR 22-004	Siding	10,000.00			
	OR 22-004	Flooring	1,270.00	OR 22-004	Appliances	5,000.00
	OR 22-004	Bathroom Showers	4,000.00			
	<i>Subtotal</i>		\$46,270.00			\$25,045.00
	OR 22-005	Driveways, sidewalks	10,000.00	OR 22-005	Upgrade grounds/landscape	10,000.00
	OR 22-005	Cabinets	5,000.00	OR 22-005	Roofs	5,000.00
	OR 22-005	Windows	4,000.00	OR 22-005	Windows	4,000.00
	OR 22-005	Siding	15,000.00	OR 22-005	Siding	15,500.00
	OR 22-005	Bathroom Showers	4,000.00	OR 22-005	Flooring	5,000.00
				OR 22-005	Furnaces	4,000.00
				OR 22-005	Garage Doors	1,000.00
				OR 22-005	Appliances	5,000.00
	<i>Subtotal</i>		\$38,000.00			\$49,500.00
				OR 22-011	Upgrade grounds/landscape	10,000.00
				OR 22-011	Driveways, sidewalks	10,000.00
	OR 22-011	Cabinets	3,000.00	OR 22-011	Roofs	2,500.00
	OR 22-011	Windows	3,500.00	OR 22-011	Flooring	3,000.00

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>4</u> 0 FFY Grant: 2008			Activities for Year : <u>5</u> 0 FFY Grant: 2009		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See</b>	OR 22-011	Siding	5,000.00	OR 22-011	Bathroom Showers	2,000.00
<b>Annual</b>	OR 22-011	Garage Doors	1,000.00	OR 22-011	Furnaces	4,000.00
<b>Statement</b>						
	OR 22-011	Appliances	2,000.00	OR 22-011	Appliances	2,000.00
	<i>Subtotal</i>		\$14,500.00			\$33,500.00
	OR 22-012	Driveways, sidewalks	5,000.00	OR 22-012	Upgrade grounds/landscape	10,000.00
	OR 22-012	Windows	2,000.00	OR 22-012	Roofs	2,000.00
	OR 22-012	Bathroom Showers	3,400.00	OR 22-012	Cabinets	2,000.00
				OR 22-012	Siding	4,000.00
				OR 22-012	Furnaces	2,000.00
	OR 22-012	Appliances	2,000.00			
	<i>Subtotal</i>		\$12,400.00			\$20,000.00
	OR 22-014	Upgrade grounds/landscape	10,000.00	OR 22-014	Driveways, Sidewalks	3,800.00
	OR 22-014	Cabinets	3,500.00	OR 22-014	Bathroom Showers	2,000.00
	OR 22-014	Windows	10,000.00	OR 22-014	Garage Doors	1,000.00
	OR 22-014	Flooring	2,000.00			
	OR 22-014	Furnaces	2,000.00			
				OR 22-014	Appliances	2,100.00
	<i>Subtotal</i>		\$27,500.00	<i>Subtotal</i>		\$8,900.00

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

Activities for Year 1	Activities for Year : <u>4</u> <b>0</b> FFY Grant: 2008			Activities for Year : <u>5</u> <b>0</b> FFY Grant: 2009		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See</b>	OR 22-016	Upgrade grounds/landscape	1,250.00	OR 22-016	Upgrade grounds/landscape	2,625.00
<b>Annual</b>	OR 22-016	Cabinets	4,000.00	OR 22-016	Furnaces	2,000.00
<b>Statement</b>	OR 22-016	Windows	10,000.00			
	OR 22-016	Flooring	20,000.00			
				OR 22-016	Appliances	5,000.00
	<i>Subtotal</i>		\$35,250.00	<i>Subtotal</i>		\$9,625.00
	OR 22-018	Upgrade grounds/landscape	10,000.00			
	OR 22-018	Windows	10,000.00	OR 22-018	Cabinets	5,000.00
	OR 22-018	Siding	10,000.00	OR 22-018	Flooring	10,000.00
	OR 22-018	Bathroom showers	4,000.00	OR 22-018	Furnaces	4,000.00
	OR 22-018	Appliances	8,000.00			
	<i>Subtotal</i>		\$42,000.00	<i>Subtotal</i>		\$19,000.00
	OR 22-025	Upgrade grounds/landscape	\$10,000.00	OR 22-025	Replace Driveways/Sidewalks	10,000.00
				OR 22-025	Roofs	10,500.00
				OR 22-025	Windows	25,000.00
				OR 22-025	Flooring	4,000.00
				OR 22-025	Furnaces	4,000.00
	<i>Subtotal</i>		\$10,000.00	<i>Subtotal</i>		\$53,500.00

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>4</u> <b>0</b> FFY Grant: 2008			Activities for Year : <u>5</u> <b>0</b> FFY Grant: 2009		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See</b>				OR 22-026	Upgrade grounds/landscape	10,000.00
<b>Annual</b>				OR 22-026	Driveways, Sidewalks	10,000.00
<b>Statement</b>	OR 22-026	Roofs	35,000.00	OR 22-026	Windows	10,000.00
	OR 22-026	Cabinets	8,000.00	OR 22-026	Flooring	8,000.00
	OR 22-026	Siding	10,000.00	OR 22-026	Bathroom Showers	4,000.00
	OR 22-026	Flooring	8,000.00	OR 22-026	Furnaces	4,000.00
				OR 22-026	Appliances	1,200.00
	<i>Subtotal</i>		\$61,000.00	<i>Subtotal</i>		\$47,200.00
				OR 22-027	Upgrade grounds/landscape	10,000.00
	OR 22-027	Driveways, Sidewalks	\$10,000.00	OR 22-027	Driveways, Sidewalks	10,000.00
	OR 22-027	Cabinets	4,000.00	OR 22-027	Roofs	15,000.00
	OR 22-027	Flooring	4,000.00	OR 22-027	Windows	2,000.00
	OR 22-027	Furnaces	3,500.00	OR 22-027	Siding	4,750.00
				OR 22-027	Flooring	4,000.00
				OR 22-027	Furnaces	10,500.00
	OR 22-027	Appliances	5,000.00			
	<i>Subtotal</i>		\$26,500.00	<i>Subtotal</i>		\$56,250.00
				OR 22-031	Upgrade grounds/landscape	10,000.00
				OR 22-031	Driveways, Sidewalks	10,000.00
	OR 22-031	Roofs	30,000.00	OR 22-031	Roofs	30,000.00
	OR 22-031	Windows	9,000.00	OR 22-031	Flooring	3,500.00
	OR 22-031	Siding	10,000.00			

# Capital Fund Program Five-Year Action Plan

## Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>4</u> 0 FFY Grant: 2008			Activities for Year : <u>5</u> 0 FFY Grant: 2009		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See</b>	OR 22-031	Appliances	1,000.00			
<b>Annual</b>						
<b>Statement</b>	<i>Subtotal</i>		\$50,000.00	<i>Subtotal</i>		\$53,500.00
				OR 22-032	Driveways, Sidewalks	10,000.00
	OR 22-032	Siding	6,000.00	OR 22-032	Bathroom Showers	3,400.00
	OR 22-032	Flooring	1,000.00	OR 22-032		
	OR 22-032	Bathroom Showers	3,400.00	OR 22-032		
	OR 22-032	Furnaces	5,000.00	OR 22-032		
	OR 22-032	Appliances	600.00			
	<i>Subtotal</i>		\$16,000.00	<i>Subtotal</i>		13,400.00
				OR 22-040	Upgrade grounds/landscape	10,000.00
				OR 22-040	Driveways, Sidewalks	\$10,000.00
	OR 22-040	Windows	10,000.00	OR 22-040	Bathroom Showers	8,000.00
	OR 22-040	Siding	10,000.00	OR 22-040		
	OR 22-040	Furnaces	5,000.00	OR 22-040		
	<i>Subtotal</i>		\$25,000.00	<i>Subtotal</i>		\$28,000.00
	<b>Total CFP Estimated Cost</b>		\$699,651.00			\$699,651.00

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacment Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: <b>Housing Authority of Washington County</b>	Grant Type and Number Capital Fund Program Grant No: <b>OR16PO22501-03</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2003</b>
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Original Annual Statement   
  Reserve for Disasters/Emergencies   
  Revised Annual Statement/(revision no: 2 )  
 Performance and Evaluation Report for Period Ending **12/31/2004**   
 () Final Performance and Evaluation Report

Line No.	Summary of Development Account	Total Estimated Cost		Total Actual Costs	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	\$ 126,727	\$ 126,727	\$ 126,727	126,727
3	1408 Management Improvements Soft Costs	\$ 33,614	\$ 28,806	\$ 6,993	\$ 6,993
	1408 Management Improvements Hard Costs				
4	1410 Administration	\$ 63,363	\$ 62,363	\$ 61,363	\$ 61,363
5	1411 Audit	\$ 2,850	\$ 677	\$ -	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 69,000	\$ 30,000	\$ 4,825	\$ 4,825
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 70,396	\$ 16,850	\$ 4,600	\$ 4,600
10	1460 Dwelling Structures	\$ 244,189	\$ 215,416	\$ 48,451	\$ 48,451
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures	\$ 10,000	\$ 147,400	\$ 147,400	\$ 147,400
13	1475 Nondwelling Equipment	\$ 9,000	\$ 2,400	0.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserves				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$ 4,500	\$ 3,000	0.00	0.00
18	1499 Development Activities				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacment Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: <b>Housing Authority of Washington County</b>	Grant Type and Number Capital Fund Program Grant No: <b>OR16PO22501-03</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2003</b>
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Original Annual Statement   
 Reserve for Disasters/Emergencies   
 Revised Annual Statement/(revision no: 2 )  
 Performance and Evaluation Report for Period Ending **12/31/2004**   
 Final Performance and Evaluation Report

Line No.	Summary of Development Account	Total Estimated Cost		Total Actual Costs	
		Original	Revised (1)	Obligated	Expended
19	1502 Contingency				
	Amount of Annual Grant (Sum of lines.....)	\$ 633,639	\$ 633,639	\$ 400,359	\$ 400,359
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of Line XX Related to Security -- Soft Costs				0.00
	Amount of Line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: <b>Housing Authority of Washington County</b>		Grant Type and Number Capital Fund Program Grant No: <b>OR16PO22501-03</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>			
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	Obligated	Expended		
HA wide	Operations Maintenance Tools	1406		126,727.00	126,727.00	126,727.00	126,727.00	completed	
<b>Total 1406 Operations</b>				<b>\$ 126,727.00</b>	<b>\$ 126,727.00</b>	<b>\$ 126,727.00</b>	<b>\$ 126,727.00</b>		
HA wide Mngmt. Imp.	F.S.S./ Resident Initiatives Programs:								
	Resident Initiative Coordinator (RIC) Salary and benefits	1408	1	6,933.00	18,483.00	6,993.00	6,993.00	ongoing	
	Resident Initiative program Materials & Expenses	1408		5,000.00	1,000.00	0.00	0.00	ongoing	
	Staff Training, Software (Management, Financial, Computer, Program)	1408	N/A	21,681.00	9,323.00	0.00	0.00	ongoing	
<b>Total of 1408 Management Improvements</b>			<b>1408</b>	<b>\$ 33,614.00</b>	<b>\$ 28,806.00</b>	<b>\$ 6,993.00</b>	<b>\$ 6,993.00</b>		
HA wide Admin.	Capital Fund Coordinator @ .125 FTE to implement Salary & benefits	1410	1	6,800.00	6,800.00	6,800.00	6,800.00	completed	
	Comprehensive Grant Coordinator @ .75 FTE Salary & benefits	1410	1	32,927.00	32,927.00	32,927.00	32,927.00	completed	
	Admin. Support @.75 FTE Salary & benefits	1410	1	21,636.00	21,636.00	21,636.00	21,636.00	completed	
	Sundry Public Hearing/Meetings	1410	N/A	2,000.00	1,000.00	0.00	0.00	ongoing	

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

PHA Name: <b>Housing Authority of Washington County</b>		Grant Type and Number Capital Fund Program Grant No: <b>OR16PO22501-03</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2003</b>				
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	Obligated	Expended		
	<b>Total of 1410 PHA Wide Administration</b>	<b>1410</b>		<b>\$ 63,363.00</b>	<b>\$ 62,363.00</b>	<b>\$ 61,363.00</b>	<b>\$ 61,363.00</b>		
HA wide Audit	Audit Costs	1411		2,850.00	677.00	0.00	0.00	ongoing	
	<b>Total of 1411 PHA Wide Audit</b>	<b>1411</b>		<b>2,850.00</b>	<b>\$677.00</b>	<b>0.00</b>	<b>0.00</b>		
HA wide Fees & Costs	Architect & Engineering Services	1430	N/A	60,000.00	30,000.00	4,825.00	4,825.00	ongoing	
	Advertising costs	1430	N/A	5,000.00	0.00	0.00	0.00		
	Permit Fees	1430	N/A	4,000.00	0.00	0.00	0.00		
	<b>Total of 1430 PHA Wide Fees &amp; Costs</b>	<b>1430</b>		<b>\$69,000.00</b>	<b>\$30,000.00</b>	<b>4,825.00</b>	<b>4,825.00</b>		
<b>OR004</b>	Site Improvement Replace Sidewalks/Landscaping	1450	1	0.00	2,500.00	1,033.00	1,033.00	Moved from FY04	
	Dwelling Structure Replace Roofs	1460	9	48,000.00	54,395.00	11,964.00	11,964.00	ongoing	
	Replace Windows	1460	4	12,000.00	12,600.00	3,515.87	3,515.87	ongoing	
	Replace Flooring		2	0.00	0.00	0.00	0.00		
	Replace Cabinets		1	0.00	3,660.00	3,660.00	3,660.00	Moved from FY04	
	Replace Bathrooms/Fixtures		0	24,000.00	5,015.00	5,010.67	5,010.67	ongoing	
	<b>Sub Total</b>			<b>84,000.00</b>	<b>75,670.00</b>	<b>24,150.54</b>	<b>24,150.54</b>		
	<b>OR004 Project Total</b>			<b>84,000.00</b>	<b>78,170.00</b>	<b>25,183.54</b>	<b>25,183.54</b>		
<b>OR005</b>	Site Improvements								

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

PHA Name: <b>Housing Authority of Washington County</b>		Grant Type and Number Capital Fund Program Grant No: <b>OR16PO22501-03</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>			
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	Obligated	Expended		
	Replace Sidewalks/Landscaping	1450	6	43,896.00	650.00	650.00	650.00	Lower priority; Deferred to FY04	
	Dwelling Structure								
	Replace Bathroom/Fixtures		1	0.00	1,000.00	950.00	950.00	Moved from FY04	
	<b>Sub Total</b>			<b>0.00</b>	<b>1,000.00</b>	<b>950.00</b>	<b>950.00</b>		
	<b>OR005 Project Total</b>			<b>43,896.00</b>	<b>1,650.00</b>	<b>1,600.00</b>	<b>1,600.00</b>		
<b>OR011</b>	Dwelling Structure								
	Replace bathroom/fixtures	1460	2	0.00	1,800.00	1,800.00	1,800.00	Moved from FY05	
	<b>Sub Total</b>			<b>0.00</b>	<b>1,800.00</b>	<b>1,800.00</b>	<b>1,800.00</b>		
	<b>OR011 Project Total</b>			<b>0.00</b>	<b>1,800.00</b>	<b>1,800.00</b>	<b>1,800.00</b>		
<b>OR012</b>	Site Improvement								
	Replace Sidewalks/Landscaping	1450	2	0.00	1,000.00	750.00	750.00	Moved from FY04	
	Dwelling Structure								
	Replace Furnaces	1460	1	0.00	1,000.00	900.00	900.00	Moved from FY05	
	Replace Flooring		1	0.00	1,600.00	1,584.00	1,584.00	Moved from FY05	
	<b>Sub Total</b>			<b>0.00</b>	<b>2,600.00</b>	<b>2,484.00</b>	<b>2,484.00</b>		
	<b>OR012 Project Total</b>			<b>0.00</b>	<b>3,600.00</b>	<b>3,234.00</b>	<b>3,234.00</b>		
<b>OR016</b>	Site Improvement								
	Replace Sidewalks/Landscaping	1450	2	0.00	2,200.00	2,166.71	2,166.71	Moved from FY04	
	Dwelling Structure								
	Replace Roofs		1	0.00	43,686.00	6,440.00	6,440.00	Moved from FY04	
	<b>Sub Total</b>			<b>0.00</b>	<b>43,686.00</b>	<b>6,440.00</b>	<b>6,440.00</b>		
	<b>OR016 Project Total</b>			<b>0.00</b>	<b>45,886.00</b>	<b>8,606.71</b>	<b>8,606.71</b>		
<b>OR018</b>	Site Improvement								
	Replace Sidewalks/Landscaping	1450	1	0.00	2,000.00			Moved from FY08	

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

PHA Name: <b>Housing Authority of Washington County</b>		Grant Type and Number Capital Fund Program Grant No: <b>OR16PO22501-03</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>			
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	Obligated	Expended		
	Dwelling Structure Replace Flooring <b>Sub Total</b>	1460	1	0.00 <b>0.00</b>	3,630.00 <b>3,630.00</b>	3,624.14 <b>3,624.14</b>	3,624.14 <b>3,624.14</b>	Moved from FY08	
	<b>OR018 Project Total</b>			<b>0.00</b>	<b>5,630.00</b>	<b>3,624.14</b>	<b>3,624.14</b>		
<b>OR025</b>	Dwelling Structure Replace Floors Replace Windows <b>Sub Total</b>		7 3	48,000.00 0.00 <b>48,000.00</b>	28,000.00 15,000.00 <b>43,000.00</b>	0.00 <b>0.00</b>	0.00 <b>0.00</b>	ongoing Moved from FY08	
	<b>OR025 Project Total</b>			<b>48,000.00</b>	<b>43,000.00</b>	<b>0.00</b>	<b>0.00</b>		
<b>OR026</b>	Dwelling Structure Replace Flooring Replace Roofs <b>Sub Total</b>	1460 1460	8 1	32,246.00 0.00 <b>32,246.00</b>	24,000.00 5,200.00 <b>29,200.00</b>	0.00 5,187.33 <b>5,187.33</b>	0.00 5,187.33 <b>5,187.33</b>	ongoing Moved from FY04	
	<b>OR026 Project Total</b>			<b>32,246.00</b>	<b>29,200.00</b>	<b>5,187.33</b>	<b>5,187.33</b>		
<b>OR027</b>	Site Improvement Replace Unit Driveways  Dwelling Structure Replace Roofs Replace Furnaces Replace Windows Replace Countertops/Cabinets <b>Sub Total</b>	1450  1460	2  2 1 2 0	11,500.00  29,760.00 20,000.00 16,998.00 13,185.00 <b>79,943.00</b>	8,500.00  11,000.00 1,200.00 2,630.00 0.00 <b>14,830.00</b>	0.00  0.00 1,194.26 2,620.90 0.00 <b>3,815.16</b>	0.00  0.00 1,194.26 2,620.90 0.00 <b>3,815.16</b>	ongoing  ongoing ongoing Deferred to FY05	
	<b>OR027 Project Total</b>			<b>91,443.00</b>	<b>23,330.00</b>	<b>3,815.16</b>	<b>3,815.16</b>		
<b>OR031</b>	Site Improvement Replace Unit Driveways Replace Sidewalks/Landscaping <b>Sub Total</b>	1450	0 0	0.00 15,000.00 <b>15,000.00</b>	0.00 0.00 <b>0.00</b>	0.00 0.00 <b>0.00</b>	0.00 0.00 <b>0.00</b>	Deferred to FY06	

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

PHA Name: <b>Housing Authority of Washington County</b>		Grant Type and Number Capital Fund Program Grant No: <b>OR16PO22501-03</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2003</b>				
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	Obligated	Expended	
	<b>OR031 Project Total</b>				<b>15,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Total of 1450 - Site Impr.</b>				<b>70,396.00</b>	<b>16,850.00</b>	<b>4,599.71</b>	<b>4,599.71</b>	
	<b>Total of 1460 - Dwel. Structures</b>				<b>244,189.00</b>	<b>215,416.00</b>	<b>48,451.17</b>	<b>48,451.17</b>	
	<b>Total Site and Dwelling</b>				<b>\$ 314,585.00</b>	<b>\$ 232,266.00</b>	<b>\$ 53,050.88</b>	<b>\$ 53,050.88</b>	
HA Wide	Walnut St. Maintenance facility		1470	1	10,000.00	147,400.00	147,400.00	147,400.00	completed
	<b>Total of 1470 Non-Dwelling Structures</b>				<b>\$ 10,000.00</b>	<b>\$ 147,400.00</b>	<b>\$ 147,400.00</b>	<b>\$ 147,400.00</b>	
	Purchase Personal Computers		1475.4	4	9,000.00	2,400.00	0.00	0.00	ongoing
	<b>Total of 1475 Non-Dwelling Equipment</b>				<b>\$ 9,000.00</b>	<b>\$ 2,400.00</b>	<b>\$ -</b>	<b>\$ -</b>	
HA-Wide	1. Temporary Relocation of existing residents.		1495.1	N/A	4,500.00	3,000.00	0.00	0.00	ongoing
	<b>Total of 1495 Relocation Costs</b>				<b>\$ 4,500.00</b>	<b>\$ 3,000.00</b>	<b>\$ -</b>	<b>\$ -</b>	
	<b>TOTAL</b>				<b>\$ 633,639.00</b>	<b>\$ 633,639.00</b>	<b>\$ 400,358.88</b>	<b>\$ 400,358.88</b>	

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

PHA Name: <b>Housing Authority of Washington County</b>		Grant Type and Number Capital Fund Program Grant No: <b>OR16PO22501-03</b> Replacement Housing Factor Grant No:					Federal FY of Grant: <b>2003</b>
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
OR-022-004	Dec-04	Jun-05		Jun-06	Sep-06		Correct error setting original dates
OR-022-005	Dec-04	Jun-05		Jun-06	Sep-06		Correct error setting original dates
OR-022-025	Dec-04	Jun-05		Jun-06	Sep-06		Correct error setting original dates
OR-022-026	Dec-04	Jun-05		Jun-06	Sep-06		Correct error setting original dates
OR-022-027	Dec-04	Jun-05		Jun-06	Sep-06		Correct error setting original dates
OR-022-031	Dec-04	Jun-05		Jun-06	Sep-06		Correct error setting original dates
OR-022-032	Dec-04	Jun-05		Jun-06	Sep-06		Correct error setting original dates
HA-Wide Mgmt Improvement	Dec-04	Jun-05		Jun-06	Sep-06		Revised Usage Schedule
HA-Wide A&E Costs	Dec-04	Jun-05		Jun-06	Sep-06		Revised Usage Schedule

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacment Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: <b>Housing Authority of Washington County</b>	Grant Type and Number Capital Fund Program Grant No: <b>OR16PO22502-03</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2003</b>
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Original Annual Statement   
  Reserve for Disasters/Emergencies   
  Revised Annual Statement/(revision no: 1 )  
 Performance and Evaluation Report for Period Ending **12/31/2004**   
 () Final Performance and Evaluation Report

Line No.	Summary of Development Account	Total Estimated Cost		Total Actual Costs	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations				
3	1408 Management Improvements Soft Costs				
	1408 Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 8,500	\$ 8,500	0.00	0.00
10	1460 Dwelling Structures	\$ 117,781	\$ 117,781	0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserves				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacment Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: <b>Housing Authority of Washington County</b>	Grant Type and Number Capital Fund Program Grant No: <b>OR16PO22502-03</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2003</b>
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Original Annual Statement   
 Reserve for Disasters/Emergencies   
 Revised Annual Statement/(revision no: 1 )  
 Performance and Evaluation Report for Period Ending **12/31/2004**   
 Final Performance and Evaluation Report

Line No.	Summary of Development Account	Total Estimated Cost		Total Actual Costs	
		Original	Revised (1)	Obligated	Expended
19	1502 Contingency				
	Amount of Annual Grant (Sum of lines.....)	\$ 126,281	\$ 126,281	0.00	0.00
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of Line XX Related to Security -- Soft Costs				
	Amount of Line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part II: Supporting Pages									
PHA Name: <b>Housing Authority of Washington County</b>			Grant Type and Number Capital Fund Program Grant No: <b>OR16PO22502-03</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>		
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	Obligated	Expended	
<b>OR031</b>	Site Improvement Replace Unit Driveways		1450	2	8,500.00	8,500.00	0.00	0.00	ongoing
	<b>Sub Total</b>				<b>8,500.00</b>	<b>8,500.00</b>	<b>0.00</b>	<b>0.00</b>	
	Dwelling Structures Replace Roofs		1460	9	44,640.00	44,640.00	0.00	0.00	ongoing
	Replace Windows			4	14,988.00	10,544.00	0.00	0.00	ongoing
	Replace Countertops/Cabinets			5	10,100.00	14,988.00	0.00	0.00	ongoing
	<b>Sub Total</b>				<b>69,728.00</b>	<b>70,172.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>OR031 Project Total</b>				<b>78,228.00</b>	<b>78,672.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>OR032</b>	Dwelling Structures Replace Roofs		1460	3	26,040.00	16,000.00	0.00	0.00	ongoing
	Replace Bathrooms/Fixtures			5	4,778.00	14,609.00	0.00	0.00	ongoing
	Replace Countertops/Cabinets			4	9,235.00	9,000.00	0.00	0.00	ongoing
	Replace Furnaces			6	8,000.00	8,000.00	0.00	0.00	ongoing
	<b>Sub Total</b>				<b>48,053.00</b>	<b>47,609.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>OR032 Project Total</b>				<b>48,053.00</b>	<b>47,609.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Total of 1450 - Site Impr.</b>				<b>8,500.00</b>	<b>8,500.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Total of 1460 - Dwel. Structures</b>				<b>117,781.00</b>	<b>117,781.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Total Site and Dwelling</b>				<b>\$ 126,281.00</b>	<b>126,281.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>TOTAL</b>				<b>\$ 126,281.00</b>	<b>126,281.00</b>	<b>0.00</b>	<b>0.00</b>	



**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacment Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: <b>Housing Authority of Washington County</b>	Grant Type and Number Capital Fund Program Grant No: <b>OR16PO22501-04</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2004</b>
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Original Annual Statement     Reserve for Disasters/Emergencies     Revised Annual Statement/(revision no: 1 )  
 Performance and Evaluation Report for Period Ending **12/31/2004**     Final Performance and Evaluation Report

Line No.	Summary of Development Account	Total Estimated Cost		Total Actual Costs	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	\$ 121,733	\$ 121,733	\$ 121,733	121,733
3	1408 Management Improvements Soft Costs	\$ 33,133	\$ 28,000	\$ 3,467	\$ 3,467
	1408 Management Improvements Hard Costs				
4	1410 Administration	\$ 69,965	\$ 69,965	\$ 33,584	\$ 33,584
5	1411 Audit	\$ 2,850	\$ 683	0.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$ 64,000	\$ 30,000	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$ 76,398	\$ 75,775	0.00	0.00
10	1460 Dwelling Structures	\$ 302,372	\$ 331,620	0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$ 24,700	\$ 17,900	0.00	0.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	0.00	\$ 2,400	0.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserves				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	\$ 4,500	\$ 3,000	0.00	0.00
18	1499 Development Activities				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacment Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name: <b>Housing Authority of Washington County</b>	Grant Type and Number Capital Fund Program Grant No: <b>OR16PO22501-04</b> Replacement Housing Factor Grant No:	Federal FY of Grant: <b>2004</b>
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Original Annual Statement   
 Reserve for Disasters/Emergencies   
 Revised Annual Statement/(revision no: 1 )  
 Performance and Evaluation Report for Period Ending **12/31/2004**   
 Final Performance and Evaluation Report

Line No.	Summary of Development Account	Total Estimated Cost		Total Actual Costs	
		Original	Revised (1)	Obligated	Expended
19	1502 Contingency				
	Amount of Annual Grant (Sum of lines.....)	\$ 699,651	\$ 681,076	\$ 158,783	\$ 158,783
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of Line XX Related to Security -- Soft Costs				0.00
	Amount of Line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

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

PHA Name: <b>Housing Authority of Washington County</b>		Grant Type and Number Capital Fund Program Grant No: <b>OR16PO22501-04</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>			
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	Obligated	Expended		
HA wide	Operations	1406		121,733.00	121,733.00	121,733.00	121,733.00	completed	
	<b>Total 1406 Operations</b>			<b>121,733.00</b>	<b>121,733.00</b>	<b>\$ 121,733.00</b>	<b>\$ 121,733.00</b>		
HA wide Mngmt. Imp.	Resident Initiative Coordinator (RIC) Salary and benefits	1408	1	6,933.00	16,483.00	3,466.50	3,466.50	ongoing	
	Resident Initiative program Materials & Supplies	1408		5,000.00	1,000.00	0.00	0.00	ongoing	
	Drug Res. Educ. Program	1408		1,200.00	1,200.00	0.00	0.00	ongoing	
	Staff Training, Software	1408	N/A	20,000.00	9,317.00	0.00	0.00	ongoing	
	<b>Total of 1408 Management Improvements</b>	<b>1408</b>		<b>33,133.00</b>	<b>28,000.00</b>	<b>\$ 3,466.50</b>	<b>\$ 3,466.50</b>		
HA wide Admin.	Capital Fund Coordinator @ .75 FTE Salary and benefits	1410	1	38,668.00	38,668.00	19,334.00	19,334.00	ongoing	
	Capital Fund Coordinator @ .125 FTE to implement Salary and benefits	1410	1	7,800.00	7,800.00	0.00	0.00	ongoing	
	Admin. Support @.75 FTE Salary and benefits	1410	1	23,497.00	23,497.00	14,249.50	14,249.50	ongoing	
	<b>Total of 1410 PHA Wide Administration</b>	<b>1410</b>		<b>69,965.00</b>	<b>69,965.00</b>	<b>\$ 33,583.50</b>	<b>\$ 33,583.50</b>		
HA wide Audit	Audit Costs	1411		2,850.00	683.00	0.00	0.00	ongoing	
	<b>Total of 1411 PHA Wide Audit</b>	<b>1411</b>		<b>2,850.00</b>	<b>683.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		

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

PHA Name: <b>Housing Authority of Washington County</b>		Grant Type and Number Capital Fund Program Grant No: <b>OR16PO22501-04</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>			
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	Obligated	Expended		
HA wide Fees & Costs	Architect & Engineering Services	1430		60,000.00	30,000.00	0.00	0.00	ongoing	
	Permit Fees	1430		4,000.00	0.00	0.00	0.00		
<b>Total of 1430 PHA Wide Fees &amp; Costs</b>		<b>1430</b>		<b>64,000.00</b>	<b>30,000.00</b>	<b>0.00</b>	<b>0.00</b>		
<b>OR004</b>	Grounds Improvement Landscaping	1450	0	30,960.00	4,000.00	0.00	0.00	ongoing	
	Dwelling Structures								
	Replace Roofs	1460	9	27,738.00	18,738.00	0.00	0.00	ongoing	
	Replace Cabinets		9	22,000.00	4,000.00	0.00	0.00	ongoing	
	Replace Bathroom Shower		5	9,403.00	9,403.00	0.00	0.00	ongoing	
<b>Sub Total</b>				<b>59,141.00</b>	<b>32,141.00</b>	<b>0.00</b>	<b>0.00</b>		
<b>OR004 Project Total</b>				<b>90,101.00</b>	<b>36,141.00</b>	<b>0.00</b>	<b>0.00</b>		
<b>OR005</b>	Replace Driveways, sidewalks	1450	7	0.00	27,000.00	0.00	0.00	Move from FY05	
	Dwelling Structures								
	Replace Bathroom Shower	1460	10	20,000.00	14,000.00	0.00	0.00	ongoing	
	Replace Roofs		9	40,930.00	36,425.00	0.00	0.00	ongoing	
	Replace Windows		11	0.00	8,000.00	0.00	0.00	Move from FY05	
<b>Sub Total</b>				<b>60,930.00</b>	<b>58,425.00</b>	<b>0.00</b>	<b>0.00</b>		
<b>OR005 Project Total</b>				<b>60,930.00</b>	<b>85,425.00</b>	<b>0.00</b>	<b>0.00</b>		
<b>OR011</b>	Replace Driveways, sidewalks	1450	0	0.00	4,500.00	0.00	0.00	Move from FY05	
	Dwelling Structures								

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

PHA Name: <b>Housing Authority of Washington County</b>		Grant Type and Number Capital Fund Program Grant No: <b>OR16PO22501-04</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>			
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	Obligated	Expended		
	Replace Roofs	1460	15	0.00	11,000.00	0.00	0.00	Move from FY05	
	Replace Flooring			0.00	0.00	0.00	0.00		
	Replace Cabinets		7	0.00	15,000.00	0.00	0.00	Move from FY05	
	Replace Bathroom Shower			0.00	0.00	0.00	0.00		
	Replace Windows		6	0.00	7,000.00	0.00	0.00	Move from FY05	
	<b>Sub Total</b>			<b>0.00</b>	<b>33,000.00</b>	<b>0.00</b>	<b>0.00</b>		
	Dwelling Equipment								
	Replace Range and Refrigerator	1465	8	0.00	5,600.00	0.00	0.00	Move from FY05	
	<b>OR011 Project Total</b>			<b>0.00</b>	<b>43,100.00</b>	<b>0.00</b>	<b>0.00</b>		
<b>OR012</b>	Grounds Improvement								
	Landscaping	1450	0	20,338.00	0.00	0.00	0.00	Move from FY05	
	Replace Driveways		5	0.00	8,000.00	0.00	0.00		
	<b>Sub Total</b>			<b>20,338.00</b>	<b>8,000.00</b>	<b>0.00</b>	<b>0.00</b>		
	Dwelling Structures								
	Replace Roofs	1460	3	40,930.00	15,554.00	0.00	0.00	ongoing	
	Replace Siding		2	0.00	9,000.00	0.00	0.00	Move from FY05	
	Replace Flooring		8	0.00	14,000.00	0.00	0.00	Move from FY05	
	<b>Sub Total</b>			<b>40,930.00</b>	<b>38,554.00</b>	<b>0.00</b>	<b>0.00</b>		
	<b>OR012 Project Total</b>			<b>61,268.00</b>	<b>46,554.00</b>	<b>0.00</b>	<b>0.00</b>		
<b>OR014</b>	Grounds Improvement								
	Landscaping	1450	0	9,600.00	3,800.00	0.00	0.00	ongoing	
	Dwelling Structures								
	Replace Roofs	1460	0	40,931.00	0.00	0.00	0.00	Deferred	
	Replace Windows		10	0.00	12,000.00	0.00	0.00	Move from FY07	
	Replace Flooring		5	0.00	10,000.00	0.00	0.00	Move from FY07	
	<b>Sub Total</b>			<b>40,931.00</b>	<b>22,000.00</b>	<b>0.00</b>	<b>0.00</b>		
	Dwelling Equipment								
	Replace Range and Refrigerator	1465	5	0.00	3,500.00	0.00	0.00	Move from FY07	

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

PHA Name: <b>Housing Authority of Washington County</b>		Grant Type and Number Capital Fund Program Grant No: <b>OR16PO22501-04</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>			
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	Obligated	Expended		
	<b>OR014 Project Total</b>				<b>50,531.00</b>	<b>29,300.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>OR016</b>	Grounds Improvement Landscaping	1450	0	7,500.00	4,375.00	0.00	0.00	ongoing	
	Replace Driveways/sidewalks		11	0.00	12,000.00	0.00	0.00	Move from FY07	
	<b>Sub Total</b>			<b>7,500.00</b>	<b>16,375.00</b>	<b>0.00</b>	<b>0.00</b>		
	Dwelling Structures Replace Roofs	1460	0	37,940.00	0.00	0.00	0.00	Deferred	
	Replace Windows		0	0.00	0.00	0.00	0.00		
	<b>Sub Total</b>			<b>37,940.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		
	<b>OR016 Project Total</b>			<b>45,440.00</b>	<b>16,375.00</b>	<b>0.00</b>	<b>0.00</b>		
<b>OR018</b>	Sidewalk, Driveway and Fence	1450	17	0.00	12,100.00	0.00	0.00	Move from FY08	
	Dwelling Structures Replace Flooring	1460	17	0.00	20,000.00	0.00	0.00	Move from FY08	
	Replace Roofs		17	0.00	45,000.00	0.00	0.00	Move from FY08	
	Replace Windows		17	0.00	0.00	0.00	0.00		
	<b>Sub Total</b>			<b>0.00</b>	<b>65,000.00</b>	<b>0.00</b>	<b>0.00</b>		
	<b>OR018 Project Total</b>			<b>0.00</b>	<b>77,100.00</b>	<b>0.00</b>	<b>0.00</b>		
<b>OR025</b>	Grounds Improvement Landscaping	1450	0	8,000.00	0.00	0.00	0.00		
	Dwelling Structures Replace Roofs	1460	5	18,000.00	23,000.00	0.00	0.00	ongoing	
	Replace Flooring		0	0.00	0.00	0.00	0.00		
	Replace Windows		7	0.00	10,000.00	0.00	0.00	Move from FY08	
	<b>Sub Total</b>			<b>18,000.00</b>	<b>33,000.00</b>	<b>0.00</b>	<b>0.00</b>		
	<b>OR025 Project Total</b>			<b>26,000.00</b>	<b>33,000.00</b>	<b>0.00</b>	<b>0.00</b>		

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

PHA Name: <b>Housing Authority of Washington County</b>		Grant Type and Number Capital Fund Program Grant No: <b>OR16PO22501-04</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2004</b>			
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	Obligated	Expended		
<b>OR026</b>	Dwelling Structures	1460	3	13,500.00	13,500.00	0.00	0.00	ongoing Move from FY08	
	Replace Roofs								
	Replace Windows								
	Replace Flooring	10	0.00	10,000.00	0.00	0.00			
	<b>Sub Total</b>		0	0.00	0.00	0.00	0.00		
	Dwelling Equipment	1465	13	7,600.00	3,400.00	0.00	0.00	ongoing	
	Replace Range and Refrigerator								
<b>OR026 Project Total</b>				<b>21,100.00</b>	<b>26,900.00</b>	<b>0.00</b>	<b>0.00</b>		
<b>OR027</b>	Dwelling Structures	1460	0	0.00	0.00	0.00	0.00		
	Replace Furnace								
	Replace Roofs								
	<b>Sub Total</b>		0.00	0.00	0.00	0.00			
	Dwelling Equipment	1465	0	9,500.00	0.00	0.00	0.00		
	Replace Range and Refrigerator								
<b>OR027 Project Total</b>				<b>9,500.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		
<b>OR031</b>	Replace Driveways	1450	0	0.00	0.00	0.00	0.00	ongoing Move from FY08	
	Dwelling Structures	1460	6	31,000.00	19,000.00	0.00	0.00		
	Replace Roofs								
	Replace Cabinets								8
	<b>Sub Total</b>			<b>31,000.00</b>	<b>26,000.00</b>	<b>0.00</b>	<b>0.00</b>		
<b>OR031 Project Total</b>				<b>31,000.00</b>	<b>26,000.00</b>	<b>0.00</b>	<b>0.00</b>		
<b>OR032</b>	Dwelling Equipment	1465	9	7,600.00	5,400.00	0.00	0.00	ongoing	
	Replace Range and Refrigerator								
<b>OR032 Project Total</b>				<b>7,600.00</b>	<b>5,400.00</b>	<b>0.00</b>	<b>0.00</b>		
<b>Total of 1450 - Grounds Impr.</b>				<b>76,398.00</b>	<b>75,775.00</b>	<b>0.00</b>	<b>0.00</b>		

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

PHA Name: <b>Housing Authority of Washington County</b>		Grant Type and Number Capital Fund Program Grant No: <b>OR16PO22501-04</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2004</b>				
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	Obligated	Expended	
	<b>Total of 1460 - Dwel. Structures</b>				<b>302,372.00</b>	<b>331,620.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Total of 1465 - Equipment</b>				<b>24,700.00</b>	<b>17,900.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Total Site, Dwelling &amp; Equipt</b>				<b>403,470.00</b>	<b>425,295.00</b>	<b>0.00</b>	<b>0.00</b>	
HA-Wide	Non-dwelling equipment - computers		1475		0.00	2,400.00	0.00	0.00	Move from FY05
	<b>Total of 1495 Relocation Costs</b>				<b>0.00</b>	<b>2,400.00</b>	<b>0.00</b>	<b>0.00</b>	
HA-Wide	Relocation of existing residents.		1495.1		4,500.00	3,000.00	0.00	0.00	ongoing
	<b>Total of 1495 Relocation Costs</b>				<b>4,500.00</b>	<b>3,000.00</b>	<b>0.00</b>	<b>0.00</b>	
	<b>TOTAL</b>				<b>699,651.00</b>	<b>681,076.00</b>	<b>\$ 158,783.00</b>	<b>\$ 158,783.00</b>	

