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

City of Dayton Housing Authority
TN062V02
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

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

PHA Plan
Agency Identification

PHA Name: CITY OF DAYTON HOUSING AUTHORITY

PHA Number: TN062V02

PHA Fiscal Year Beginning: (mm/yyyy) 10/2005

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)

Decatur Development Office

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)

Decatur Development Office

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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 PHA's mission is: (state mission here)

B. Goals

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

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

☒ PHA Goal: Expand the supply of assisted housing
Objectives:
- ☐ Apply for additional rental vouchers:
- ☒ Reduce public housing vacancies:
- ☒ Leverage private or other public funds to create additional housing opportunities:
- ☒ Acquire or build units or developments
- ☐ Other (list below)

☒ PHA Goal: Improve the quality of assisted housing
Objectives:
- ☒ Improve public housing management: (PHAS score) 92
- ☐ Improve voucher management: (SEMAP score)
- ☒ Increase customer satisfaction:
- ☐ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- ☒ Renovate or modernize public housing units:
- ☐ Demolish or dispose of obsolete public housing:
- ☐ Provide replacement public housing:

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☐ Provide replacement vouchers:
☐ Other: (list below)

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

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

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

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

☒ PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
☒ Increase the number and percentage of employed persons in assisted families:
☒ Provide or attract supportive services to improve assistance recipients' employability:
☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
☐ Other: (list below)

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

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

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

Other PHA Goals and Objectives: (list below)

PHA Goal: Promote energy efficiency practices and products when performing rehabilitation, repair and replacement in public housing developments.

Objective:

Incorporate, when applicable, Energy Star Program qualified products and practices.

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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 City of Dayton Housing Authority has completed this Agency Plan in consultation with DHA residents and the local communities. The Plan was discussed with the Resident Advisory Board on May 5, 2005. The public was afforded an opportunity to review the plan and offer comments at a public hearing held on July 7, 2005. The Annual Agency Plan is summarized as follows:

1. Housing Needs
   The DHA's current waiting list is excessive and the demand for public housing (139) and Section 8 assistance (91) is evident. The greatest demand is for small bedroom units (1 and 2 bedroom units).

2. Financial Resources
   The DHA expects to expend approximately $2,954,000 in the year 2005 for operations, capital improvements and administrative costs.

3. Eligibility, Selection and Admission Policies
   The DHA has revised its standard operating policies and Section 8 policies to comply with the requirements of the QHWRA through

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regulations published in the Federal Register on March 29, 2000. These policies will be updated as HUD issues further guidance.

As required under this section of the plan and by regulations published in PIH Notice 2001-4, the DHA has reviewed its developments relative to income. The DHA has determined that they do not have a problem with concentration of high or low-income families. Further, the DHA has revised their admission policies to assure that a concentration does not occur in the future.

4. Rent Determination-Discretionary Policies

The DHA's adopted discretionary rent policies include:

- ✓ Flat Rents
- ✓ $25.00 minimum rent for Public Housing and Section 8

5. Operations and Management

As a high performing PHA, the DHA is exempt from this component of the PHA Plan. However, the DHA's policies have been revised to comply with the mandated requirements of the QHWRA.

6. Grievance Procedure

The DHA has revised its Grievance Procedure to comply with the QHWRA and will continue to make revisions as additional issues are addressed by HUD regulations.

7. Capital Improvements

The DHA's projected funding under the Capital Funds Program is $478,954. The focus for the 2005 program year is to perform electrical upgrades in Development TN062-001 and install vinyl siding, perform exterior painting and replace roofs and gutters in Development TN062-002. Additionally, the DHA will allocate a portion of the CFP funds to provide extra security for the Authority's developments.

8. Demolition and/or Disposition

The DHA has no current plans for demolition or disposition.

9. Designation

The DHA is currently considering designating Development TN062-003 (Richland Terrace) to an all-elderly development. This would require DHA to submit an application to HUD requesting their approval for such designation.

10. Conversion of Public Housing

The DHA conducted an initial conversion assessment for each development as mandated by the QHWRA through regulations published in the Federal Register on June 22, 2001. This assessment determined that conversion would not be cost effective as identified in Attachment C: "Component 10 (B) Voluntary Conversion Initial Assessments". Therefore, the DHA has no current plans to designate any developments or buildings to tenant-based assistance.

11. Homeownership

As a high performing PHA, the DHA is exempt from this component of the PHA Plan. However, the DHA is in the process of developing a Section 8 Homeownership Program.

12. Community Services and Self-Sufficiency Programs

As a high performing PHA, the DHA is exempt from this component of the PHA Plan. However, the DHA offers and provides variety of services and programs to their residents to achieve self-sufficiency. These services and programs include Adult Basic Education, GED Classes, a Tutoring Program, Summer Feeding Programs and Kid's Cafe. Additionally, the DHA has adopted a policy relative to the community service requirement mandated by the QHWRA through regulations published in the Federal Register on March 29, 2000. A description of the DHA's community service requirement is shown in Attachment D: "Implementation of Public Housing Resident Community Service Requirement".

13. Safety and Crime Prevention

As a high performing PHA, the DHA is exempt from this component of the PHA Plan. However, the DHA works in

cooperation with the City of Dayton and Town of Decatur Police Departments as well as the residents to address the problems associated with safety and crime in their developments. Additionally, the DHA is in the process of executing a contract with the City of Dayton Police Department to provide extra security for the DHA's developments located in the City and coordinating crime prevention and youth programs for the residents. The DHA also has a "one strike" and "criminal trespass" policy as well as performs strict screening of applicants.

14. Ownership of Pets

The DHA has a policy related to tenant-owned pets. This policy permits all DHA residents to own pets as mandated by the QHWRA through regulations published in the Federal Register on July 10, 2000 and subject to compliance with specific requirements of DHA's pet policy, which is included as Attachment E: "Pet Policy".

15. Civil Rights Certification

The DHA has included the required certification regarding Fair Housing and Civil Rights in this plan.

16. Annual Audit

The DHA's most recent annual audit is on file at the local HUD office in Knoxville, Tennessee and is available for review at the main office during normal business hours.

17. Asset Management

As a high performing PHA, the DHA is exempt from this component of the PHA Plan. However, it is the goal of the DHA to manage their assets (physical properties, financial resources and manpower) as efficiently as possible to meet the intent of our Mission Statement.

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:

☒ **A** Admissions Policy for Deconcentration **(See Attachment A**)

☒ FY 2005 Capital Fund Program Annual Statement **(See Table Library)**

☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

☐ PHA Management Organizational Chart

☒ FY 2005 Capital Fund Program 5 Year Action Plan **(See Table Library)**

☐ 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 B: "Component 10 (B) Voluntary Conversion Initial Assessments"
Attachment C: "Implementation of Public Housing Resident Community Service Requirements"
Attachment D: "Pet Policy"
Attachment E: "Statement of Progress in Meeting the 5-Year Plan Mission and Goals"
Attachment F: "Resident Membership on Governing Board"
Attachment G: "Membership of the Resident Advisory Board"
Attachment H: "Resident Survey Action Plan"

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
✓	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 that require the PHA's involvement.	5 Year and Annual Plans
✓	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	Annual Plan: Eligibility,

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List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
	Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/*99 Quality Housing and Work Responsibility Act Initial Guidance; Notice* and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Selection, and Admissions Policies
✓	Public housing rent determination policies, including the methodology for setting public housing flat rents ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
✓	Schedule of flat rents offered at each public housing development ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
✓	Section 8 rent determination (payment standard) policies ☒ check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
✓	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
✓	Public housing grievance procedures ☐ check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
✓	Section 8 informal review and hearing procedures ☒ 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
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
✓	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
NA	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
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	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

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List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program ☐ check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
NA	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
NA	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
NA	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
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
NA	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	270	3	3	2	1	NA	NA
Income >30% but <=50% of AMI	204	2	2	2	1	NA	NA
Income >50% but <80% of AMI	220	1	2	2	1	NA	NA
Elderly	169	1	2	2	1	NA	NA
Families with	NA	NA	NA	2	1	NA	NA

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Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Disabilities							
Race/Ethnicity(w)	890	NA	NA	2	1	NA	NA
Race/Ethnicity (b)	85	NA	NA	2	1	NA	NA
Race/Ethnicity (h)	14	NA	NA	2	1	NA	NA
Race/Ethnicity	NA	NA	NA	NA	NA	NA	NA

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

☒ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset (City of Dayton Jurisdictional Area)

☐ American Housing Survey data
Indicate year:

☐ Other housing market study
Indicate year:

☐ Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

☐ Section 8 tenant-based assistance

☒ Public Housing

☐ Combined Section 8 and Public Housing

☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)
If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover 01/01/04-12/31/04
Waiting list total	139		105
Extremely low income <=30% AMI	101	73%	
Very low income (>30% but <=50% AMI)	31	22%	

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Housing Needs of Families on the Waiting List			
Low income (>50% but <80% MI)	7	5%	
Families with children	17	12%	
Elderly families	24	17%	
Families with Disabilities	46	33%	
Race/ethnicity (w)	135	97%	
Race/ethnicity (b)	3	2%	
Race/ethnicity (h)	1	1%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	0	0%	4
1 BR	116	83%	23
2 BR	14	10%	31
3 BR	9	7%	43
4 BR	0	0%	3
5 BR	0	0%	1

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

If yes:

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

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

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 01/01/04-12/31/04
Waiting list total	91		128

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Housing Needs of Families on the Waiting List			
Extremely low income <=30% AMI	74	81%	
Very low income (>30% but <=50% AMI)	17	19%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	59	65%	
Elderly families	6	7%	
Families with Disabilities	17	19%	
Race/ethnicity (w)	88	97%	
Race/ethnicity (b)	3	3%	
Race/ethnicity (h)	0	0%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	NA	NA	NA
1 BR	NA	NA	NA
2 BR	NA	NA	NA
3 BR	NA	NA	NA
4 BR	NA	NA	NA
5 BR	NA	NA	NA

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

If yes:

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

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

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships

☒ Adopt rent policies to support and encourage work
☐ Other: (list below)

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

Strategy 1: Target available assistance to families at or below 50% of AMI
Select all that apply

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

Need: Specific Family Types: The Elderly

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

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

Need: Specific Family Types: Families with Disabilities

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

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

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

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

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

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

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

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

(2) Reasons for Selecting Strategies
Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]
List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	$569,026	
b) Public Housing Capital Fund	$495,434	
c) HOPE VI Revitalization	$0	

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Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
d) HOPE VI Demolition	$0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	$1,280,684	
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	
i) HOME	$0	
Other Federal Grants (list below)		
Section 8 New Construction	$15,247	Operations
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	$530,067	Operations
4. Other income (list below)		
Late Fees/Excess Utilities	$52,563	Operations
Interest Income	$11,000	Operations
5. Non-federal sources (list below)		
Total resources	**$2,954,021**	

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

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

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

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

☒ Other: (describe) At time of application

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

☒ Criminal or Drug-related activity

☒ Rental history

☒ Housekeeping

☐ Other (describe)

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

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

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

(2)Waiting List Organization

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

☒ Community-wide list

☐ Sub-jurisdictional lists

☐ Site-based waiting lists

☐ Other (describe)

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

☒ PHA main administrative office

☐ PHA development site management office

☐ Other (list below)

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

Not Applicable

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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? **NA**

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

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)? **NA**
☐ 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: **Not Applicable**

(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

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☒ Medical justification
☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
☐ Resident choice: (state circumstances below)
☒ Other: (list below)

Convenience transfer with fee of $100.00

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

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1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

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

If yes, list these developments as follows: **Not Applicable**

Deconcentration Policy for Covered Developments			
Development Name:	**Number of Units**	**Explanation** (if any) [see step 4 at §903.2(c)(1)(iv)]	**Deconcentration policy** (if no explanation) [see step 5 at §903.2(c)(1)(v)]

B. Section 8

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

(1) Eligibility

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

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

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

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

Rental history if previously participated in DHA program.

(2) Waiting List Organization

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

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

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

☒ PHA main administrative office
☒ Other (list below)

U.S. Mail

(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 of up to 120 days are granted based on special needs and handicap modifications as well as additional time to find a suitable unit.

(4) Admissions Preferences

a. Income targeting

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

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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) **Not Applicable**

Former Federal preferences

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

Other preferences (select all that apply)

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

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

1 Date and Time

Former Federal preferences

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

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High rent burden

Other preferences (select all that apply)

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

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

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

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one) **Not Applicable**

☐ 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

Not Applicable

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

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

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

☐ Through published notices
☐ Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

☐ $0

☒ $1-$25 ($25.00)

☐ $26-$50

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

The DHA uses HUD's required minimum rent hardship exemptions.

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

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:

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The DHA utilizes flat rents as identified in other sections of this component.

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply) **Not Applicable**

☐ 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 **Not Applicable**
☐ 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) **Not Applicable**

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

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☐ 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)

Change in family composition or new family income

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

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b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply) **Not Applicable**

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

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

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

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

☒ Annually
☐ Other (list below)

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

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

(2) Minimum Rent

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

☐ $0
☒ $1-$25 ($25.00)
☐ $26-$50

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

The DHA uses HUD's required minimum rent hardship exemptions.

5. Operations and Management

[24 CFR Part 903.7 9 (e)] **Component Not Applicable**

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 **Not Applicable**

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 Not Applicable

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

_

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

C. Management and Maintenance Policies Not Applicable

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

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

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

Not Applicable

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:

Not Applicable

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

☒ PHA main administrative office
☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) (**See Table Library)**

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name) **(See Table Library)**

-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 **Not Applicable**

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

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

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☐ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name: Richland Terrace 1b. Development (project) number: TN062-003
2. Designation type: Occupancy by only the elderly ☒ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☐
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☒
4. Date this designation approved, submitted, or planned for submission: (01/01/06)

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5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: 50 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description **Not Applicable**

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

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

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☐ Conversion Plan in development ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY) ☐ Activities pursuant to HUD -approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) ☐ Units addressed in a pending or approved demolition application (date submitted or approved: ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) ☐ Requirements no longer applicable: vacancy rates are less than 10 percent ☐ Requirements no longer applicable: site now has less than 300 units ☐ Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)] **Component Not Applicable**

A. Public Housing **Not Applicable**

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 **Not Applicable**

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

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria
☐ Yes ☒ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)] **Component Not Applicable**

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

Not Applicable

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?

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

Not Applicable

(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)

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

b. Economic and Social self-sufficiency programs

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

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

(2) Family Self Sufficiency program/s **Not Applicable**

a. Participation Description

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

b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address

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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 **Not Applicable**

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)] **Component Not Applicable**

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
Not Applicable

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)

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

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

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

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

Not Applicable

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.

Not Applicable

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

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

Not Applicable

☐ 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? **NA**
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)] **Component Not Applicable**

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) **Not Applicable**
☐ Provided below:

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

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

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

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

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

The resident, which currently serves on the Board of Commissioners of the DHA, was appointed by the Mayor of Dayton, Tennessee.

3. Description of Resident Election Process **Not Applicable**

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)

State of Tennessee, Tennessee Housing Development Agency

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

☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

☐ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

☐ Other: (list below)

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

Please refer to the executive summary of the consolidated plan for the State of Tennessee.

D. Other Information Required by HUD

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

"19. Definition of Substantial Deviation" and "Significant Amendment or Modification" [903.7(r)]:

The DHA and HUD will consider the following actions to be significant amendments or modifications:

- ✓ changes to rent or admission policies or organization of waiting list;
- ✓ additions of non-emergency work items (items not included in the current Annual Statement or Five Year 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.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.

Attachments

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

Attachment A
"Deconcentration Policy"

It is the policy of the City of Dayton Housing Authority (DHA) to house families in a manner that will prevent concentration of poverty in any one development and promote income mixing in all of DHA's developments. The objective of Dayton Housing Authority is to provide quality, affordable housing in stable communities that attracts working families as well as fixed income households. It will also be the objective of Dayton Housing Authority to provide amenities, supportive services, and rent incentives for each development that encourages occupancy by higher income households and economic uplift opportunities for lower income households. To achieve these goals, Dayton Housing Authority will specifically:

(1) Provide a local preference to working families who work at least 20 hours per week. (This local preference shall in no way adversely affect applicants who are unable to work due to age, handicap, or disability.)
(2) Utilize a ceiling rent structure that will attract and encourage working families.

To ensure that these goals are accomplished, Dayton Housing Authority will examine and track the status of family income, by development, on a quarterly basis through computer generated income reports. If it is found that any development has a disparate concentration of poverty, Dayton Housing Authority shall strategically place higher income applicants from the waiting list into those developments.

If there are no higher income applicants available or higher income applicants refuse offers of housing in certain developments, families will be housed according to the assignment and leasing plan outlined on the Admission and Continued Occupancy Policy. Dayton Housing Authority will continue with affirmative marketing efforts and incentives to encourage income mixing in all developments.

This Deconcentration Policy is a part of Dayton Housing Authority's Admission and Continued Occupancy Policy.

Attachment B
"Component 10 (B) Voluntary Conversion Initial Assessments"

a. How many of the PHA's developments are subject to the Required Initial Assessment? **Six (6)**

b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g. elderly and/or disabled developments not general occupancy projects)? **One (1) and portion of Two (2)**

c. How many Assessments were conducted for the PHA's covered developments? **Five (5)**

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

Development Name	**Number of Units**
None	

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

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Attachment C
"Implementation of Public Housing Resident Community Service Requirements"

In accordance with 24 CFR 960.605 and 960.607 and the Quality Housing and Work Responsibility Act, all adult family members, other than an exempt individual, must contribute eight (8) hours of community service per month to remain eligible for continued occupancy with Dayton Housing Authority. A total of ninety six (96) hours per year is required, however, the hours must be performed monthly rather than all 96 hours in one month. Failure to comply with the Community Service requirements and to provide appropriate documentation shall result in non-renewal of the lease and termination of the resident's tenancy.

Community Service is the performance of voluntary work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community service does not include political activities. Community service activities may be completed through self-sufficiency programs such as GED, ABE or job training programs. Residents may also earn credit for community service for participation in resident programs sponsored by the Dayton Housing Authority.

Individuals who are required to contribute community service are responsible for arranging and scheduling these services directly through the agency or organization where the community service is being performed. To the maximum extent possible, Dayton Housing Authority will keep a list of agencies seeking volunteers. After the services are performed, the individual will be responsible for obtaining third party certification to verify to Dayton Housing Authority that the required hours have been completed. This documentation may include a letter from the agency on letterhead or other official document. Dayton Housing Authority reserves the right to also obtain verification by directly contacting the organization where the service was performed.

If at the time of recertification and lease renewal the annual requirement of ninety six hours per year have not been completed, the resident or the family member who is not in compliance with this requirement will have the opportunity to complete the delinquent hours within the following year along with the current year's requirements. The head of household and member who is not in compliance shall sign an agreement stating that the delinquent hours will be made up in the next year. Failure to comply with the agreement will result in the lease being terminated for non-compliance, unless the person(s) no longer resides in the unit and has been removed from the lease.

The following adult family members are exempt from the Community Service requirement:

(1) Family members 62 years of age or older, handicapped or disabled
(2) Person who is primary caretaker of family member who is 62 or older, handicapped or disabled

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(3) Persons engaged in work activities of at least 10 hours per week
(4) Persons participating at least eight hours per month in a welfare-to-work program
(5) Persons receiving assistance from and in compliance with a State program funded under Part A, Title IV of the Social Security Act.

Residents who claim exemptions under the above criteria may be asked to provide documentation to the Dayton Housing Authority that meet the qualifications for exemption. All other non-exempt household members are required to comply with the Community Service requirements.

Attachment D
"Pet Policy"

This addendum is being executed in accordance with the Section 11(Q) of the Dwelling Lease to govern pet ownership in public housing.

As applicable, Section 526 of the Quality Housing and Work Responsibility Act of 1998 (Public Law 105-276, 112 Stat.2451, 2568 (the Public Housing Reform Act of 1998) added new section 32 (captioned Pet Ownership in Public Housing) to the United States Act of 1937. Section 31 establishes pet ownership requirements for tenants of public housing other than federally assisted rental housing for the elderly or persons with disabilities. Section 227 of the Housing Rural Recovery Act of 1983 (12 U.S.C. 1701r-1) (the 1983 act) covers pet ownership requirements for the elderly or persons with disabilities. This rule does not alter of affect these regulations in any way, nor would the regulation in Section 227 of the 1983 Act apply in any way to Section 31 of the 1937 Act. Section 31 of the 1937 Act is being implemented by adding a subpart G to 24CFR Part 960. The following policies must be complied with for pet ownership as a resident of Dayton Housing Authority:

1. Each head of household may own up to two domestic pets. If one of the pets is a dog or cat, the second pet must be contained in a cage or an aquarium for fish. Each bird or other animal, other than fish, shall be counted as one pet. Visitors are not allowed to bring pets and the Tenant shall not engage in “pet-sitting”. Reptiles may not be kept as pets.

2. If the pet is a dog or cat, it must be spayed or neutered. Evidence of spaying or neutering can be provided by a written statement for the veterinarian and/or staff of the human society or animal shelter.

3. If the pet is a bird, it shall be kept in a birdcage.

4. If the pet is a fish, the aquarium must be thirty gallons or less, and the container must be placed in a safe place in the unit. Tenant is limited to one container for fish; however, there is not a limit on the number of fish that can be maintained in the container as long as the container is maintained in a safe and nonhazardous manner.

5. If the pet is a dog, it shall not weigh more than 20 pounds (fully grown).

6. If the pet is a cat, the tenant must provide waterproof and leakproof litter boxes for cat waste, which must be kept inside the dwelling unit. Cardboard boxes are not acceptable and will not be approved. The tenant shall not permit refuse from litter boxes to accumulate nor to become unsightly or unsanitary. The tenant must not dispose of litter box waste by dumping on the grounds outside of the unit.

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7. If the pet is a cat or dog, it must have received rabies and distemper inoculations or boosters, as applicable. Evidence of inoculations can be provided by a statement/bill from the veterinarian or staff of the humane society.

8. All pets must be housed within the unit and no facilities can be constructed outside the unit for any pet. No animal shall be permitted to be loose and if the pet is taken outside, it must be taken outside on a leash and kept off of other Tenant's lawns. Animals may not be chained or tied outside the unit or to the porch or railings. Any damage caused by the pet to the inside or outside of the unit will be the sole responsibility of the tenant.

9. All authorized pets must be under the control of an adult. An unleashed pet, or one tied to a fixed object, if not under the control of an adult. Pets which are unleashed, or leashed and unattended, on DHA property, will be impounded and taken to the animal shelter. It shall be the responsibility of the Tenant to reclaim the pet at the expense of the Tenant. Also, if a member of the DHA staff has to take a pet to the animal shelter, the Tenant will be charged $50.00 to cover the expense of taking the pet to the animal shelter. If the animal shelter charges a fee to accept a pet, that expense will also be charged to the Tenant.

10. Pet(s) may not be left unattended for more than twenty-four consecutive hours. If it is reported to DHA that a pet(s) has been left unattended for more than a twenty-four (24) hour period, DHA staff may enter the unit and remove the pet and transfer the pet to the animal shelter. Any expense to remove and reclaim the pet from any facility will be the responsibility of the Tenant.

11. Each pet must be maintained responsibly and in accordance with this pet ownership lease addendum and in accordance with all applicable ordinances, state and local public health, animal control, and animal anti-cruelty laws and regulations governing pet ownership. Any waste generated by a pet must be properly and promptly disposed of to avoid any unpleasant and unsanitary odor from being in the unit.

12. Animals that are considered vicious and/or intimidating will not be allowed. Some examples of animals that have a reputation or a vicious nature are: reptiles, rottweilers, Doberman pinscher, pit bulldog, and/or any animal that displays vicious behavior. This determination will be made by a DHA representative prior to the execution of this lease addendum.

13. Pet(s) shall not disturb, interfere or diminish the peaceful enjoyment of other Tenants. The terms, "disturb, interfere or diminish" shall include, but are not limited to barking, howling, chirping, biting, scratching, and other like

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activities. Dayton Housing Authority has the right to terminate this authorization if a pet disturbs other Tenants.

If the animal should become destructive, create a nuisance, represent a threat to the safety and security of other people, or create a cleanliness or sanitation problem, Dayton Housing Authority has the right to terminate this authorization. The notice of termination will be in writing and will state the amount of time that the Tenant has to remove the pet from the premises. The Tenant has the right to request a grievance hearing in accordance with Dayton Housing Authority's grievance procedure. If the termination is due to a threat to the safety and security of others, the pet must be removed immediately until the hearing process is completed.

14. The Tenant is solely responsible for cleaning up the waste of the pet within the dwelling and on the grounds of the public housing development. All dogs must be properly housebroken and cats must be provided with a litterbox that is kept clean and sanitary. Any visible waste left outside of the unit must be disposed of in a plastic bag, securely tied and placed in the garbage. If DHA staff is required to clean any waste left by a pet, the Tenant will be charged for the removal.

15. The Tenant shall have pets restrained so that maintenance can be performed in the unit. Whenever an inspection, pest control call or maintenance is scheduled, the Tenant shall either be at home or shall have animals restrained or caged. If a maintenance employee enters an apartment and the Tenant is not present and the animal is not restrained, the maintenance will not be performed and the tenant may be charged a fee of $25.00. If the situation occurs again, this authorization may be terminated. Dayton Housing Authority will not be responsible for any animal that escapes from the unit due to maintenance, inspections or other activities of the landlord, provided proper notice has been given by the Dayton Housing Authority. When a Tenant requests maintenance service via a work order, that will be considered proper notice. In the case of a maintenance emergency that prevents advance notice, Dayton Housing Authority will not be responsible for the escape of any pet from the unit.

16. Authorization of pets will be subject to the following Security Deposit schedule. The deposit must be paid prior to the execution of the lease addendum allowing the pet. No pet shall be allowed in the unit prior to the completion of the terms of this pet policy. **It shall be a serious violation of the lease for any tenant to have a pet without proper approval and without having complied with the terms of this policy.**

Dayton Housing Authority Pet Deposit Schedule

Dog or Cat	$250.00

The pet deposit may be made in full or a payment of one hundred dollars ($100.00) may be made at the time that the lease addendum is signed and payments of $50.00 per month until the deposit is paid in full. If payments become delinquent (after the tenth of each month) this authorization may be terminated and the pet will have to be removed from the premises. The deposit shall be used to offset any damages caused by the pet. If any balance remains, it shall be refunded to the tenant. If the cost of damages caused by the pet exceeds the pet deposit, the tenant shall be responsible for the payment of damages.

RESIDENT ACKNOWLEDGEMENT

After reading and/or having read to me this lease addendum I, _____ agree to the following:

I agree to abide by the requirements outlined in this lease addendum for pet ownership and to keep the pet(s) in accordance with this lease addendum.

I agree and understand that I am liable for any damage or injury whatsoever caused by pet(s) and shall pay Dayton Housing Authority or other applicable party for any damages or injury caused by the pet(s). I also realize that I should obtain liability insurance for pet ownership and that paying for the insurance is my responsibility.

I agree to accept full responsibility and will hold harmless (indemnify) the landlord for any claims by or injuries to third parties or their property caused by my pet(s).

I agree to pay a refundable pet deposit of $_____ to Dayton Housing Authority. If the pet deposit exceeds $100.00, the deposit may be paid with an initial payment of $100.00, and the payments of $50.00 per month until the full deposit is paid. The $50.00 payment is due with rent and other charges. If I fail to make the total payment due, including the pet deposit payment, my lease may be terminated in accordance with the provisions of the dwelling lease. The initial deposit must be paid prior to execution of this lease addendum. The pet deposit may be used by the Landlord at the termination of the lease toward payment of rent or toward payment of any other costs made necessary because of Tenant's occupancy of the premises. Otherwise, the pet deposit, or any remaining balance, will be returned to the Tenant after the premises are vacated and all keys have been returned. I understand and agree that I am not entitled to any interest on my pet deposit.

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

I agree and understand that violating this lease addendum will result in the removal of the Pet(s) from the property of Dayton Housing Authority, and that I may not be allowed to own any type of pet in the future while a resident of Dayton Housing Authority.

_____

Head of Household Signature Date

_____

DHA Representative Date

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

Attachment E
"Statement of Progress in Meeting the 5-Year Plan Mission and Goals"

Goal – Reduce public housing vacancies: The City of Dayton Housing Authority (DHA) is currently working on reducing the turnover time for vacated public housing units to lower the vacancy rate of the units.

Goal – Leverage private or other public funds to create additional housing opportunities: The DHA is studying the feasibility to leverage private or other public funds to create additional housing opportunities for its residents.

Goal – Acquire or build units or development: The DHA is studying the feasibility of acquiring or building additional units of low-income housing. By utilizing Low Income Housing Tax Credits and below market loans through the Federal Home Loan Bank's Affordable Housing Program, the DHA may expand the supply of affordable housing throughout the area without traditional HUD assistance.

Goal – Improve public housing management: The DHA is currently in the process of improving various operational, management and maintenance functions in an effort to increase their overall PHAS score.

Goal – Increase customer satisfaction: The DHA is attempting to keep residents better informed of DHA policies and programs as well as overall Authority information through their newsletter and monthly covered dish meetings for the residents.

Goal – Renovate or modernize public housing units: The DHA has continually upgraded its public housing units through the Comprehensive Grant Program and the Capital Funds Program. All modernization activities are addressed in accordance with need as well as residents' requests in all developments.

Goal – Conduct outreach efforts to potential voucher landlords: The DHA is currently conducting outreach efforts to potential voucher landlords through their Section 8 program. The outreach effort consists of contacting the potential landlords by telephone and/or mailings notifying them of the availability of voucher recipients.

Goal – Implement voucher homeownership program: The DHA is currently in the process of implementing a Section 8 Homeownership Program for participating voucher holders.

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

Goal – Implement public housing security improvements: The DHA works in cooperation with the City of Dayton and Town of Decatur Police Departments as well as the residents to improve security in their developments. Additionally, the DHA is in the process of executing a contract with the City of Dayton Police Department to provide extra security for the DHA's developments located in the City and coordinating crime prevention and youth programs for the residents. The DHA also has a "one strike" and "criminal trespass" policy as well as performs strict screening of applicants.

Goal – Designate developments or buildings for particular resident groups (elderly, persons with disabilities): The DHA is proposing to designate Development TN062-003 (Richland Terrace) to an all-elderly development. This would require DHA to submit an application to HUD requesting their approval for such designation.

Goal – Increase the number and percentage of employed persons in assisted families: Under the Authority's ACOP, the DHA has adopted rent policies to support and encourage work. These rent policies include "ceiling rents" and "flat rents", which are an incentive for families to work without the burden of paying high rents.

Goal – Provide or attract supportive services to improve assistance recipients' employability: The DHA offers and provides variety of services and programs to their residents to achieve self-sufficiency. These services and programs include Adult Basic Education, GED Classes, a Tutoring Program, Summer Feeding Programs and Kid's Cafe.

Goal – Provide or attract supportive services to increase independence for elderly or families with disabilities: The DHA residents currently have access to the "Meals on Wheels" program on an individual basis to increase the elderly and families with disabilities independence.

Goal – Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability: The DHA continues to operate its public housing program to ensure equal access to all regardless of race, color, religion, national origin, sex, familial status, and disability.

Goal – 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: The DHA's operations and management, inspections, maintenance, and modernization programs are spread equally among all developments.

Goal – Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: The DHA provides accessible units where needed by our residents. To date, the DHA has more resources than necessary to meet the current needs.

Goal - Promote energy efficiency practices and products when performing rehabilitation, repair and replacement in public housing developments: The DHA will incorporate, when applicable, Energy Star Program qualified products and practices when performing rehabilitation, repair and replacement in their public housing developments.

Attachment F
"Resident Membership on Governing Board"

As required by the QHWRA through regulations published in the October 21, 1999 Federal Register, the DHA currently has a resident serving on the Board of Commissioners. The resident was appointed by the Mayor of Dayton, Tennessee and is identified as Ms. Nancy Sharp, 216 Barnard Circle, Apartment 4, Dayton, Tennessee 37321. Ms. Sharp was appointed to the Board of Commissioners in May 2004 for a five-year term.

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

Attachment G
"Membership of the Resident Advisory Board"

Public Housing

Randy and Carolyn Littleton
140 River Hill Drive
Decatur, Tennessee 37322

Nancy Sharp
216 Barnard Circle, Apartment 4
Dayton, Tennessee 37321

Virginia Sharp
216 Barnard Circle, Apartment 4
Dayton, Tennessee 37321

Tammy and Bryan Rogers
115 River Hill Drive
Decatur, Tennessee 37322

Section 8

Brenda Wampler
363 14th Avenue, Apartment B
Dayton, Tennessee 37321

HUD 50075
OMB Approval No: 2577-0226
Expires: 03/31/2002

Attachment H
"Resident Survey Action Plan"

Neighborhood Appearance (80%)

The City of Dayton Housing Authority has and will continue to appropriate Capital Funds for performing various improvements to enhance the neighborhood appearance of their developments. Such improvements include landscaping, installing vinyl siding, replacing windows, gutter replacement and exterior painting. Additionally, the DHA has adopted a "Trash Collection Policy" which is strictly enforced to further enhance the appearance of the developments.

Communication (80%)

The City of Dayton Housing Authority is attempting to keep residents better informed of DHA policies and programs as well as overall Authority information through their newsletter and monthly covered dish meetings for the residents.

Safety (90%)

The City of Dayton Housing Authority works in cooperation with the City of Dayton and Town of Decatur Police Departments as well as the residents to address the problems associated with safety and crime in their developments. Additionally, the DHA is in the process of executing a contract with the City of Dayton Police Department to provide extra security for the DHA's developments located in the City and coordinating crime prevention and youth programs for the residents. The DHA also has a "one strike" and "criminal trespass" policy as well as performs strict screening of applicants.

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
City of Dayton Housing Authority	Capital Fund Program Grant No: **TN37P06250105** Replacement Housing Factor Grant No:	**2005**

☒ **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	0			
2	1406 Operations	110,000	95,700		
3	1408 Management Improvements	25,000			
4	1410 Administration	0			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	24,000			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	336,434	334,254		
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	0			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	0			
19	1501 Collaterization or Debt Service	0			
20	1502 Contingency	0			
21	Amount of Annual Grant: (sum of lines 2 – 20)	495,434	478,954		

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

PHA Name: City of Dayton Housing Authority	Grant Type and Number Capital Fund Program Grant No: **TN37P06250105** Replacement Housing Factor Grant No:	Federal FY of Grant: **2005**

☒ **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
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	0			
24	Amount of line 21 Related to Security – Soft Costs	25,000			
25	Amount of Line 21 Related to Security – Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	0			

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

PHA Name: **City of Dayton Housing Authority**		**Grant Type and Number** Capital Fund Program Grant No: **TN37P06250105** 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	
TN062-001	Electrical Upgrades	1460	50 units	8,081				
Taylor Hills								
TN062-002	Vinyl Siding (FA)	1460	111 units	30,000				
Taylor Hills	Roofing	1460	111 units	150,000	147,820			
Annex/Arnold	Gutters	1460	111 units	25,000				
Place	Exterior Painting (FA)	1460	111 units	12,000				
TN062-003	0-bedroom Renovations (continued)	1460	6 units	111,353				
Richland								
Terrace								
PHA-WIDE	Operating Expense	1406	1	110,000	95,700			
Operations								
PHA-WIDE	Additional Security	1408	1 position	25,000				
Management								
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: **City of Dayton Housing Authority**		**Grant Type and Number** Capital Fund Program Grant No: **TN37P06250105** 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	
PHA-WIDE	A/E Fees	1430	1	20,000				
Fees and Costs	Consultant Fees for Env. Review	1430	1	1,500				
	Agency Plan Update	1430	1	2,500				

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

PHA Name: **City of Dayton Housing Authority**	**Grant Type and Number** Capital Fund Program No: **TN37P06250105** Replacement Housing Factor No:	**Federal FY of Grant:** **2005**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TN062-001	09/30/07			09/30/08			
Taylor Hills							
TN062-002	09/30/07			09/30/08			
Taylor Hills Annex/							
Arnold Place							
TN062-003	09/30/07			09/30/08			
Richland Terrace							
PHA-WIDE	09/30/07			09/30/08			
Operations							
PHA-WIDE	09/30/07			09/30/08			
Management							
Improvements							
PHA-WIDE	09/30/07			09/30/08			
Fees and Costs							

Capital Fund Program Five-Year Action Plan
Part I: Summary

PHA Name **City of Dayton Housing Authority**				☒**Original 5-Year Plan** ☐**Revision No:**	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 10/2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 10/2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 10/2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 10/2009
	Annual Statement				
TN062-001		0	0	0	0
TN062-002		343,254	299,254	205,000	0
TN062-003		0	0	0	0
TN062-004		0	0	15,000	0
TN062-005		0	0	0	343,254
TN062-006		0	0	29,000	0
PHA-WIDE		135,700	179,700	229,954	135,700
Total CFP Funds		478,954	478,954	478,954	478,954
Total Replacement Housing Factor Funds		0	0	0	0

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

Activities for Year 1	Activities for Year: __2__ FFY Grant: 2006 PHA FY: 10/2006			Activities for Year: __3_ FFY Grant: 2007 PHA FY: 10/2007		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See	TN062-002	Electrical Upgrades	343,254	TN062-002	HVAC (80 units)	299,254
Annual	Taylor Hills Annex/			Taylor Hills Annex/		
Statement	Arnold Place			Arnold Place		
	PHA-WIDE	Operating Expense	95,700	PHA-WIDE	Operating Expense	95,700
	Operations			Operations		
	PHA-WIDE	Security	25,000	PHA-WIDE	Security	25,000
	Management			Management		
	Improvements			Improvements		
	PHA-WIDE	A/E Fees	11,000	PHA-WIDE	A/E Fees	10,000
	Fees and Costs	Consultant Fee for ER	1,500	Fees and Costs	Consultant Fee for ER	1,500
		Agency Plan Update	2,500		Agency Plan Update	2,500
				PHA-WIDE	Maintenance Vehicle	20,000
				Nondwelling Equipment	Computer Upgrades	25,000
Total CFP Estimated Cost			$478,954			$478,954

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

Activities for Year: __4_ FFY Grant: 2008 PHA FY: 10/2008			Activities for Year: _5_ FFY Grant: 2009 PHA FY: 10/2009		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
TN062-002	Additional Parking	100,000	TN062-005	Kitchens	100,000
Taylor Hills Annex/	Erosion Control	20,000	Summerview Heights	Plumbing	40,000
Arnold Place	Sidewalk Repairs	20,000		Interior Painting	35,000
	Exterior Lighting	5,000		HVAC Installation	105,000
	Windows	40,000		Attic Insulation	10,000
	Ranges	20,000		Bathrooms	50,754
				Dryer Vent Covers	2,500
TN062-004	Attic Insulation	15,000			
Levengood Circle			PHA-WIDE	Operating Expense	95,700
			Operations		
TN062-006	HVAC Installation	15,000			
Unnamed	Roofs	14,000	PHA-WIDE	Security	25,000
			Management		
PHA-WIDE	Operating Expense	95,700	Improvements		
Operations					
			PHA-WIDE	A/E Fees	11,000
PHA-WIDE	Security	25,000	Fees and Costs	Consultant Fee for ER	1,500
Management				Agency Plan Update	2,500
Improvements					
PHA-WIDE	A/E Fees	10,000			
Fees and Costs	Consultant Fee for ER	1,500			
	Agency Plan Update	2,500			

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

Activities for Year: __4_ FFY Grant: 2008 PHA FY: 10/2008			Activities for Year: _5_ FFY Grant: 2009 PHA FY: 10/2009		
PHA-WIDE	Landscaping	45,254			
Site Improvements					
PHA-WIDE	Storage Building	25,000			
Nondwelling Structures					
PHA-WIDE	Maintenance Vehicle	25,000			
Nondwelling Equipment					
Total CFP Estimated Cost		$478,954			$478,954

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
City of Dayton Housing Authority	Capital Fund Program Grant No: **TN37P06250104** Replacement Housing Factor Grant No:	**2004**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 03/31/05** ☐ **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	0		0	0
2	1406 Operations	100,000		100,000	25,000
3	1408 Management Improvements	0		0	0
4	1410 Administration	0		0	0
5	1411 Audit	0		0	0
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	28,553	4,000	4,000	0
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	0		0	0
10	1460 Dwelling Structures	366,881	376,434	376,434	0
11	1465.1 Dwelling Equipment—Nonexpendable	0		0	0
12	1470 Nondwelling Structures	0	15,000	15,000	0
13	1475 Nondwelling Equipment	0		0	0
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0		0	0
16	1492 Moving to Work Demonstration	0		0	0
17	1495.1 Relocation Costs	0		0	0
18	1499 Development Activities	0		0	0
19	1501 Collaterization or Debt Service	0		0	0
20	1502 Contingency	0		0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	495,434		491,434	25,000

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
City of Dayton Housing Authority	Capital Fund Program Grant No: **TN37P06250104** Replacement Housing Factor Grant No:	**2004**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 03/31/05** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities	0		0	0
23	Amount of line 21 Related to Section 504 compliance	0		0	0
24	Amount of line 21 Related to Security – Soft Costs	0		0	0
25	Amount of Line 21 Related to Security – Hard Costs	0		0	0
26	Amount of line 21 Related to Energy Conservation Measures	0		0	0

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

PHA Name: **City of Dayton Housing Authority**		**Grant Type and Number** Capital Fund Program Grant No: **TN37P06250104** Replacement Housing Factor Grant No:				**Federal FY of Grant: 2004**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN062-001	Electrical Upgrades	1460	50 units	109,381	0	0	0	Deleted
Taylor Hills	Carbon Monoxide Detectors	1460	50 units	5,000	0	0	0	Deleted
TN062-002	Vinyl Siding	1460	111 units	100,000		100,000	0	In Progress
Taylor Hills	Roofing	1460	111 units	127,500	20,000	20,000	0	In Progress
Annex/Arnold	Gutters	1460	111 units	25,000	0	0	0	Deleted
Place								
TN062-003	Bathroom Renovations (continued)	1460	50 units	0	80,000	80,000	0	2002 CFP
Richland	Kitchen Renovations (continued)	1460	50 units	0	50,000	50,000	0	2002 CFP
Terrace	Electrical Upgrades (continued)	1460	50 units	0	56,434	56,434	0	2003 CFP
	Attic Insulation (continued)	1460	50 units	0	7,000	7,000	0	2003 CFP
	Replace Light Fixtures (continued)	1460	50 units	0	21,000	21,000	0	2002 CFP
	0-bedroom Renovations (continued)	1460	6 units	0	42,000	42,000	0	2003 CFP
	Comm. Room Renovations (continued)	1470	1 building	0	15,000	15,000	0	2003 CFP
TN062-005	Playground Equipment	1450	1	0		0	0	Deleted
Summerview								
Heights								

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

PHA Name: **City of Dayton Housing Authority**		**Grant Type and Number** Capital Fund Program Grant No: **TN37P06250104** Replacement Housing Factor Grant No:				**Federal FY of Grant: 2004**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	Operating Expense	1406	1	100,000		100,000	25,000	In Progress
Operations								
PHA-WIDE	A/E Fees	1430	1	24,553	0	0	0	Deleted
Fees and Costs	Consultant Fees for Env. Review	1430	1	1,500		0	0	09/05
	Agency Plan Update	1430	1	2,500		0	0	09/05

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

PHA Name: **City of Dayton Housing Authority**	**Grant Type and Number** Capital Fund Program No: **TN37P06250104** Replacement Housing Factor No:	**Federal FY of Grant:** **2004**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TN062-001	09/30/06			09/30/07			
Taylor Hills							
TN062-002	09/30/06			09/30/07			
Taylor Hills Annex/							
Arnold Place							
TN062-003	NA	09/30/06		NA	09/30/07		
Richland Terrace							
TN062-005	09/30/06			09/30/07			
Summerview Heights							
PHA-WIDE	09/30/06			09/30/07			
Operations							
PHA-WIDE	09/30/06			09/30/07			
Fees and Costs							

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
City of Dayton Housing Authority	Capital Fund Program Grant No: **TN37P06250103** Replacement Housing Factor Grant No:	**2003**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 03/31/05** ☐ **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	0		0	0
2	1406 Operations	85,000		85,000	0
3	1408 Management Improvements	15,000		15,000	15,000
4	1410 Administration	30,000		30,000	9,851
5	1411 Audit	0		0	0
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	34,000		34,000	29,607
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	0		0	0
10	1460 Dwelling Structures	221,795		221,795	0
11	1465.1 Dwelling Equipment—Nonexpendable	0		0	0
12	1470 Nondwelling Structures	10,000		10,000	0
13	1475 Nondwelling Equipment	0		0	0
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0		0	0
16	1492 Moving to Work Demonstration	0		0	0
17	1495.1 Relocation Costs	32,000		32,000	1,809
18	1499 Development Activities	0		0	0
19	1501 Collaterization or Debt Service	0		0	0
20	1502 Contingency	0		0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	427,795		427,795	56,267

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
City of Dayton Housing Authority	Capital Fund Program Grant No: **TN37P06250103** Replacement Housing Factor Grant No:	**2003**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 03/31/05** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities	0		0	0
23	Amount of line 21 Related to Section 504 compliance	0		0	0
24	Amount of line 21 Related to Security – Soft Costs	0		0	0
25	Amount of Line 21 Related to Security – Hard Costs	0		0	0
26	Amount of line 21 Related to Energy Conservation Measures	0		0	0

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

PHA Name: **City of Dayton Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: **TN37P06250103** Replacement Housing Factor Grant No:	**Federal FY of Grant: 2003**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN062-003	Attic Insulation	1460	50 units	10,000		10,000	0	In Progress
Richland	Roofing	1460	50 units	80,000		80,000	0	In Progress
Terrace	Windows	1460	50 units	0		0	0	Deleted
	Electrical Upgrades	1460	50 units	51,795		51,795	0	In Progress
	0-bedroom unit renovations	1460	6 units	80,000		80,000	0	In Progress
	Community Room Renovations	1470	1 building	10,000		10,000	0	In Progress
	Relocation	1495.1	50 units	32,000		32,000	1,809	In Progress
PHA-WIDE	Operating Expense	1406	1	85,000		85,000	0	In Progress
Operations								
PHA-WIDE	Computer Upgrades	1408	1	15,000		15,000	15,000	Completed
Management								
Improvements								
PHA-WIDE	Technical/Non-Technical Salaries	1410	1	28,000		28,000	9,851	In Progress
Administration	Advertising Expense	1410	1	2,000		2,000	0	In Progress

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

PHA Name: **City of Dayton Housing Authority**		**Grant Type and Number** Capital Fund Program Grant No: **TN37P06250103** Replacement Housing Factor Grant No:				**Federal FY of Grant: 2003**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	A/E Fees	1430	1	30,000		30,000	25,707	In Progress
Fees and Costs	Consultant Fees for Env. Review	1430	1	1,500		1,500	1,400	In Progress
	Agency Plan Update	1430	1	2,500		2,500	2,500	In Progress

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

PHA Name: **City of Dayton Housing Authority**	**Grant Type and Number** Capital Fund Program No: **TN37P06250103** Replacement Housing Factor No:	**Federal FY of Grant:** **2003**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TN062-003	09/30/05		03/31/04	09/30/06			
Richland Terrace							
PHA-WIDE	09/30/05		03/31/04	09/30/06			
Operations							
PHA-WIDE	09/30/05		03/31/04	09/30/06			
Management							
Improvements							
PHA-WIDE	09/30/05		03/31/04	09/30/06			
Administration							
PHA-WIDE	09/30/05		03/31/04	09/30/06			
Fees and Costs							

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
City of Dayton Housing Authority	Capital Fund Program Grant No: **TN37P06250203** Replacement Housing Factor Grant No:	**2003**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 03/31/05** ☐ **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	0		0	0
2	1406 Operations	17,000		17,000	0
3	1408 Management Improvements	0		0	0
4	1410 Administration	0		0	0
5	1411 Audit	0		0	0
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	0		0	0
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	0		0	0
10	1460 Dwelling Structures	68,258		68,258	0
11	1465.1 Dwelling Equipment—Nonexpendable	0		0	0
12	1470 Nondwelling Structures	0		0	0
13	1475 Nondwelling Equipment	0		0	0
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0		0	0
16	1492 Moving to Work Demonstration	0		0	0
17	1495.1 Relocation Costs	0		0	0
18	1499 Development Activities	0		0	0
19	1501 Collaterization or Debt Service	0		0	0
20	1502 Contingency	0		0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	85,258		85,258	0
22	Amount of line 21 Related to LBP Activities	0		0	0

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
City of Dayton Housing Authority	Capital Fund Program Grant No: **TN37P06250203** Replacement Housing Factor Grant No:	**2003**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 03/31/05** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
23	Amount of line 21 Related to Section 504 compliance	0		0	0
24	Amount of line 21 Related to Security – Soft Costs	0		0	0
25	Amount of Line 21 Related to Security – Hard Costs	0		0	0
26	Amount of line 21 Related to Energy Conservation Measures	0		0	0

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

PHA Name: **City of Dayton Housing Authority**		**Grant Type and Number** Capital Fund Program Grant No: **TN37P06250203** Replacement Housing Factor Grant No:				**Federal FY of Grant: 2003**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN062-003	Electrical Upgrades (continued)	1460	50 units	68,258		68,258	0	In Progress
Richland								
Terrace								
PHA-WIDE	Operating Expense	1406	1	17,000		17,000	0	In Progress
Operations								

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

PHA Name: **City of Dayton Housing Authority**	**Grant Type and Number** Capital Fund Program No: **TN37P0650203** Replacement Housing Factor No:	**Federal FY of Grant: 2003**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TN062-003	02/13/06		03/31/04	02/13/07			
Richland Terrace							
PHA-WIDE	02/13/06		03/31/04	02/13/07			
Operations							

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
City of Dayton Housing Authority	Capital Fund Program Grant No: **TN37P06250102** Replacement Housing Factor Grant No:	**2002**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 03/31/05** ☐ **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	0		0	0
2	1406 Operations	107,000		107,000	0
3	1408 Management Improvements	0		0	0
4	1410 Administration	22,000		22,000	21,053
5	1411 Audit	0		0	0
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	34,000		34,000	33,900
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	0		0	0
10	1460 Dwelling Structures	331,532		331,532	0
11	1465.1 Dwelling Equipment—Nonexpendable	26,000		26,000	249
12	1470 Nondwelling Structures	0		0	0
13	1475 Nondwelling Equipment	15,000		15,000	14,995
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0		0	0
16	1492 Moving to Work Demonstration	0		0	0
17	1495.1 Relocation Costs	0		0	0
18	1499 Development Activities	0		0	0
19	1501 Collaterization or Debt Service	0		0	0
20	1502 Contingency	0		0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	535,532		535,532	70,197

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
City of Dayton Housing Authority	Capital Fund Program Grant No: **TN37P06250102** Replacement Housing Factor Grant No:	**2002**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 03/31/05** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities	0		0	0
23	Amount of line 21 Related to Section 504 compliance	0		0	0
24	Amount of line 21 Related to Security – Soft Costs	0		0	0
25	Amount of Line 21 Related to Security – Hard Costs	0		0	0
26	Amount of line 21 Related to Energy Conservation Measures	0		0	0

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

PHA Name: **City of Dayton Housing Authority**	**Grant Type and Number** Capital Fund Program Grant No: **TN37P06250102** Replacement Housing Factor Grant No:	**Federal FY of Grant: 2002**

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN062-001	Install Carbon Monoxide Detectors	1460	50 units	0		0	0	Deleted
Taylor Hills								
TN062-002	Install Vinyl Siding	1460	111 units	0		0	0	Deleted
Taylor Hills								
Annex/Arnold								
Place								
TN062-003	Kitchen Renovations	1460	50 units	84,000		84,000	0	In Progress
Richland	Gutter Replacement	1460	50 units	12,500		12,500	0	In Progress
Terrace	Install Carbon Monoxide Detectors	1460	50 units	5,000		5,000	0	In Progress
	Install Storm Doors	1460	50 units	14,000		14,000	0	In Progress
	Replace Door Locks	1460	50 units	2,500		2,500	0	In Progress
	Install Vinyl Siding	1460	50 units	52,432		52,432	0	In Progress
	Paint Exterior Trim	1460	50 units	3,500		3,500	0	In Progress
	Replace Windows	1460	50 units	85,700		85,700	0	In Progress
	Replace Light Fixtures	1460	50 units	9,400		9,400	0	In Progress
	Bathroom Renovations	1460	50 units	52,500		52,500	0	In Progress
	Replace Exterior Lighting	1460	50 units	10,000		10,000	0	In Progress
	Replace Ranges (F/A)	1465.1	50 units	26,000		26,000	249	In Progress

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

PHA Name: **City of Dayton Housing Authority**		**Grant Type and Number** Capital Fund Program Grant No: **TN37P06250102** Replacement Housing Factor Grant No:				**Federal FY of Grant: 2002**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN062-006	Install Carbon Monoxide Detectors	1460	7 units	0		0	0	Deleted
Unnamed								
PHA-WIDE	Operating Expense	1406	1	107,000		107,000	0	In Progress
Operation								
PHA-WIDE	Resident Service Coordinator	1408	1	0		0	0	Deleted
Management								
Improvements								
PHA-WIDE	Technical/Non-Technical Salaries	1410	1	20,000		20,000	19,347	In Progress
Administration	Advertising Expense	1410	1	2,000		2,000	1,706	In Progress
PHA-WIDE	A/E Fees	1430	1	30,000		30,000	30,000	Completed
Fees and Costs	Consultant Fees for Env. Review	1430	1	1,500		1,500	1,400	Completed
	Agency Plan Update	1430	1	2,500		2,500	2,500	Completed
PHA-WIDE	Maintenance Vehicle	1475	1	15,000		15,000	14,995	Completed
Nondwelling								
Equipment								

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

PHA Name: **City of Dayton Housing Authority**	**Grant Type and Number** Capital Fund Program No: **TN37P0650102** Replacement Housing Factor No:	**Federal FY of Grant:** **2002**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TN062-001	09/30/04		03/31/04	09/30/05			
Taylor Hills							
TN062-002	09/30/04		03/31/04	09/30/05			
Taylor Hills Annex/							
Arnold Place							
TN062-003	09/30/04		03/31/04	09/30/05			
Richland Terrace							
TN062-006	09/30/04		03/31/04	09/30/05			
Unnamed							
PHA-WIDE	09/30/04		03/31/04	09/30/05			
Operations							
PHA-WIDE	NA		NA	NA			
Management							
Improvements							
PHA-WIDE	09/30/04		03/31/04	09/30/05			
Administration							

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

PHA Name: **City of Dayton Housing Authority**	**Grant Type and Number** Capital Fund Program No: **TN37P0650102** Replacement Housing Factor No:	**Federal FY of Grant:** **2002**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA-WIDE	09/30/04		03/31/04	09/30/05			
Fees and Costs							
PHA-WIDE	09/30/04		03/31/04	09/30/05			
Nondwelling							
Equipment							

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
City of Dayton Housing Authority	Capital Fund Program Grant No: **TN37P06250101** Replacement Housing Factor Grant No:	**2001**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 03/31/05** ☐ **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	0		0	0
2	1406 Operations	10,746		10,746	10,746
3	1408 Management Improvements	25,000		25,000	25,000
4	1410 Administration	37,000		37,000	37,000
5	1411 Audit	0		0	0
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	29,694		29,694	29,694
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	9,600		9,600	9,600
10	1460 Dwelling Structures	407,700		407,700	407,700
11	1465.1 Dwelling Equipment—Nonexpendable	17,000		17,000	17,000
12	1470 Nondwelling Structures	0		0	0
13	1475 Nondwelling Equipment	0		0	0
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0		0	0
16	1492 Moving to Work Demonstration	0		0	0
17	1495.1 Relocation Costs	12,000		12,000	12,000
18	1499 Development Activities	0		0	0
19	1501 Collaterization or Debt Service	0		0	0
20	1502 Contingency	0		0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	548,740		548,740	548,740

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

PHA Name:	Grant Type and Number	Federal FY of Grant:
City of Dayton Housing Authority	Capital Fund Program Grant No: **TN37P06250101** Replacement Housing Factor Grant No:	**2001**

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 03/31/05** ☐ **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
22	Amount of line 21 Related to LBP Activities	0		0	0
23	Amount of line 21 Related to Section 504 compliance	0		0	0
24	Amount of line 21 Related to Security – Soft Costs	0		0	0
25	Amount of Line 21 Related to Security – Hard Costs	0		0	0
26	Amount of line 21 Related to Energy Conservation Measures	0		0	0

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

PHA Name: **City of Dayton Housing Authority**		**Grant Type and Number** Capital Fund Program Grant No: **TN37P06250101** Replacement Housing Factor Grant No:				**Federal FY of Grant: 2001**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
TN062-004	Install Additional Parking	1450	Dev-wide	7,000		7,000	7,000	Completed
Levengood	Paint Handrails	1450	Dev-wide	2,600		2,600	2,600	Completed
Circle	Replace Roofs/Gutters	1460	14 bldgs	64,300		64,300	64,300	Completed
	Replace Carpet	1460	16 units	16,000		16,000	16,000	Completed
	Kitchen Renovations	1460	34 units	0		0	0	Deleted
	Replace Light Fix/Elect. Upgrades	1460	34 units	0		0	0	Deleted
	Replace Floor Tile	1460	34 units	42,000		42,000	42,000	Completed
	Replace Exterior Doors/Locks	1460	34 units	45,400		45,400	45,400	Completed
	Install Vinyl Siding	1460	14 bldgs	64,700		64,700	64,700	Completed
	Paint Exterior Trim	1460	14 bldgs	0		0	0	Deleted
	Replace Interior Doors	1460	34 units	35,700		35,700	35,700	Completed
	Replace Bathtub/Lavatory Faucets	1460	34 units	71,400		71,400	71,400	Completed
	Install HVAC	1460	18 units	0		0	0	Deleted
	Install Carbon Monoxide Detectors	1460	34 units	0		0	0	Deleted
	Replace Windows	1460	34 units	56,500		56,500	56,500	Completed
	Termite Treatment	1460	18 units	11,700		11,700	11,700	Completed
	Replace Ranges	1465.1	34 units	17,000		17,000	17,000	Completed
	Relocation	1495	34 units	12,000		12,000	12,000	Completed

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

PHA Name: **City of Dayton Housing Authority**		**Grant Type and Number** Capital Fund Program Grant No: **TN37P06250101** Replacement Housing Factor Grant No:				**Federal FY of Grant: 2001**		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA-WIDE	Operating Expense	1406	1	10,746		10,746	10,746	Completed
Operations								
PHA-WIDE	Resident Service Coordinator	1408	1	25,000		25,000	25,000	Completed
Management								
Improvements								
PHA-WIDE	Technical/Non-Technical Salaries	1410	1	35,000		35,000	35,000	Completed
Administration	Advertising Expense	1410	1	2,000		2,000	2,000	Completed
PHA-WIDE	A/E Fees	1430	1	25,694		25,694	25,694	Completed
Fees and Costs	Consultant Fees for Env. Review	1430	1	1,500		1,500	1,500	Completed
	Agency Plan Update	1430	1	2,500		2,500	2,500	Completed

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

PHA Name: **City of Dayton Housing Authority**	**Grant Type and Number** Capital Fund Program No: **TN37P0650101** Replacement Housing Factor No:	**Federal FY of Grant:** **2001**

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
TN062-004	09/30/03		03/30/02	09/30/04		03/31/04	
Levengood Circle							
PHA-WIDE	09/30/03		03/30/02	09/30/04		03/31/04	
Operations							
PHA-WIDE	09/30/03		03/30/02	09/30/04		03/31/04	
Management							
Improvements							
PHA-WIDE	09/30/03		03/30/02	09/30/04		03/31/04	
Administration							
PHA-WIDE	09/30/03		03/30/02	09/30/04		03/31/04	
Fees and Costs							

Optional Public Housing Asset Management Table **Not Applicable**

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

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