

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

PHA Plans

Emery County Housing Authority

5 Year Plan for Fiscal Years 2005 - 2009

Annual Plan for Fiscal Year 2005

**PHA Plan
Agency Identification**

PHA Name: Emery County Housing Authority (ECHA)

PHA Number: UT015

PHA Fiscal Year Beginning: 04/2005

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:

Main administrative office of the PHA:
95 E. Main Street, Room 220, Castle Dale, UT 84513.
Ph: 435 381-2902, FAX: 435 381-2901
Email: jhs@co.emery.ut.us

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) and supporting documents are available for public inspection at:

Main administrative office of the ECHA:
95 E. Main Street, Room 115, Castle Dale, UT 84513.

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

A. Mission

The mission of the Emery County Housing Authority 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.

B. Goals

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

ECHA Goal: Maintain appropriate supply of assisted housing and increase opportunity for participants to obtain unassisted housing.

Objectives:

Reduce public housing vacancies

Leverage private or other public funds to create additional housing opportunities

ECHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHAS score)

Improve voucher management

Increase customer satisfaction

Concentrate on efforts to improve specific management functions:
public housing finance
voucher unit inspections

ECHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility (portability) counseling
- Conduct outreach efforts to potential voucher landlords

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

ECHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments
- Renovate or modernize public housing units
- Implement public housing security improvements

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

ECHA 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

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

ECHA 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

Annual ECHA Plan
ECHA Fiscal Year 2005
[24 CFR Part 903.7]

Annual Plan Type: Troubled Agency Plan

Executive Summary of the Annual PHA Plan [24 CFR Part 903.7 9 (r)]

Annual plan will be a continuing guide to improvement of Emery County housing assistance programs. Every effort will be made to upgrade all aspects of PHA operations, methods, policy in accordance with annual plan. It is thorough in its content and scope and will enhance the communities within the jurisdiction of the HA.

Further, as an addendum to The Agency Plan, discrepancies/findings report - Office of Public Housing, Linda Camblin, October 26, 2004 from On-Site HUD SEMAP Confirmatory Review of June 2004, resulting in SEMAP Troubled Agency status, will be incorporated as focal element of operational improvement in addition to the goals and objectives of this Agency Plan.

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Annual Plan

Executive Summary

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List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
N/A	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
N/A	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
N/A	Fair Housing Documentation: Records reflecting that the ECHA 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 ECHA's involvement.	5 Year and Annual Plans
N/A	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
On Display	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
On Display (In Revision Process)	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
On Display (In Revision Process)	Section 8 Model Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Public Housing Deconcentration and Income Mixing Documentation: ECHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 18. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
On Display	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
N/A	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

Applicable & On Display	Supporting Document	Applicable Plan Component
On Display (In Revision Process)	Section 8 rent determination (payment standard) policies	Annual Plan: Rent Determination
On Display (In Revision Process)	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
On Display (In Revision Process)	Public housing grievance procedures	Annual Plan: Grievance Procedures
On Display (In Revision Process)	Section 8 informal review and hearing procedures	Annual Plan: Grievance Procedures
On Display	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
On Display	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program	Annual Plan: Homeownership
N/A	Any cooperative agreement between the ECHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency

Applicable & On Display	Supporting Document	Applicable Plan Component
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
On Display	The most recent fiscal year audit of the ECHA 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 ECHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction Served by the ECHA

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	2. Size	Location
Income <= 30% of AMI	300	5*	4	3	N/A	3	N/A
Income >30% but <=50% of AMI	300	3	4	3	N/A	3	N/A
Income >50% but <80% of AMI	150	2	4	3	N/A	3	N/A
Elderly	200	5*	4	3	N/A	4	N/A
Families with Disabilities	100	4*	4	3	N/A	3	N/A
Race/Ethnicity	50	4*	4	3	N/A	3	N/A

*Unless receiving housing assistance

What sources of information did the ECHA use to conduct this analysis? (Check all that

apply; all materials must be made available for public inspection.)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	135		60
Extremely low income <=30% AMI	118	86	
Very low income (>30% but <=50% AMI)	8	6	
Low income (>50% but <80% AMI)	2	1	
Families with children	75	56	
Elderly families	20	15	
Families with Disabilities	34	25	
Race/ethnicity	White 133	99	
Race/ethnicity	Hispanic 2	1	
Is the waiting list closed (select one)? No			

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	22		8
Extremely low income <=30% AMI	21	95	
Very low income (>30% but <=50% AMI)	1	5	
Low income (>50% but <80% AMI)	0	0	
Families with children	18	82	
Elderly families	2	9	
Families with Disabilities	5	23	
Race/ethnicity	White 20	91	
Race/ethnicity	Hispanic 2	9	
Characteristics by Bedroom Size (Public Housing Only)	22		
1BR			
2 BR	16	73	
3 BR	6	27	
Is the waiting list closed (select one)? No			

C. Strategy for Addressing Needs

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

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

Undertake measures to ensure access to affordable housing among families assisted by the ECHA, regardless of unit size required

Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program

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

Applying for additional section 8 units annually until waiting list is under one year.

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

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

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

Adopt rent policies to support and encourage work

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

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

Adopt rent policies to support and encourage work.

B. Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Ensure continuing reasonable complement of available units for the elderly within the jurisdiction

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Ensure continuing reasonable complement of available units for families with disabilities within the jurisdiction.

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

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs and Section 8 fair housing to minority families

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

Not applicable to jurisdiction, no significant families of races and ethnicities with disproportionate needs.

Strategy 2: Conduct activities to affirmatively further fair housing

Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units

Continue marketing of the section 8 program to owners outside of areas of poverty /minority concentrations

(2) Reasons for Selecting Strategies

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

Influence of the housing market on ECHA programs
 Community priorities regarding housing assistance

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1 Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	\$51,920	
b) Annual Contributions for Section 8 Tenant-Based Assistance	\$269,305	
2. Public Housing Dwelling Rental Income		Public housing operations, Public housing capital improvements
3. Other income (list below)		
CFP UT06P0115501-02	\$36,106	Public housing operations, Public housing capital improvements
CFP UT06P0115501-03	43,559	
CFP UT06P0115501-04(partial)	25,000	
Total resources	\$425,890	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

(1) Eligibility

- a. The ECHA verifies eligibility for admission to public housing:

When families are within a certain number of being offered a unit:
5
- b. The ECHA uses the following non-income (screening) factors to establish eligibility for admission to public housing:

Criminal or Drug-related activity
Rental history
Housekeeping
- c. The ECHA requests criminal records from local law enforcement agencies for screening purposes. No other law enforcement agencies are used.

(2) Waiting List Organization

- a. The ECHA plans to use the following to organize its public housing waiting list:

Community-wide list
No others
- b. Interested persons apply for admission to public housing:

At the ECHA main administrative office

(3) Assignment

Applicants are ordinarily given two (2) vacant unit choices before they fall to the bottom of or are removed from the waiting list.

(4) Admissions Preferences

a. Income targeting

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

b. Transfer policies:

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

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

c. Preferences

1. Yes No: Has the ECHA established preferences for admission to public housing (other than date and time of application)?

(1). Which of the following admission preferences does the ECHA plan to employ in the coming year?

Former Federal Preferences: (select below)

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

Other preferences: (select below)

- Disabled persons, families with disabled member
- Owner, Inaccessibility, Property Disposition)

- Working families (and those trying to work) 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 ECHA 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.

Former Federal Preferences: (select below)

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

Other preferences: (select below)

- Disabled persons, families with disabled member Owner, Inaccessibility, Property Disposition)
- Working families (and those trying to work) 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 ECHA applies preferences within income tiers

Not applicable: the pool of applicant families ensures that the ECHA 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 ECHA-resident lease
- The ECHA's Admissions and (Continued) Occupancy policy
- ECHA briefing seminars or written materials
- Other source (list)

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

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

(6) Deconcentration and Income Mixing

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

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

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

Adoption of site-based waiting lists

If selected, list targeted developments below:

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

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

Other (list policies and developments targeted below)

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

e. If the answer to d was yes, how would you describe these changes?

f. Based on the results of the required analysis, in which developments will the ECHA make special efforts to attract or retain higher-income families?

Not applicable: Results of analysis did not indicate need.

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

Not applicable: Results of analysis did not indicate need.

B. Section 8

(1) Eligibility

- a. What is the extent of screening conducted by the ECHA? (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. The ECHA request criminal records from local law enforcement agencies for screening purposes. No other law enforcement agencies are used.
- e. Any criminal information is shared with prospective landlords as requested.

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

(3) Search Time

- a. Yes No: Does the ECHA give extensions on standard 60-day period to search for a unit?
- b. Circumstances: Any reasonable circumstances are accepted for extension.

(4) Admissions Preferences

- a. Income targeting
- Yes No: Does the ECHA plan to exceed the federal targeting requirements by

targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the ECHA 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 ECHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

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

Other preferences (select all that apply)

- Working families (and those trying to work) and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Disabled persons, families with disabled member
- 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 ECHA 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.

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

- 1 Victims of domestic violence
- 1 Substandard housing
- Homelessness
- 1 High rent burden

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- 1 Veterans and veterans' families
- 1 Residents who live and/or work in your jurisdiction
- 1 Disabled persons, families with disabled member
- 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)

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

- The Section 8 Administrative Plan
 Briefing sessions and written materials

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

- Through published notices
 None

4. ECHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

(1) Income Based Rent Policies

A. Use of discretionary policies: (select one)

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

B. Minimum Rent

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

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

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

3. If yes to question 2, list the policy:

When a family's income is less than \$200.00 or otherwise demonstrates inability to pay minimum rent of \$25.00, then exemption is allowed.

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

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

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

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

X For the earned income of a previously unemployed household member

X 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:

X For household heads

X 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

X No

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

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

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

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

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the ECHA 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) +/- 10%
- Other (list below)

g. Yes No: Does the ECHA 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 ECHA 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

(1) Payment Standards

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

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

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

- FMRs are adequate to ensure success among assisted families in the ECHA's segment of the FMR area
- The ECHA 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 ECHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the ECHA'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 ECHA 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 ECHA's minimum rent? (select one)

____ \$0

\$1-\$25

____ \$26-\$50

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

When a family's income is less than \$200.00 or otherwise demonstrates inability to pay minimum rent of \$25.00, then exemption is allowed.

5. Operations and Management

Equipment Capitalization Policy

Any equipment item purchased by ECHA over the amount of \$50.00 shall be kept on record for the purposes of inventory control and depreciation scheduling.

6. ECHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

A. Public Housing

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

If yes, list additions to federal requirements below:

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

____ PHA main administrative office

____ PHA development management offices

____ Other (list below)

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- X PHA main administrative office
- ____ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

A. Capital Fund Activities

Refer to ECHA Table Annual Statement, Capital Fund Program (CFP), Parts I, II, & III in attachments.

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

Applicability of sub-component 7B: All ECHAs 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 X No: a) Has the ECHA 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 ECHA 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 ECHA 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 ECHA 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 ECHAs are not required to complete this section.

Yes No: Does the ECHA 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.)

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)]

1. Yes No: Has the ECHA designated or applied for approval to designate or does the ECHA 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 ECHA is eligible to complete a streamlined submission; ECHAs completing streamlined submissions may skip to component 10.)

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)] Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

Yes No: Have any of the ECHA’s developments or portions of developments been identified by HUD or the ECHA 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. ECHAs completing streamlined submissions may skip to component 11.)

11. Homeownership Programs Administered by the ECHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Yes No Does the ECHA administer any homeownership programs administered by the ECHA 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 ECHA 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 ECHA** or **high performing ECHA** status. ECHAs completing streamlined submissions may skip to component 11B.)

B. Section 8 Tenant Based Assistance

Yes No: Does the ECHA 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 ECHA is eligible to complete a streamlined submission due to high performer status. **High performing ECHAs** may skip to component 12.)

12. ECHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

13. ECHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

14. Pet Policy.

[24 CFR Part 903.7 9 (n)]

Public Housing residents may have pets, no more than two pets total per residence. Owners must take proper care of pets and maintain the pets in a responsible manner. Owners must clean up after their pets. Owners of pets must keep their pets from causing detriment to other residents’ living enjoyment.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. ____ Yes X No: Is the ECHA 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.)

17. ECHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

____ Attached at Attachment (File name)

____ Provided below:

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

____ Considered comments, but determined that no changes to the ECHA Plan were necessary.

____ The ECHA changed portions of the ECHA Plan in response to comments

____ List changes below:

____ Other: (list below)

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

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

3. Description of Resident Election Process

Resident Member on the PHA Governing Board

1. The PHA governing board does not, at present, include at least one member who is directly assisted by the PHA this year.
2. The reason there is not a current PHA assisted member on the governing board is as follows:

The PHA has less than 100 total individuals or families served, provides reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and, to date, has not been notified by any resident of their interest to participate in the Board.

3. Date of next term expiration of a governing board member: Feb., 2005.
Name and title of appointing official for governing board: Larry Heaton, ECHA Board Chairman.

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 ECHA assistance
- Self-nomination: Candidates registered with the ECHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

1. Consolidated Plan jurisdiction: Not applicable. No existing Consolidated Plan in this jurisdiction. Applicability of Consolidated Plan pursuant of 24 CFR Part 91, Directive Number 91.2, shows no applicability.

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

- The ECHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The ECHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The ECHA has consulted with the Consolidated Plan agency during the development of this ECHA Plan.
- Activities to be undertaken by the ECHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

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

D. Other Information Required by HUD

None

Attachments

**ECHA Plan
Table Library**

**Ref. Component 7 - Capital Fund Program Annual Statement
Parts I, II, and III**

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

Line No.	Summary by Development Account	Total Estimated
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	5000
10	1460 Dwelling Structures	15000
11	1465.1 Dwelling Equipment-Nonexpendable	5000
12	1470 Nondwelling Structures	5000
13	1475 Nondwelling Equipment	1000
14	1485 Demolition	
15	1490 Replacement Reserve	19921
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	7000
20	Amount of Annual Grant (Sum of lines 2-19)	57,921.00
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation	

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

Development Number/Name	General Description of Major Work Categories	Development Account	Total Estimated

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

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

Attachment A
Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs 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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies

Applicable & On Display	Supporting Document	Related Plan Component
	Public housing rent determination policies, including the method 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
	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types check here if included in Section 8 Administrative Plan	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 any active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs

Applicable & On Display	Supporting Document	Related Plan Component
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention

Applicable & On Display	Supporting Document	Related Plan Component
	PHDEP-related documentation: <ul style="list-style-type: none"> • Baseline law enforcement services for public housing developments assisted under the PHDEP plan; • Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); • Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; • Coordination with other law enforcement efforts; • Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and • All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) check here if included in the public housing A & O Policy	Pet Policy
	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

2005 PHA Plan

Attachment B

Resident Member on the PHA Governing Board

1. The PHA governing board does not, at present, include at least one member who is directly assisted by the PHA this year.
2. The reason there is not a current PHA assisted member on the governing board is as follows:

The PHA has less than 100 total individuals or families served, provides reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and, to date, has not been notified by any resident of their interest to participate in the Board.

3. Date of next term expiration of a governing board member: Feb., 2006.
Name and title of appointing official for governing board: Larry Heaton, ECHA Board Chairman.

2005PHA Plan

Attachment C

Membership of the Resident Advisory Board or Boards

1. Resident Advisory Board members represent assisted individuals and families from both PHA's public housing program and tenant-based Section 8 Program.
2. At the time of admission, every participant is informed in writing that they are automatically members of the agency's **Resident Advisory Board** and are informed that at any time during their tenure as residents under these programs, they are obligated to advise the PHA executive director of any and all meaningful suggestions, comments or questions they may have regarding the PHA's dwelling units, programs, policies and/or management of the PHA.

2005PHA Plan

Attachment D **Deconcentration and Income Mixing**

The PHA **does not** have any general occupancy (family) public housing developments that are covered by the deconcentration rule due to NOTICE PIH 2001-4 (HA), II. 5., reference to &903(2)(b)(2) which exempts “public housing developments operated by a PHA with fewer than 100 public housing units”. Therefore, this section is complete.

2005 PHA Plan

Attachment E
Voluntary Conversion Initial Assessments

- a. There are two (2) PHA developments that are subject to the Required Initial Assessments.**
- b. There are no (0) PHA developments that are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects).**
- c. There were two (2) Assessments conducted for the PHA's covered developments.**
- d. There are no (0) PHA developments that may be appropriate for conversion based on the Required Initial Assessments.**

Small PHA Plan Update

Annual Statement/Performance and Evaluation Report					
PHA Name: Emery County Housing Authority		Grant Type and Number CFP - Capital Fund Program: Capital Fund Program		Federal FY of Grant: 2002 20022002	
Original Annual Statement Performance and Evaluation Report for Period Ending:			Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:) Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised 2/11/05	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations		10,000.00	10,000.00	10,000.00
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	56,106.00	20,000.00	20,000.00	9,706.00
10	1460 Dwelling Structures		15,000.00	15,000.00	3,325.00
11	1465.1 Dwelling Equipment CNonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency		11,106.00	11,106.00	4,469.00
20	Amount of Annual Grant: (sum of lines 2-19)	\$56,106.00	\$ 56,106.00	\$56,106.00	\$27,500.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Emery County Housing Authority		Grant Type and Number Capital Fund Program #: UT06P015501-02 Capital Fund Program Replacement Housing Factor #:			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 Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
UT15-1	Operations	1406	N/A		\$10,000.00	\$10,000.00	\$10,000.00	

	Original	Revised	Actual	Original	Revised	Actual	

Small PHA Plan Update

Annual Statement/Performance and Evaluation Report					
PHA Name: Emery County Housing Authority		Grant Type and Number CFP - UT06P015501-03			Federal FY of Grant: 2003
Original Annual Statement		Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations		\$10,000.00		
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$43,559.00	10,000.00		
10	1460 Dwelling Structures		15,000.00		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency		8,559.00		
20	Amount of Annual Grant: (sum of lines 2-19)	\$43,559.00	\$ 43,559.00		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				

Small PHA Plan Update

Annual Statement/Performance and Evaluation Report					
PHA Name: Emery County Housing Authority		Grant Type and Number CFP - UT06P01550104			Federal FY of Grant: 2004
Original Annual Statement		Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$10,000.00			
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$30,972.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency	10,000.00			
20	Amount of Annual Grant: (sum of lines 2-19)	\$50,972.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				

Small PHA Plan Update

Annual Statement/Performance and Evaluation Report					
PHA Name: Emery County Housing Authority		Grant Type and Number CFP - UT06P015502-03			Federal FY of Grant: 2003
Original Annual Statement		Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$9,200.00			
10	1460 Dwelling Structures		\$9,200.00		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	\$9,200.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				

24	Amount of line 20 Related to Energy Conservation Measures				
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	Original	Revised	Actual	Original	Revised	Actual	

