PHA Plans

Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226
(exp 08/31/2009)

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

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

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

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

Streamlined Five-Year PHA Plan
Agency Identification

PHA Name: Housing Authority of the City of Marion
PHA Number: IN041

PHA Fiscal Year Beginning: 7/2008

PHA Programs Administered:
☒**Public Housing and Section 8** ☐**Section 8 Only** ☐**Public Housing Only**
Number of public housing units: Number of S8 units: Number of public housing units:
Number of S8 units:

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

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

Public Access to Information
Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)
☒ Main administrative office of the PHA
☐ PHA development management offices
☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents
The PHA Plans and attachments (if any) are available for public inspection at: (select all that apply)
☒ Main administrative office of the PHA
☐ PHA development management offices
☐ PHA local offices
☐ Main administrative office of the local government
☐ Main administrative office of the County government
☐ Main administrative office of the State government
☐ Public library
☐ PHA website
☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)
☒ Main business office of the PHA

☐ PHA development management offices
☐ Other (list below)

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.12]

A. Mission

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

☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

☒ The PHA's mission is:

As stewards of public funds and trust, the Marion Housing Authority will provide safe, decent, affordable housing opportunities through public and private partnerships, while serving all customers with respect.

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)
- ☒ Improve voucher management: (SEMAP score)
- ☐ Increase customer satisfaction:
- ☐ Concentrate on efforts to improve specific management functions:

(list; e.g., public housing finance; voucher unit inspections)
- ☐ Renovate or modernize public housing units:
- ☐ Demolish or dispose of obsolete public housing:
- ☐ Provide replacement public housing:
- ☐ Provide replacement vouchers:
- ☐ Other: (list below)

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

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

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

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

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

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

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

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

Other PHA Goals and Objectives: (list below)

Streamlined Annual PHA Plan
PHA Fiscal Year 2009
[24 CFR Part 903.12(b)]

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

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

☒ 1. Housing Needs
☒ 2. Financial Resources
☒ 3. Policies on Eligibility, Selection and Admissions
☒ 4. Rent Determination Policies
☒ 5. Capital Improvements Needs
☒ 6. Demolition and Disposition
☒ 7. Homeownership
☒ 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
☒ 9. Additional Information
  a. PHA Progress on Meeting 5-Year Mission and Goals
  b. Criteria for Substantial Deviations and Significant Amendments
  c. Other Information Requested by HUD
    i. Resident Advisory Board Membership and Consultation Process
    ii. Resident Membership on the PHA Governing Board
    iii. PHA Statement of Consistency with Consolidated Plan
    iv. (Reserved)
☒ 10. Project-Based Voucher Program
☒ 11. Supporting Documents Available for Review
☒ 12. FY 2008 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
☒ 13. Capital Fund Program 5-Year Action Plan
☐ 14. Other (List below, providing name for each item)

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*: *Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*;
Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.
For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:
Form HUD-50070, *Certification for a Drug-Free Workplace*;
Form HUD-50071, *Certification of Payments to Influence Federal Transactions*;
Form SF-LLL & SF-LLLa, *Disclosure of Lobbying Activities.*

Executive Summary (optional)

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

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

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

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

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one) ☒ 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	139		
Extremely low income <=30% AMI	115	82.7	
Very low income (>30% but <=50% AMI)	20	14.4	
Low income (>50% but <80% AMI)	4	2.9	
Families with children			
Elderly families			
Families with Disabilities			
Race/ethnicity W	74	53.2	
Race/ethnicity B	57	41	
Race/ethnicity O	5	3.6	
Race/ethnicity H	3	2.2	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? ☒ No ☐ Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes			

Housing Needs of Families on the PHA's Waiting Lists

Waiting list type: (select one)
☐ Section 8 tenant-based assistance
☒ Public Housing
☐ Combined Section 8 and Public Housing
☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)
If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	324		152
Extremely low income <=30% AMI	208	64.2	
Very low income (>30% but <=50% AMI)	29	9	
Low income (>50% but <80% AMI)	3	.9	
Families with children	290	89.5	
Elderly families	3	.9	
Families with Disabilities	23	7.1	
Race/ethnicity W	180	55.6	
Race/ethnicity B	92	28.4	
Race/ethnicity O	52	16	
Race/ethnicity H	13	4	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	9	2.8	5
2 BR	134	41.4	62
3 BR	128	39.5	61
4 BR	39	12	18
5 BR	14	4.3	6
5+ BR			

Is the waiting list closed (select one)? ☒ No ☐ Yes
If yes:
How long has it been closed (# of months)?
Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?
☐ No ☐ Yes

Housing Needs of Families on the PHA's Waiting Lists

Waiting list type: (select one)
☐ Section 8 tenant-based assistance
☐ Public Housing
☐ Combined Section 8 and Public Housing
☒ Public Housing Site-Based or sub-jurisdictional waiting list (optional)
If used, identify which development/subjurisdiction:ELDERLY

	# of families	% of total families	Annual Turnover
Waiting list total	26		75
Extremely low income <=30% AMI	17	65.4	
Very low income (>30% but <=50% AMI)	7	26.9	

Housing Needs of Families on the PHA's Waiting Lists			
Low income (>50% but <80% AMI)	2	7.7	
Families with children	0	0	
Elderly families	13	50	
Families with Disabilities	13	50	
Race/ethnicity W	18	69.2	
Race/ethnicity B	6	23.1	
Race/ethnicity O	2	7.7	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	26	100	26
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)? ☒ No ☐ Yes
If yes:
How long has it been closed (# of months)?
Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?
☐ No ☐ Yes

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

☐ Employ effective maintenance and management policies to minimize the number of public housing units off-line
☐ Reduce turnover time for vacated public housing units
☐ Reduce time to renovate public housing units
☐ Seek replacement of public housing units lost to the inventory through mixed finance development
☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction

☐ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
☐ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
☐ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:
Select all that apply

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

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

Strategy 1: Target available assistance to families at or below 30 % of AMI
Select all that apply

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

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

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

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

Need: Specific Family Types: The Elderly

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

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

Need: Specific Family Types: Families with Disabilities

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

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

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

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

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

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

☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
☐ Market the section 8 program to owners outside of areas of poverty /minority concentrations
☐ Other: (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 903.12 (b), 903.7 (c)]

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

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
1. **Federal Grants (FY 2007_ grants)**		
a) Public Housing Operating Fund	557,544	
b) Public Housing Capital Fund	465,000	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	1,806,464	
f) Resident Opportunity and Self-Sufficiency Grants	33,150	
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)	-0-	
3. Public Housing Dwelling Rental Income	557,544	Public Housing Operations
4. Other income (list below)		
Other Dwelling Rental Income	613,816	Public and Non-Public Housing Operations
Non-Dwelling Rental Income	51,300	Central Office Operations
Interest on general investments	56,250	Public and Non-Public Housing Operations

Financial Resources: Planned Sources and Uses		
Sources	**Planned $**	**Planned Uses**
4. Non-federal sources (list below)		
Management Fees	415,975	
Total resources	4,557,043	

3. PHA Policies Governing Eligibility, Selection, and Admissions

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

A. Public Housing

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

(1) Eligibility

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

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

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

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

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

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

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

(2)Waiting List Organization

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

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

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

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

c. Site-Based Waiting Lists-Previous Year

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

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

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

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

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

d. Site-Based Waiting Lists – Coming Year

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

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

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

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

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

(3) Assignment

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

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

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

(4) Admissions Preferences

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

b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (list below)
☒ Emergencies
☒ Over-housed
☒ Under-housed
☒ Medical justification
☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
☐ Resident choice: (state circumstances below)
☐ Other: (list below)

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

☐ Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☐ Other preference(s) (list below)

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

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)
☒ The PHA-resident lease
☒ The PHA's Admissions and (Continued) Occupancy policy
☒ PHA briefing seminars or written materials
☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)
☐ At an annual reexamination and lease renewal
☒ Any time family composition changes
☐ At family request for revision
☐ Other (list)

(6) Deconcentration and Income Mixing

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

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

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

B. Section 8

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

(1) Eligibility

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

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

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

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

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
☐ Criminal or drug-related activity
☒ Other (describe below)
Landlord Reference

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
☒ None
☐ Federal public housing
☐ Federal moderate rehabilitation
☐ Federal project-based certificate program
☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
☒ PHA main administrative office
☐ Other (list below)

(3) Search Time

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

unit?
If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

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

b. Preferences
1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

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

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

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

Homeless and participating in an approved transitional housing supportive service program.

Homeless individual/family that is displaced by a natural disaster, accident that is not self-inflicted (i.e. fire caused by member) or reasons beyond applicant control.

Not currently receiving any federal housing assistance.

Currently living in Grant County for a minimum of six months.

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.

4 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)
3 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)

1 H**omeless and participating in an approved transitional housing supportive service program.**

1 Homeless individual/family that is displaced by a natural disaster, accident that is not self-inflicted (i.e. fire caused by member) or reasons beyond applicant control.

2 Not currently receiving any federal housing assistance.

3 Currently living in Grant County for a minimum of six months.

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
☐ Date and time of application
☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)
☐ This preference has previously been reviewed and approved by HUD
☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)
☐ The PHA applies preferences within income tiers

☐ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

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

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

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

☒ Through published notices
☐ Other (list below)

4. PHA Rent Determination Policies

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

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one of the following two)

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

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

b. Minimum Rent

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

☐ $0
☐ $1-$25
☒ $26-$50

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

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

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

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

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

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

☐ For the earned income of a previously unemployed household member
☐ For increases in earned income
☐ Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

☐ Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

☐ For household heads
☐ For other family members
☐ For transportation expenses
☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
☐ Other (describe below)

e. Ceiling rents

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

☒ Yes for all developments
☐ Yes but only for some developments
☐ No

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

☒ For all developments
☐ For all general occupancy developments (not elderly or disabled or elderly only)
☐ For specified general occupancy developments
☐ For certain parts of developments; e.g., the high-rise portion

☐ For certain size units; e.g., larger bedroom sizes
☐ Other (list below)

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

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

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

☐ Never
☒ At family option
☐ Any time the family experiences an income increase
☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
☐ Other (list below)

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

(2) Flat Rents

a. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)
☒ The section 8 rent reasonableness study of comparable housing
☐ Survey of rents listed in local newspaper
☐ Survey of similar unassisted units in the neighborhood
☐ Other (list/describe below)

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)
- ☒ At or above 90% but below100% of FMR
- ☐ 100% of FMR
- ☐ Above 100% but at or below 110% of FMR
- ☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)
- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)
- ☐ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ Reflects market or submarket
- ☐ To increase housing options for families
- ☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)
- ☒ Annually
- ☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)
- ☒ Success rates of assisted families
- ☐ Rent burdens of assisted families
- ☐ Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)
- ☐ $0
- ☐ $1-$25
- ☒ $26-$50

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

5. Capital Improvement Needs

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

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

A. Capital Fund Activities

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

(1) Capital Fund Program

a. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.

b. ☒ Yes ☐ No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

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

(1) Hope VI Revitalization

a. ☐ Yes ☒ No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)

b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)
Development name:
Development (project) number:
Status of grant: (select the statement that best describes the current status)
☐ Revitalization Plan under development
☐ Revitalization Plan submitted, pending approval
☐ Revitalization Plan approved

☐ Activities pursuant to an approved Revitalization Plan underway

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

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

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

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]
Applicability of component 6: Section 8 only PHAs are not required to complete this section.

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

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

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

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

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

(2) Program Description

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?10

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:

Marion Housing Authority has successfully operated the Section 8 Family Self Sufficiency Program.

Marion Housing Authority has worked with AHC to start a Lease to own properties using MHA as the leasing agency. Marion Housing also offered home ownership workshops and counseling during this process and post purchase counseling follow-up.

Our staff has also been certified Home ownership counselors and have received certification for the starting a successful home ownership program.

Marion Housing Authority is a member of the Grant County Social Service Agency, Chamber of Commerce, The Grant County Human Resource Agency, The Grant County Neighborhood Association. We partner with several social service agencies, which include some the following: YWCA, WorkOne, WIA, Carey Services, Ivy Tech Community College, American Red Cross, Grant County Rescue Center, Life Stream Services, Crisis Pregnancy Center, Indiana Health Center.

c. What actions will the PHA undertake to implement the program this year (list)?

We are notifying the Section 8 participants of this program. We will have monthly Orientation meetings and if they are interested they can submit an application. We will conduct a one on one interview and determine the participant's eligibility. If they have barriers that need corrected

they will be referred to the FSS program for achieving their goals.

If the participant is ready for home ownership, they we will be referred the home ownership workshops. They will get a certificate after completing the homeownership workshops. After completing the workshops they will be pre qualified for financing through a lender of their choice. We will work with all agencies that will help the participant to get financial assistance. After getting pre-qualified the participant will search for a home. MHA will work very closely with the participant to insure they become successful homeowners which includes post purchase counseling.

MHA will work with National City Bank and their title companies to ensure that underwriting requirements are in line with HUD guidelines. National City Mortgage specializes in Section 8 mortgages. We are also getting with other local lenders to see if they are able to finance and work with other agencies that help with down payment and closing cost.

We are partnering with AHC (Affordable Housing Corporation) they are a certified Housing Counselor Agency incorporated on 7/24/95. They also offer IDA accounts and Microenterprises Venture partnerships.

We are informing our local realtors on the Section 8 program on policies and requirements.

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

The PHA has demonstrated its capacity to administer the program by (select all that apply):
a. ☒ Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
b. ☒ Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
c. ☐ Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
d. ☒ Demonstrating that it has other relevant experience (list experience below).

Our staff has been certified Home Ownership Counselors and have received certification for the starting a successful Home Ownership Program.

Marion Housing Authority has successfully operated the Section 8 Family Self Sufficiency Program for over 10 years.

Marion Housing Authority has worked with AHC to start develop a lease to own property using MHA as the leasing agency. Marion Housing also offered home ownership workshops and counseling during this process and post purchase counseling follow-up.

8. Civil Rights Certifications

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

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

9. Additional Information

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

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

(*Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2005 - 2009.*

Agency Plan Progress statement

The Marion Housing Authority continues to progress in a positive direction as it moves into the 21st century in regards to its Annual Plan objectives. It has aggressively perused opportunities in the private sector, and to date has added an additional forty-four (44) units to its list of properties owned and managed. This is in addition to the forty-nine (49) units purchased last year, and the ninety-eight (98) units of Section-8 new constructions that we own and manage. The agency also continues to manage for a fee thirty-six (36) tax credit units. These successful endeavors continue to reposition / propel the agency forward by strengthening its bottom line.

Additionally, the agency has formed a nonprofit corporation, (Marion Development and Investment Corp) for the purpose of acting as the development arm of the Housing Authority. To date it has developed several properties and a restaurant that have provided additional income for the Marion Housing Authority, as it continues its Mission of providing decent, safe and affordable housing for the residents of Marion.

With the utilization of the agencies Capital Fund program, many projects have bent completed providing various upgrades/remolding projects to our units which benefit our clients. **Examples:** Central Air /single family units, New appliances/ single family units and High-rise units, Roof repairs/single family units, Carpet and tile replacement/single family and High-rise units

With the above listed items the Marion Housing Authority continues to better the service it offers clients of need, and also has increased the numbers of clients it is able to serve through is mission.

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

a. Substantial Deviation from the 5-Year Plan

b. Significant Amendment or Modification to the Annual Plan

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below:

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

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

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

☐ Other: (list below)

(2) Resident Membership on PHA Governing Board

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

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

☒ Yes ☐ No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: Kay Zirkle

Method of Selection:

☒ Appointment

The term of appointment is (include the date term expires): 2/2009

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

Description of Resident Election Process
Nomination of candidates for place on the ballot: (select all that apply)
☐ Candidates were nominated by resident and assisted family organizations
☐ Candidates could be nominated by any adult recipient of PHA assistance
☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
☐ Other: (describe)

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

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

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

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

Date of next term expiration of a governing board member: 2/2009

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): Wayne Seybold, Mayor

(3) PHA Statement of Consistency with the Consolidated Plan
[24 CFR Part 903.15]
For each applicable Consolidated Plan, make the following statement (copy questions as many times as

necessary).

Consolidated Plan jurisdiction: (State of Indiana)

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

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

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

(4) (Reserved)

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

10. Project-Based Voucher Program

a. ☐ Yes ☒ No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.

b. ☐ Yes ☐ No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:
☐ Low utilization rate for vouchers due to lack of suitable rental units
☐ Access to neighborhoods outside of high poverty areas
☐ Other (describe below:)

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

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Related Plan Component**
Y	*PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*.	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
Y	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year 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 for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
Y	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Related Plan Component**
Y	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. ☐ Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
Y	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	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
Y	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
Y	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. ☒ Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
Y	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
Y	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
Y	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types ☐ check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
Y	Public housing grievance procedures ☒ Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
Y	Section 8 informal review and hearing procedures. ☐ Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
Y	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report 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
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Related Plan Component**
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
Y	Policies governing any Section 8 Homeownership program (Section _____of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Public Housing Community Service Policy/Programs ☐ Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
Y	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
Y	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
Y	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
Y	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
Y	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

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

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
Housing Authority of the City of Marion, IN	Capital Fund Program Grant No: IN36P04150105 Replacement Housing Factor Grant No:	**2005**

☐**Original Annual Statement** ☐**Reserve for Disasters/ Emergencies** ☒**Revised Annual Statement (revision no:** 2)
☐**Performance and Evaluation Report for Period Ending:** ☐**Final Performance and Evaluation Report**

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost**	
		Original	**Revised**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations	94,209	63,549	63,549	49,715
3	1408 Management Improvements	21,000	21,000	21,000	34,064
4	1410 Administration	54,000	54,000	54,861	9,379
5	1411 Audit	5,000	2,260	2,260	1,860
6	1415 Liquidated Damages				
7	1430 Fees and Costs	8,000	0	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	104,202	104,202	104,202	99,662
10	1460 Dwelling Structures	113,785	113,785	113,785	87,307
11	1465.1 Dwelling Equipment—Nonexpendable	8,000	8,000	8,000	5,808
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	69,500	69,500	69,500	49,872
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	6,650	6,560	6.560	691
21	Amount of Annual Grant: (sum of lines 2 – 20)	484,256	442,856	443,717	338,358
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				

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

Annual Statement/Performance and Evaluation Report **Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**		
PHA Name: **Housing Authority of the City of Marion, IN**	**Grant Type and Number** Capital Fund Program Grant No: IN36P04150105 Replacement Housing Factor Grant No:	**Federal FY of Grant: 2005**
☐**Original Annual Statement** ☐**Reserve for Disasters/ Emergencies** ☒**Revised Annual Statement (revision no:** 2) ☐**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**
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

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

PHA Name: Housing Authority of the City of Marion, IN		**Grant Type and Number** Capital Fund Program Grant No: IN36P04150105 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	
IN41-1	Replace driveways/Aprons	1450		72,000	84,740.00	84,740.00	31,743.18	Complete
12th/Upton St	Replace siding	1460		11,000	-		-	Deleted
Houck St	Ext. Doors	1460		10,000	338.00	338.00	338.00	
	Steel lintel	1460		3,000	-		-	Deleted
	Basement wall repair	1460		500	-		-	Complete
	Doors/Trim	1460		1,000	3,888.00	3,888.00	331.00	Complete
	Cabinets/Countertops	1460		1,000	270.00	270.00	-	Complete
	Water heaters	1460		500	-		-	Complete
	Light & wall fixtures	1460		500	297.73	297.73	297.73	Complete
	Painting	1460		1,178	8,532.50	8,532.50	8,532.50	Complete
	Floor Tile	1460		1,000	1,558.47	1,558.47	224.77	Complete
	Window Replacement	1460		1,000	1,259.99	1,259.99	1,259.99	Complete
	HVAC	1460		3,124	4,856.35	4,856.35	4,856.35	Complete
	Ranges/Refrigerators	1465		800	638.00	638.00	638.00	Complete
IN41-2	Replace siding	1460		5,500	-		-	Deleted
Coulton Ct	Ext. Doors	1460		8,000	-		-	Deleted
Curfman Rd	Steel lintel	1460		2,000	-		-	Deleted
North Court	Basement wall repair	1460		500	-		-	Deleted
	Door/Wood trim	1460		1,000	1,456.77	1,456.77	1,456.77	Complete

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

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

PHA Name: Housing Authority of the City of Marion, IN		**Grant Type and Number** Capital Fund Program Grant No: IN36P04150105 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	
	Cabinets/Countertops	1460		1,000	2,187.48	2,187.48	1,546.54	Complete
IN41-2 cont'd	Water Heaters	1460		500	-		-	Complete
	Light & wall fixtures	1460		500	297.74	297.74	297.74	Complete
	Painting	1460		1,178	12,028.80	12,028.80	9,528.80	Complete
	Floor tile	1460		1,000	2,068.02	2,068.02	1,667.91	Complete
	Window replacement	1460		1,000	1,259.99	1,259.99	1,259.99	Complete
	HVAC	1460		3,124	34,753.38	34,753.38	29,913.37	Complete
	Ranges/refrigerators	1465		800	962.00	962.00	802.24	Complete
								Complete
IN41-3	Water heaters	1460		250.00	-		-	Complete
Norman	Carpet	1460		1,000.00	1,798.15	1,798.15	1798.15	Complete
Manor Apts	Painting	1460		1,178.00	4,200.00	4,200.00	4200.00	Complete
	Floor tile	1460		1,000.00	467.25	467.25	467.25	Complete
	HVAC	1460		2,700.00	1,543.22	1,543.22	1,467.00	Complete
	Ranges/refrigerators	1465		800.00	687.94	687.94	528.20	Complete
IN41-4	Sealant at curbs	1450		250	-		-	Complete
Riverside	Replace asphalt/Restripe lot	1450		29,952	30,202.00	30,202.00	30202.00	Complete
Apts	Concrete curbs in Prkg lot	1450		2,000	-		-	Complete
	Emerg. Generator installation	1460		20,000	-		-	Complete

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

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

PHA Name: Housing Authority of the City of Marion, IN		**Grant Type and Number** Capital Fund Program Grant No: IN36P04150105 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	
	Water Heater	1460		500	-		-	Complete
	Carpet	1460		1,000	1,815.31	1,815.31	-	Complete
	Painting	1460		1,178	2,450.00	2,450.00	-	Complete
IN41-4 cont'd	Floor tile	1460		1,000	467.25	467.25	467.25	Complete
	HVAC	1460		3,800	4,753.44	4,753.44	4,693.00	Complete
	Ranges/Range hood/Refrigerators	1465		800	912.06	912.06	912.06	Complete
								Complete
IN41-5	Water Heater	1460		500.00	-		-	Complete
Martin Boots	Carpet	1460		1,000.00	3,423.30	3,423.30	1,899.26	Complete
Apts	Painting	1460		1,178.00	3,150.00	3,150.00	3,150.00	Complete
	Floor tile	1460		1,000.00	467.25	467.25	467.25	Complete
	HVAC	1460		3,800.00	972.00	2,169.76	1,972.00	Complete
	Ranges/Range hood/Refrigerators	1465		800.00	800.00	800.00	800.00	Complete
								Complete
IN41-HA Wide	Operations	1406		94,209.00	63,549.02	63,549.02	63,549.02	Complete
	Section 3	1408		21,000.00	21,000.00	21,000.00	21,000.00	Complete
	Staff Training	1408		54,000.00	54,000.00	54,860.99	54,000.00	Complete
	Salary/Fringes/Travel Sundry	1410		5,000.00	2,260.00	2,260.00	2,260.00	Complete
	Audit	1411		8,000.00	-	-	-	Complete
	A/E Services	1430		104,202.00	114,942.00	114,942.00	31,743.18	Complete
	Maintenance Vehicle	1475		100,188.00	100,560.39	101,758.15	64,411.97	Complete

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

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

PHA Name: Housing Authority of the City of Marion, IN		**Grant Type and Number** Capital Fund Program Grant No: IN36P04150105 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	
	Office equipment	1475		4,000.00	4,000.00	4,000.00	3,680.50	Complete
	Contingency	1502		69,500.00	99,787.59	131,164.96	68,910.22	Complete

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

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

PHA Name: Housing Authority of the City of Marion, IN	**Grant Type and Number** Capital Fund Program No: IN36P04150105 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	
IN41-1	08/17/2007	08/17/2007		08/17/2009	08/17/2009		
12th/Upton St							
Houck St							
IN41-2	08/17/2007	08/17/2007		08/17/2009	08/17/2009		
Coulton Ct							
Curfman Rd							
North Court							
IN41-3	08/17/2007	08/17/2007		08/17/2009	08/17/2009		
Norman							
Manor Apts							
IN41-4	08/17/2007	08/17/2007		08/17/2009	08/17/2009		
Riverside Apts							
IN41-5	08/17/2007	08/17/2007		08/17/2009	08/17/2009		
Martin Boots Apts							
IN41-HA Wide	08/17/2007	08/17/2007		08/17/2009	08/17/2009		

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

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
Housing Authority of the City of Marion, IN	Capital Fund Program Grant No: IN36P04150106 Replacement Housing Factor Grant No:	**2006**

☐**Original Annual Statement** ☐**Reserve for Disasters/ Emergencies** ☒**Revised Annual Statement (revision no:** 2)
☐**Performance and Evaluation Report for Period Ending:** ☐**Final Performance and Evaluation Report**

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost**	
		Original	**Revised**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations	52,235	48,398	47,569	34,743
3	1408 Management Improvements	21,000	21,000	35,567	17,306
4	1410 Administration	54,000	54,000	20,444	20,444
5	1411 Audit	5,000	5,000	5,000.	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	8,000	8,000	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	211,202	211,202	44,331	44,331
10	1460 Dwelling Structures	40,688	40,688	53,070	53,070
11	1465.1 Dwelling Equipment—Nonexpendable	4,000	4,000	7,813	7,813
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	20,000	20,000	16,449	6,257
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	8,560	28,560	23,636	6,257
21	Amount of Annual Grant: (sum of lines 2 – 20)	424,685	440,848	253,869	190,180
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				

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

Annual Statement/Performance and Evaluation Report **Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**					
PHA Name: **Housing Authority of the City of Marion, IN**		**Grant Type and Number** Capital Fund Program Grant No: IN36P04150106 Replacement Housing Factor Grant No:			**Federal FY of Grant: 2006**
☐**Original Annual Statement** ☐**Reserve for Disasters/ Emergencies** ☒**Revised Annual Statement (revision no:** 2) ☐**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**
26	Amount of line 21 Related to Energy Conservation Measures				

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

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

PHA Name: Housing Authority of the City of Marion, IN		**Grant Type and Number** Capital Fund Program Grant No: IN36P04150106 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2006		
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	
IN41-1	Reroof roof areas	1450		93,394.00	93,394.00	44,331	44,331	Proposed
12th/Upton St	Replace 25% roof deck sheathing	1450		9,000.00	9,000.00		-	Proposed
Houck St	Remove Pod vents	1450		1,500.00	1,500.00		-	Proposed
	Replace alum fascia & trim	1450		11,000.00	11,000.00		-	Proposed
	Replace Frieze board trim	1450		5,500.00	5,500.00		-	Proposed
	Replace soffit w/ vinyl	1450		16,000.00	16,000.00		-	Proposed
	Install alum gutters & gutter guard	1450		14,500.00	14,500.00		-	Proposed
	Install alum downspouts	1450		3,500.00	3,500.00		-	Proposed
	Basement wall repair	1460		500.00	500.00		-	Proposed
	Door/wood trim	1460		1,000.00	1,778.50	3,557.00	3,557.00	Proposed
	Cabinets/Countertops	1460		1,000.00	1,000.00		-	Proposed
	Water heaters	1460		500.00	500.00	994.00	994.00	Proposed
	Replacement light & fixtures	1460		500.00	500.00		-	Proposed
	Painting	1460		1,178.00	1,460.57	3,158.54	3,910.57	Proposed
	Floor Tile	1460		1,000.00	369.54		-	Proposed
	Window Replacement	1460		1,000.00	1,033.46	1,248.46	1,583.38	Proposed
	HVAC	1460		3,124.00	3,124.00	3,124.00	5,601.93	Proposed

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

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

PHA Name: Housing Authority of the City of Marion, IN		**Grant Type and Number** Capital Fund Program Grant No: IN36P04150106 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2006		
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	
	Ranges/Refrigerators	1465		800.00	2,552.00	5,268.89	5,268.89	Proposed
IN41-2	Basement wall repair	1460		500	500.00		-	Proposed
Coulton Ct	Door/Wood trim	1460		1,000	2,126.50	4,079.00	4,079.00	Proposed
Curfman Rd	Cabinets/Countertops	1460		1,000	1,000.00	850.06	850.06	Proposed
North Court	Water Heaters	1460		500	-		-	Proposed
	Replacement light & fixtures	1460		500	500.00		-	Proposed
	Painting	1460		1,178	2,797.00	3,804.80	3,901.95	Proposed
	Floor tile	1460		1,000	-		-	Proposed
	Window replacement	1460		1,000	1,000.00	1,838.30	1,838.30	Proposed
	HVAC	1460		3,124	3,124.00	34,151.46	34,151.46	Proposed
	Ranges/refrigerators	1465		800	-		-	Proposed
IN41-3	Emergency generator	1450		20,000	-		-	Proposed
Norman	Replace asphalt & restripe parking lot	1450		34,558	34,558.00		-	Proposed
Manor Apts	Apply sealant at curbs	1450		250	250.00		-	Proposed
	Concrete curbs at parking lot	1450		2,000	2,000.00		-	Proposed
	Water heaters	1460		250	-		-	Proposed
	Carpet	1460		1,000	1,000.00	1,000.00	1,361.75	Proposed
	Painting	1460		1,178	2,405.85	4,811.70	4,811.70	Proposed

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

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

PHA Name: Housing Authority of the City of Marion, IN		**Grant Type and Number** Capital Fund Program Grant No: IN36P04150106 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2006		
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	
	Floor tile	1460		1,000	-		-	Proposed
	HVAC	1460		2,700	2,700.00	19,045.00	19,045.00	Proposed
	Ranges/refrigerators	1465		800	778.00	778.00	-	Proposed
IN41-4	Water Heater	1460		500	-		-	Proposed
Riverside	Carpet	1460		1,000	1,000.00		-	Proposed
Apts	Painting	1460		1,178	1,178.00	2,100.00	2,100.00	Proposed
	Floor tile	1460		1,000	1,000.00		-	Proposed
	HVAC	1460		3,800	3,800.00		-	Proposed
	Ranges/Range hood/Refrigerators	1465		800	863.94	863.94	85.94	Proposed
							-	
							-	
IN41-5	Water Heater	1460		500	282.80		-	Proposed
Martin Boots	Carpet	1460		1,000	1,000.00	1,663.80	1,663.80	Proposed
Apts	Painting	1460		1,178	4,045.20	7,720.20	7,720.20	Proposed
	Floor tile	1460		1,000	1,000.00		-	Proposed
	HVAC	1460		3,800	3,800.00		-	Proposed
	Ranges/Range hood/Refrigerators	1465		800	1,475.00	1,475.00	1,594.80	Proposed

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

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

PHA Name: Housing Authority of the City of Marion, IN		**Grant Type and Number** Capital Fund Program Grant No: IN36P04150106 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2006		
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	
IN41-HA Wide	Operations	1406		52,235	48,397.58	47,569.17	47,569.17	Proposed
	Section 3	1408		6,000	21,000.00	9,003.41	9,003.41	Proposed
	Staff Training	1408		15,000	54,000.00	8,592.16	8,592.16	In Process
	Salary/Fringes/Travel Sundry	1410		54,000	5,000.00	-	-	Proposed
	Audit	1411		5,000	8,000.00	-	-	Proposed
	A/E Services	1430		8,000	191,202.00	-	-	Proposed
	Maintenance Vehicle	1475		20,000	44,525.42	69,977.32	69,977.32	Proposed
	Contingency	1502		8,560	5,668.94	8,385.83	6,051.83	Proposed

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

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

PHA Name: Housing Authority of the City of Marion, IN	**Grant Type and Number** Capital Fund Program No: IN36P04150106 Replacement Housing Factor No:	**Federal FY of Grant:** 2006

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	
IN41-1	9/30/2008	9/30/2008		9/30/2010	9/30/2010		
12th/Upton St							
Houck St							
IN41-2	9/30/2008	9/30/2008		9/30/2010	9/30/2010		
Coulton Ct							
Curfman Rd							
North Court							
IN41-3	9/30/2008	9/30/2008		9/30/2010	9/30/2010		
Norman							
Manor Apts							
IN41-4	9/30/2008	9/30/2008		9/30/2010	9/30/2010		
Riverside Apts							
IN41-5	9/30/2008	9/30/2008		9/30/2010	9/30/2010		
Martin Boots Apts							
IN41-HA Wide	9/30/2008	9/30/2008		9/30/2010	9/30/2010		

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

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
Housing Authority of the City of Marion, IN	Capital Fund Program Grant No: IN36P04150126 Replacement Housing Factor Grant No:	**2006**

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

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost**	
		Original	**Revised**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	35,931		35,931	35,931
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	35,931		35,931	35,931
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

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

Annual Statement/Performance and Evaluation Report **Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**		
PHA Name: **Housing Authority of the City of Marion, IN**	**Grant Type and Number** Capital Fund Program Grant No: IN36P04150126 Replacement Housing Factor Grant No:	**Federal FY of Grant: 2006**
☒**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**
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

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

PHA Name: Housing Authority of the City of Marion, IN		**Grant Type and Number** Capital Fund Program Grant No: IN36P04150126 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2006		
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	
IN41-2	HVAC	1460		35,931		35,931	35,931	completed
Curfman/Coulton								
North Court								

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

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

PHA Name: Housing Authority of the City of Marion, IN	**Grant Type and Number** Capital Fund Program No: IN36P04150126 Replacement Housing Factor No:	**Federal FY of Grant:** 2006

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	
IN41-2	05/03/2009			05/03/2011			
Coulton Ct							
Curfman Rd							
North Court							

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

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

PHA Name:	**Grant Type and Number**	**Federal FY of Grant:**
Housing Authority of the City of Marion, IN	Capital Fund Program Grant No: IN36P04150107 Replacement Housing Factor Grant No:	**2007**

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

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost**	
		Original	**Revised**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations	46,971		17,284	17,284
3	1408 Management Improvements	21,000		300	300
4	1410 Administration	42,751			
5	1411 Audit	5,000			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	8,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	200,906			
10	1460 Dwelling Structures	53,188			
11	1465.1 Dwelling Equipment—Nonexpendable	8,000			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	7,500		320	320
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	34,201		13,857	13,857
21	Amount of Annual Grant: (sum of lines 2 – 20)	427,517		31,761	31,761
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

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

Annual Statement/Performance and Evaluation Report **Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**		
PHA Name: **Housing Authority of the City of Marion, IN**	**Grant Type and Number** Capital Fund Program Grant No: IN36P04150107 Replacement Housing Factor Grant No:	**Federal FY of Grant: 2007**
☒**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**
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

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

PHA Name: Housing Authority of the City of Marion, IN		**Grant Type and Number** Capital Fund Program Grant No: IN36P04150107 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2007		
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	
IN41-1	Reroof roof areas	1450		139,906				Proposed
12th/Upton St	Replace 25% roof deck sheathing	1450		9,000				Proposed
Houck St	Remove Pod vents	1450		1,500				Proposed
	Replace alum fascia & trim	1450		11,000				Proposed
	Replace Frieze board trim	1450		5,500				Proposed
	Replace soffit w/ vinyl	1450		16,000				Proposed
	Install alum gutters & gutter guard	1450		14,500				Proposed
	Install alum downspouts	1450		3,500				Proposed
	Basement wall repair	1460		1,500				Proposed
	Door/wood trim	1460		1,000				Proposed
	Cabinets/Countertops	1460		1,000				Proposed
	Water heaters	1460		1,000				Proposed
	Replacement light & fixtures	1460		1,500				Proposed
	Painting	1460		1,178				Proposed
	Floor Tile	1460		1,000				Proposed
	Window Replacement	1460		1,000				Proposed
	HVAC	1460		3,124				Proposed
	Ranges/Refrigerators	1465		1,600				Proposed

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

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

PHA Name: Housing Authority of the City of Marion, IN		**Grant Type and Number** Capital Fund Program Grant No: IN36P04150107 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2007		
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	
IN41-2	Basement wall repair	1460		1,500				Proposed
Coulton Ct	Door/Wood trim	1460		1,000				Proposed
Curfman Rd	Cabinets/Countertops	1460		1,000				Proposed
North Court	Water Heaters	1460		1,000				Proposed
	Replacement light & fixtures	1460		1,500				Proposed
	Painting	1460		1,178				Proposed
	Floor tile	1460		1,000				Proposed
	Window replacement	1460		1,000				Proposed
	HVAC	1460		3,124				Proposed
	Ranges/refrigerators	1465		1,600				Proposed
								Proposed
IN41-3	Water heaters	1460		250				Proposed
Norman	Carpet	1460		2,000				Proposed
Manor Apts	Painting	1460		1,178				Proposed
	Floor tile	1460		2,500				Proposed
	HVAC	1460		2,700				Proposed
	Ranges/refrigerators	1465		1,600				Proposed

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

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

PHA Name: Housing Authority of the City of Marion, IN		**Grant Type and Number** Capital Fund Program Grant No: IN36P04150107 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2007		
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	
IN41-4	Water Heater	1460		500				Proposed
Riverside	Carpet	1460		2,000				Proposed
Apts	Painting	1460		1,178				Proposed
	Floor tile	1460		2,500				Proposed
	HVAC	1460		3,800				Proposed
	Ranges/Range hood/Refrigerators	1465		1,600				Proposed
IN41-5	Water Heater	1460		500				Proposed
Martin Boots	Carpet	1460		2,000				Proposed
Apts	Painting	1460		1,178				Proposed
	Floor tile	1460		2,500				Proposed
	HVAC	1460		3,800				Proposed
	Ranges/Range hood/Refrigerators	1465		1,600				Proposed

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

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

PHA Name: Housing Authority of the City of Marion, IN		**Grant Type and Number** Capital Fund Program Grant No: IN36P04150107 Replacement Housing Factor Grant No:				**Federal FY of Grant:** 2007		
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	
IN41-HA Wide	Operations	1406		46,971				Proposed
	Section 3	1408		6,000				Proposed
	Staff Training	1408		15,000				Proposed
	Salary/Fringes/Travel Sundry	1410		42,751				Proposed
	Audit	1411		5,000				Proposed
	A/E Services	1430		8,000				Proposed
	Office Equipment	1475		7,500				Proposed
	Contingency	1502		34,201				Proposed

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

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

PHA Name: Housing Authority of the City of Marion, IN	**Grant Type and Number** Capital Fund Program No: IN36P04150107 Replacement Housing Factor No:	**Federal FY of Grant:** 2007

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	
IN41-1	9/12/2009				9/12/2011		
12th/Upton St							
Houck St							
IN41-2	9/12/2009				9/12/2011		
Coulton Ct							
Curfman Rd							
North Court							
IN41-3	9/12/2009				9/12/2011		
Norman							
Manor Apts							
IN41-4	9/12/2009				9/12/2011		
Riverside Apts							
IN41-5	9/12/2009				9/12/2011		
Martin Boots Apts							
IN41-HA Wide	9/12/2009				9/12/2011		

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part I: Summary					
PHA Name Housing Authority of the City of Marion, IN				☒Original 5-Year Plan ☐Revision No:	
Development Number/Name/ HA-Wide	Year 1 IN36P04150106 07/01/2007	Work Statement for Year 2 FFY Grant: IN36P04150108 PHA FY: 07/01/2008	Work Statement for Year 3 FFY Grant: IN36P04150109 PHA FY: 07/01/2009	Work Statement for Year 4 FFY Grant: IN36P04150110 PHA FY: 07/01/2010	Work Statement For Year 5 FFY Grant: IN36P04150111 PHA FY: 07/01/2011
	Annual Statement				
IN41-1		26,806	68,902	118,400	91,800
IN41-2		213,200	225,604	115,600	103,900
IN41-3		10,228	11,578	28,100	28,100
IN41-4		11,578	11,578	27,450	27,450
IN41-5		11,578	11,578	27,450	27,450
IN41-HA Wide		192,172	236,722	248,962	287,262
CFP Funds Listed for 5-year planning		465,562	565,962	565,962	565,962
Replacement Housing Factor Funds					

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : 2 FFY Grant: IN36P04150108 PHA FY: 07/01/2008			Activities for Year: 3 FFY Grant: IN36P04150109 PHA FY: 07/01/2009		
	Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
See	IN41-1	Reroof Roof Areas	12,904	IN41-1	Basement Wall Repair	1,500
Annual		Basement Wall Repair	1,500		Door/Wood Trim	1,000
Statement		Door/Wood Trim	1,000		Cabinets/Countertops	1,000
		Cabinets/Countertops	1,000		Water Heaters	1,000
		Water Heaters	1,000		Replacement Light & Wall Fixtures	1,500
		Replacement Light & Wall Fixtures	1,500		Painting	1,178
		Painting	1,178		Floor Tile	1,000
		Floor Tile	1,000		Window Replacement	1,000
		Window Replacement	1,000		Replace Electric Baseboard Heaters	3,124
		HVAC	3,124		Ranges/Refrigerators	1,600
		Ranges/Refrigerators	1,600		Install Electric Furnaces & Ductwork	30,000
					Install Central A/C Condenser	25,000
	IN41-2	Reroof Roof Areas	140,298	IN41-2	Reroof Roof Areas	119,702
		Replace 25% of Roof Deck Sheathing	8,500		Replace 25% of Roof Deck Sheathing	8,500
		Remove Pod Vents	1,000		Remove Pod Vents	1,000
		Replace alum Fascia & Trim	10,500		Replace alum Fascia & Trim	10,500
		Replace Frieze Board Trim	6,000		Replace Frieze Board Trim	6,000
		Replace Soffit w/ Vinyl	15,500		Replace Soffit w/ Vinyl	15,500
		Install Alum Gutters & Gutter Guard	14,500		Install Alum Gutters & Gutter Guard	14,500

13. Capital Fund Program Five-Year Action Plan

		Install Alum Downspouts	3,000		Install Alum Downspouts	3,000
		Basement Wall Repair	1,500		Basement Wall Repair	1,500
		Door/Wood Trim	1,000		Door/Wood Trim	1,000
		Cabinets/Countertops	1,000		Cabinets/Countertops	1,000
		Water Heaters	1,000		Water Heaters	1,000
		Replacement Light & Wall Fixtures	1,500		Replacement Light & Wall Fixtures	1,500
		Painting	1,178		Painting	1,178
		Floor Tile	1,000		Floor Tile	1,000
		Window Replacement	1,000		Window Replacement	1,000
		HVAC	3,124		Replace Electric Baseboard Heaters	3,124
		Ranges/Refrigerators	1,600		Ranges/Refrigerators	1,600
					Install Electric Furnaces & Ductwork	18,000
					Install Central A/C Condenser	15,000
	IN41-3	Water Heaters	250	IN41-3	Water Heaters	500
		Carpet	2,000		Carpet	2,000
		Painting	1,178		Painting	1,178
		Floor Tile	2,500		Floor Tile	2,500
		HVAC	3,800		HVAC	3,800
		Ranges/Refrigerators	1,600		Ranges/Refrigerators/Hoods	1,600
	IN41-4	Water Heaters	500	IN41-4	Water Heaters	500
		Carpet	2,000		Carpet	2,000
		Painting	1,178		Painting	1,178
		Floor Tile	2,500		Floor Tile	2,500
		HVAC	3,800		HVAC	3,800
		Ranges/Refrigerators/Hoods	1,600		Ranges/Refrigerators/Hoods	1,600

13. Capital Fund Program Five-Year Action Plan

	IN41-5	Water Heaters	500	IN41-5	Water Heaters	500
		Carpet	2,000		Carpet	2,000
		Painting	1,178		Painting	1,178
		Floor Tile	2,500		Floor Tile	2,500
		HVAC	3,800		HVAC	3,800
		Ranges/Refrigerators/Hoods	1,600		Ranges/Refrigerators/Hoods	1,600
	IN41-HA Wide	Operations	46,556	IN41-HA Wide	Operations	56,596
		Section 3	6,000		Section3	6,000
		Staff Training	15,000		Staff Training	15,000
		Salary/Fringes/Travel Sundry	54,000		Salary/Fringes/Travel Sundry	54,000
		Audit	5,000		Audit	5,000
		A/E Services	8,000		A/E Services	8,000
		Maintenance Vehicle	0		Maintenance Vehicle	25,000
		Office Equipment	21,000		Office Equipment	54,500
		Contingency	36,616		Contingency	12,626
Total CFP Estimated Cost			$465,562			$565,962

13. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities					
Activities for Year : 4 FFY Grant: IN36P04150110 PHA FY: 07/01/2010			Activities for Year: 5 FFY Grant: IN36P04150111 PHA FY: 07/01/2011		
Development Name/Number	**Major Work Categories**	**Estimated Cost**	**Development Name/Number**	**Major Work Categories**	**Estimated Cost**
IN41-1	Reroof Roof Areas	5,000	IN41-1	Reroof Roof Areas	5,000
	Replace 25% of Roof Deck Sheathing	500		Replace 25% of Roof Deck Sheathing	500
	Remove Pod Vents	500		Remove Pod Vents	500
	Replace Alum Fascia & Trim	500		Replace Alum Fascia & Trim	500
	Replace Soffit w/ Vinyl	500		Replace Soffit w/ Vinyl	500
	Install Alum Gutters & Gutter Guard	500		Install Alum Gutters & Gutter Guard	500
	Concrete drives & walks	2,500		Concrete drives & walks	2,500
	Basement wall repair	500		Basement wall repair	500
	Door/Wood Trim	1,000		Door/Wood Trim	1,000
	Cabinets/Countertops	33,600		Cabinets/Countertops	15,000
	Bathroom Remodel	5,000		Bathroom Remodel	5,000
	Water Heaters	500		Water Heaters	500
	Replacement light & wall fixtures	500		Replacement light & wall fixtures	500
	Painting	18,000		Painting	10,000
	Floor Tile	1,000		Floor Tile	1,000
	Windows/Blinds/Trim	5,000		Windows/Blinds/Trim	5,000
	Landscaping/Trim trees	2,500		Landscaping/Trim trees	2,500
	Garages/Carports	5,000		Garages/Carports	5,000
	HVAC	35,000		HVAC	35,000
	Range/Refrigerators	800		Range/Refrigerators	800

13. Capital Fund Program Five-Year Action Plan

IN41-2	Reroof Roof Areas	5,000	IN41-2	Reroof Roof Areas	5,000
	Replace 25% of Roof Deck Sheathing	500		Replace 25% of Roof Deck Sheathing	500
	Remove Pod Vents	500		Remove Pod Vents	500
	Replace Alum Fascia & Trim	500		Replace Alum Fascia & Trim	500
	Replace Soffit w/ Vinyl	500		Replace Soffit w/ Vinyl	500
	Install Alum Gutters & Gutter Guard	500		Install Alum Gutters & Gutter Guard	500
	Concrete drives & walks	2,500		Concrete drives & walks	2,500
	Basement wall repair	500		Basement wall repair	500
	Door/Wood Trim	1,000		Door/Wood Trim	1,000
	Cabinets/Countertops	30,800		Cabinets/Countertops	19,100
	Bathroom Remodel	5,000		Bathroom Remodel	5,000
	Water Heaters	500		Water Heaters	500
	Replacement light & wall fixtures	500		Replacement light & wall fixtures	500
	Painting	18,000		Painting	18,000
	Floor Tile	1,000		Floor Tile	1,000
	Windows/Blinds/Trim	5,000		Windows/Blinds/Trim	5,000
	Landscaping/Trim trees	2,500		Landscaping/Trim trees	2,500
	Garages/Carports	5,000		Garages/Carports	5,000
	HVAC	35,000		HVAC	35,000
	Range/Refrigerators	800		Range/Refrigerators	800
IN41-3	Replace asphalt & restripe parking lot	3,500	IN41-3	Replace asphalt & restripe parking lot	3,500
	Concrete curbs at parking lot	2,000		Concrete curbs at parking lot	2,000
	Water Heaters	250		Water Heaters	250
	Electric fixtures	250		Electric fixtures	250
	Cabinets/Countertops	7,000		Cabinets/Countertops	7,000
	Bathroom remodel	1,500		Bathroom remodel	1,500
	Carpet	6,600		Carpet	6,600

13. Capital Fund Program Five-Year Action Plan

IN41-3 cont'd	Painting	2,500	IN41-3 cont'd	Painting	2,500
	Floor Tile	1,000		Floor Tile	1,000
	HVAC	2,700		HVAC	2,700
	Ranges/Refrigerators/Hoods	800		Ranges/Refrigerators/Hoods	800
IN41-4	Replace asphalt & restripe parking lot	3,500	IN41-4	Replace asphalt & restripe parking lot	3,500
	Water Heaters	500		Water Heaters	500
	Electric fixtures	250		Electric fixtures	250
	Cabinets/Countertops	7,000		Cabinets/Countertops	7,000
	Bathroom remodel	1,500		Bathroom remodel	1,500
	Carpet	6,600		Carpet	6,600
	Painting	2,500		Painting	2,500
	Floor Tile	1,000		Floor Tile	1,000
	HVAC	3,800		HVAC	3,800
	Ranges/Refrigerators/Hoods	800		Ranges/Refrigerators/Hoods	800
IN41-5	Replace asphalt & restripe parking lot	3,500	IN41-5	Replace asphalt & restripe parking lot	3,500
	Water Heaters	500		Water Heaters	500
	Electric fixtures	250		Electric fixtures	250
	Cabinets/Countertops	7,000		Cabinets/Countertops	7,000
	Bathroom remodel	1,500		Bathroom remodel	1,500
	Carpet	6,600		Carpet	6,600
	Painting	2,500		Painting	2,500
	Floor Tile	1,000		Floor Tile	1,000
	HVAC	3,800		HVAC	3,800
	Ranges/Refrigerators/Hoods	800		Ranges/Refrigerators/Hoods	800

13. Capital Fund Program Five-Year Action Plan

IN41-HA Wide	Operations	83,090	IN41-HA Wide	Operations	113,192.40
	Section3	6,000		Section3	6,000.00
	Staff Training	20,000		Staff Training	22,754.40
	Salary/Fringes/Travel Sundry	56,596		Salary/Fringes/Travel Sundry	27,000.00
	Audit	5,000		Audit	3,500.00
	A/E Services	8,000		A/E Services	7,000.00
	Maintenance Vehicle	25,000		Maintenance Equipment	5,000.00
	Office Equipment	0		Office Equipment	1,000.00
	Contingency	45,276		Admin fee to COCC	56,596.20
				Contingency	45,219
Total CFP Estimated Cost		$565,962			$565,962