

1.0	PHA Information PHA Name: <u>Housing Authority of the Town of Limon</u> PHA Code: <u>CO012</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2010</u>
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2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>40</u> Number of HCV units: <u>0</u>
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3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only
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4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.) <i>N/A</i>
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Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.
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5.1	<p>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 for the next five years:</p> <p style="margin-left: 40px;">It is the mission of the Housing Authority of the Town of Limon, Colorado to serve the needs of low-income, very low-income and extremely low-income families in the PHA’s jurisdiction and to (1) increase the availability of decent, safe and affordable housing in its communities; (2) ensure equal opportunity in housing; (3) promote self-sufficiency and asset development of families and individuals; and (4) improve community quality of life and economic viability. The Housing Authority exists to serve people in need. Service to the residents must always be our first and foremost priority. It is our goal to provide excellence in service by being committed to improving the housing conditions and related social, educational and economic aspects, which affect the overall living conditions of the community. To accomplish this goal, we must constantly strive to expand and improve housing related services through dedication, integrity, compassion and responsiveness to all the needs of those we serve.</p>
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5.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #1:

- We are a Section 8 contractor for the State of Colorado.
- Apply for additional vouchers, if and when available

PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #2:

- Improve public housing management:
- Increase customer satisfaction

PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES

The PHA established the following objectives to strive in meeting goal #3:

- Provide voucher mobility counseling *
- Conduct outreach efforts for potential voucher landlords *
- Implement voucher homeownership*

* As a contractor for the State of Colorado Section 8 Program, we do use a Homeownership Program through another State of Colorado contractor.

PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT

The PHA established the following objectives to strive in meeting goal #4:

- Implement measures to assist victims of domestic violence in avoiding their abusers and continuing occupancy in public housing.

PHA GOAL #5: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS

The PHA established the following objectives to strive in meeting goal #5:

- 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

5.2

PHA GOAL #6: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING

The PHA established the following objectives to strive in meeting goal #6:

- 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.

6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

The following PHA Plan elements marked 'X' have been revised since the last Annual Plan submission by the Housing Authority of the Town of Limon.

N/C denotes NO CHANGE and N/A denotes NOT APPLICABLE

- N/C 903.7(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures
- X 903.7(2) Financial Resources
- X 903.7(3) Rent Determination
- X 903.7(4) Operation and Management
- X 903.7(5) Grievance Procedures
- X 903.7(6) Designated Housing for Elderly and Disabled Families
- X 903.7(7) Community Service and Self-Sufficiency
- X 903.7(8) Safety and Crime Prevention
- X 903.7(9) Pets
- X 903.7(10) Civil Rights Certification
- X 903.7(11) Fiscal Year Audit
- N/A 903.7(12) Asset Management
- N/C 903.7(13) Violence Against Women Act (VAWA)

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

The following are the specific locations where the public may obtain copies of the 2010 Five Year and Annual PHA Plan:

- Administrative Office – 1880 Circle Lane

6.0 PHA Plan Elements

903.7(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures

A. Public Housing

Public Housing policies that govern resident or tenant eligibility, selection and admission (including preferences), unit assignment, procedures to maintaining waiting list for admission to public housing and site-based waiting lists (if applicable).

(1) Eligibility ***NO CHANGE***

The Housing Authority of the Town of Limon verifies eligibility for admission to public housing:

- When application is first submitted we verify eligibility
- When name comes up as “next” we re-verify eligibility

The PHA uses the following non-income screening factors to establish eligibility for admission to public housing:

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Sex-Offender
- The PHA will attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history and exercise discretion in determining suitability for tenancy taking into consideration the circumstances that may have contributed to the negative reporting.

The Housing Authority requests criminal records from the following enforcement agencies for screening purposes:

- Local law enforcement agencies
- State law enforcement agencies

(2) Selection and Assignment ***NO CHANGE***

Selection for admission to public housing shall be made from the PHA’s current waiting list in accordance with date and time of application and applicable preference(s) as follows.

6.0

(3) Preferences ***NO CHANGE***

The PHA does not 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 the median area income.

It is the policy of the PHA that transfers will take precedence over new admissions in the following circumstances:

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA
- Resident Choice:
 - Victims of domestic violence
- Resident will receive only one offer of a transfer
- Resident must be in good standing
- Resident will bear the cost of the move if other than for administrative reasons

The PHA has established preferences for admission to public housing other than date and time of application. The PHA plans to employ the following admission preferences for admission to public housing:

Priority

- | | |
|----------|---|
| <u>1</u> | - Victims of domestic violence |
| <u>2</u> | - Working families and those unable to work because of age or disability |
| <u>2</u> | - Veterans and veterans' families |
| <u>2</u> | - Residents who live and/or work in the jurisdiction* |
| <u>2</u> | - Households that contribute to meeting income goals (broad range of incomes) |
| <u>2</u> | - Households that contribute to meeting income requirements (targeting) |

Among applicants on the waiting list with equal preference status applicants are selected by date and time of application.

In relationship of preferences to income targeting requirements, the pool of applicant families ensures that the PHA will meet income targeting requirements.

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(4) Unit Assignment ***NO CHANGE***

Applicants are ordinarily given two (2) vacant unit choices before they fall to the bottom of, or are removed from the waiting list. This policy is consistent across all waiting list types.

(5) Maintaining Waiting List ***NO CHANGE***

The Housing Authority of the Town of Limon maintains a community-wide waiting list. Interested persons may apply for admission to public housing at the main administrative office located at 1880 Circle Lane, Limon, Colorado.

Applicants and residents may use the following reference materials to obtain information about the rules of occupancy of public housing.

- The PHA-resident lease
- The PHA's Admissions and Continued Occupancy Policy
- PHA briefing seminars or written materials

Residents must notify the PHA of changes in family composition:

- At an annual reexamination and lease renewal
- At any time family composition changes
- At family request for revision
- All changes in income and family composition must be reported within 10 days of occurrence.

(6) Deconcentration and Income Mixing ***NO CHANGE***

PHA HAS FEWER THAN 100 PUBLIC HOUSING UNITS

The Housing Authority of the Town of Limon does not plan to operate any site-based waiting lists.

B. Section 8 ***NOT APPLICABLE*** – PHA DOES NOT ADMINISTER SECTION 8

6.0 903.7(2) Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2010 grants)		
a) Public Housing Operating Fund	45,587.00	
b) Public Housing Capital Fund	63575.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Resident Opportunity and Self- Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2009 Capital Funds	63,575.00	Public housing capital improvements
2009 ARRA Capital funds	81,344.00	Public housing capital improvements
3. Public Housing Dwelling Rental Income		
	118,266.34	Public housing operations
4. Other income (list below)		
Interest Income	6,156.67	Public housing operations
Excess utilities/Sec8 Mgmt Fees	14,931.00	
5. Non-federal sources (list below)		
Total resources	\$393,43501	

6.0 903.7 (3) Rent Determination Policies

A. Public Housing

(1) Income Based Rent Policies ***NO CHANGE***

a. Use of discretionary policies

The PHA will employ discretionary rent-setting policies for income based rent in public housing.

b. Minimum Rent

The PHA's minimum rent is \$50.00.

The PHA has adopted the following discretionary minimum rent hardship exemption policies.

A minimum rent hardship exemption will be granted in the event of the following:

- The family is awaiting an eligibility determination to receive federal, state or local assistance, including legal aliens entitled to receive assistance under the Immigration and Nationality Act;
- Family income decreases due to changed circumstances such as separation, divorce, and abandonment, death;
- Loss of employment;
- Eviction resulting from non-payment of rent;
- Other situations determined by the PHA on a case by case basis (i.e. alimony, child support, etc.)

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

The PHA does not plan to charge rents at a fixed amount or percentage less than 30% of adjusted income.

d. Discretionary deductions and/or exclusion policies

The PHA does not plan to employ any discretionary (optional) deductions and/or exclusions policies.

e. Ceiling Rents

The PHA does not have ceiling rents.

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f. Rent Re-determinations

Between annual income reexaminations, the tenant is required to report changes in income or family composition to the PHA such that the changes result in an adjustment to rent as follows:

- All changes in income and family composition must be reported within 10 days of occurrence. After verification, the PHA will determine if there will be an adjustment to the rent.

g. Individual Savings accounts (ISAs)

The PHA does not plan to implement individual savings accounts for residents as an alternative to the required 12 month disallowance of earned income and phasing in of the rent increase in the next year.

(2) Flat Rents

The PHA used the following sources of information in setting the market-based flat rents to establish comparability.

- The Colorado Division of Housing Section 8 payment standard
 - one bedroom = \$474
 - two bedroom = \$577

B. Section 8 Tenant-based Assistance

NOT APPLICABLE – PHA DOES NOT ADMINISTER SECTION 8

6.0 903.7(4) Operation and Management

(1) PHA Management Structure

- a. A brief description of the management structure and organization of the PHA

The Executive Director directs the day-to day management and operation of the Housing Authority with the assistance of the following lead staff and their line staff.

Administrative Assistant

Maintenance Supervisor – assists the Executive Director in the day-to-day operation of facilities management and maintenance of the public housing stock and supervises the following staff:

- Maintenance Workers

- b. HUD Programs Under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	40	30%
Section 8 Vouchers	N/A	N/A
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)	N/A	N/A

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c. Management and Maintenance Policies

The PHA has adopted the following policies that contain the Agency's rules, standards, and policies that govern management, operation, and maintenance of the Public Housing and Section 8 assistance programs.

Public Housing Management:

- Admissions and Continued Occupancy Policy (ACOP)
- Records Retention Policy
- Resident Initiatives Policy
- File Access Policy
- Security Policy
- Community Service Policy
- Pet Policy
- Internal Controls Policy
- Pest Management Policy

Section 8 Management: *N/A*

PHA DOES NOT ADMINISTER SECTION 8

903.7(5) Grievance Procedures

A. Public Housing

The PHA has not established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing.

Residents or applicants who desire to initiate the PHA grievance Process should contact the following:

- PHA main administrative office

B. Section 8 Tenant-Based Assistance *N/A*

PHA DOES NOT ADMINISTER SECTION 8

6.0 903.7(6) Designated Housing for Elderly and Disabled Families

The PHA has not designated or applied for approval to designate or does not plan to apply to designate public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will not apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year.

Activity Description: N/A

903.7(7) Community Service and Self-Sufficiency

(1) Services and programs offered to residents and participants by the Lucas Metropolitan Housing Authority are as follows: N/A

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

(2) Policies or programs for the enhancement of the economic and social self-sufficiency of assisted families. N/A

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

Welfare Benefit Reduction:

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

- Adopting appropriate changes to the PHA’s public housing rent determination policies and train staff to carry out those policies

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- (3) PHA will comply with requirements of community service by identifying the number of tenants required to perform community service, the number of tenants granted exemptions, the number of tenants in non-compliance, and the number of tenants terminated/evicted due to non-compliance.

Description of the Community Service Plan

The Housing Authority of the Town of Limon Community Service Policy is simple and definitive of Section 512 of the Quality and Work Responsibility Act of 1998. The Housing Authority of the Town of Limon believes that the community service requirement should not be received by the resident to be a punitive or demeaning activity, but rather to be a rewarding activity that will benefit both the resident and the community. Community service offers public housing residents and opportunity to contribute to the communities that support them while gaining work experience. The requirement is easy and rewarding and the Housing Authority provides the residents with the name of agencies, the agencies point of contact and all required paper work necessary to accomplish the monthly service.

The Community Service Policy allows the PHA to identify those residents required to participate in the community service requirement. Participants will be required to contribute 8 hours of community service each month or to participate in a self-sufficiency program for 8 hours each month. Identified residents are responsible to determine the appropriateness of the voluntary service within guidelines provide in the policy. Allowed activities that may be included are listed in the policy. Voluntary political activities are prohibited from being considered to meet the Community Service requirement. Participation in self-sufficiency activities that may be included are listed in the policy. A list of exemptions that may be claimed from the requirement is provided in the policy. Family obligations and PHA obligations are addressed in detail. Lease requirements and documentation and non-compliance are all clearly addressed.

Administrative Steps Taken To Implement The Requirement

The following administrative steps were taken in implementing the PHA Community Service Policy. A written notification was sent to all residents regarding requirements on exempt status of each adult family member. Informed all residents that the program would be administered by the PHA, however; they are required to have their hours documented and signed by the agencies where they volunteered. Finally that the volunteer sheet required for filing would be provided by the PHA. The PHA maintains a tracking log.

6.0

Programmatic Aspects Of The Requirements

Activities that the residents can participate in and receive community service credit are visiting assisted living facilities and town services. The following agencies assist the residents in accomplishing their community service, Limon Village, Carlas Cluster Care and Town of Limon. For non-compliance with the Community Service Policy the PHA informed residents again of the requirements, then inform them of the consequences for non-compliance, i.e., grounds for eviction.

Community Service Implementation Report:

- Number of tenants performing community service: 2
- Number of tenants granted exemptions: 36
- Number of tenants in non-compliance: 0
- Number of tenants terminated/evicted due to non-compliance: 0

903.7(8) Safety and Crime Prevention

The PHA's plan for safety and crime preventions to ensure the safety of the public housing residents is addressed below.

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

1. Description of the need for measures to ensure the safety of public housing residents. N/A
2. Information or data used by the PHA to determine the need for PHA actions to improve safety of residents:
 - Resident reports
 - PHA employee reports
 - Police reports
3. Developments that are most affected: N/A

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

1. List of crime prevention activities:
 - Volunteer Resident Patrol/Block Watchers Program
2. Developments that are most affected: N/A

6.0

C. Coordination between PHA and the police.

1. Description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities:
 - Police provide crime data to housing authority staff for analysis and action
2. Developments that are most affected: N/A

903.7(9) Pets

All residents are permitted to own and keep common domesticated household pets. Common household pet means a domesticated cat, dog, bird, gerbil, hamster, Guinea pig, and fish in aquariums.

Pet owners must agree to abide by the PHA's Pet Ownership Rules.

Tenants are required to pay a \$5.00 per month pet fee in addition to regular monthly tenant rent. This non-refundable pet fee is used to pay reasonable expenses directly attributable to the presence of a pet in the unit (i.e. fumigation of a unit). A refundable pet security deposit of \$200.00 will be assessed and is intended to cover additional costs not otherwise covered which is directly attributable to the pet's presence (i.e. damage to the units, yard, etc.).

There is no pet security deposit for birds, gerbils, hamsters, guinea pigs or turtles.

Limit of one pet per household.

Limit for birds is two (2).

Pet owner may have only a small cat or a small dog. Limitations: weight not to exceed thirty-five (35) pounds; height shall not exceed twenty (20) inches. This does not apply to service animals that assist persons with disabilities.

Pet owner shall license their pet as required by law.

Pet owner must not violate any state or local health or humane laws.

Tenants are responsible for properly disposing of dog and cat waste in sealed plastic bags. These bags are then to be put in the trash dumpster provided by the PHA. Any tenant not taking care of pet's waste will be charged a maintenance fee of \$5.00 per occurrence.

Pet must be spayed or neutered.

Pet must be maintained on leash and kept under control when taken outside the unit.

6.0 903.7(10) Civil Rights Certification

The PHA has examined its programs and proposed programs to identify any impediments to fair housing choices, has addressed those impediments in a reasonable fashion, and is working with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing. The PHA assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

The PHA has taken the following specific actions to Affirmative Further Fair Housing in its public housing programs:

The PHA will not, on the grounds of race, color, creed, sex religion, age, disability, national origin or familial status:

- Deny a person or family admission to housing or assistance;
- Provide housing which is different than that provided others, except for elderly and/or disabled where accessibility features may be required;
- Subject a person to segregation or disparate treatment;
- Restrict a person's access to any benefit enjoyed by others in connection with housing programs;
- Treat a person differently in determining eligibility or other requirements for admission or assistance;
- Deny any person access to the same level of services provided to others;
- Deny a person the opportunity to participate in a planning or advisory group that is an integral part of the housing programs.

The PHA will not intimidate, threaten or take any retaliatory action against any applicant, resident, or participant because of a person's participation in civil rights activities or assertions of civil rights.

HUD Fair Housing Posters are posted at the PHA main administrative office.

The PHA will ensure accessibility to offices to afford persons with disabilities the opportunity to apply for admission or assistance to the public housing programs.

The PHA will make sure that all employees of the PHA are familiar with non-discrimination requirements, especially those employees who are involved in the admissions process.

The PHA prominently displays a fair housing poster at each office where applications are taken.

The PHA's policies and practices are designed to provide assurance that all persons with disabilities will be provided reasonable accommodations so that they can fully access and utilize the housing programs and related services.

6.0

The PHA will identify and eliminate situations and /or practices that create barriers to equal housing opportunity for all.

The PHA reviews its policies and procedures, at least annually, to assure compliance with all civil rights requirements.

903.7(11) Fiscal Year Audit

The PHA is required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)).

The most recent fiscal audit was submitted to HUD.

There were some findings as the result of that audit.

All findings have been resolved to HUD's satisfaction.

903.7(12) Asset Management *N/A*

903.7(13) Violence Against Women Act (VAWA) *NO CHANGE*

The Housing Authority of the Town of Limon has incorporated in its PHA Plan goals and objectives, and policies and procedures the applicable provisions of the Violence Against Women and Reauthorization Act of 2005 (VAWA) to support or assist victims of domestic violence, dating violence, or stalking.

The PHA goal to provide an improved living environment is being met by the PHA by its effort to implement measures to assist victims of domestic violence in avoiding their abusers and continuing occupancy in public housing.

Towards its effort to meet the PHA goal to promote self-sufficiency and asset development of assisted households the PHA is partnering with local agencies to provide or attract supportive services to assist victims of domestic violence move out of abusive situations and begin again. Among these are Social Services and Mental Health providers who will present and provide access to the Public Housing residents any programs that they use to support victims of domestic violence.

In addition, the PHA has amended its policies and procedures to include language and applicable provisions of the VAWA. It is the PHA's intent to maintain compliance with all applicable requirements imposed by VAWA.

6.0

The PHA efforts may include to:

- Provide and maintain housing opportunities for victims of domestic violence, dating violence, or stalking;
- Create and maintain collaborative partnerships between PHA, victim service providers, law enforcement authorities, and other supportive groups to promote the safety and well-being of victims of domestic violence, dating violence, or staking (whether actual or imminent threat) who are assisted by PHA;
- Ensure the physical safety of victims of domestic violence, dating violence, or stalking (whether actual or imminent threat) who are assisted by PHA; maintain compliance with all applicable requirements imposed by VAWA.
- Take appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting families or individuals assisted by PHA.

The Housing Authority of the Town of Limon has trained its staff on the required confidentiality issues imposed by VAWA.

Finally, the PHA is providing a preference in the Public Housing Program for victims of domestic violence and it is our highest ranking preference.

Section 6.0 b

Identify where the Annual PHA Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA.

- Main Administrative Office – 1880 Circle Lane, Limon, CO 80828

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.
Include statements related to these programs as applicable.

a. HOPE VI or Mixed Finance Modernization or Development ***NO CHANGE***

The PHA has not received a HOPE VI revitalization grant.

The PHA does not plan to apply for a HOPE VI Revitalization grant in the Plan year.

The PHA will not be engaging in mixed-finance development activities for public housing in the Plan year.

7.0	<p>The PHA will not be conducting other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement.</p> <p>b. Demolition and/or Disposition <i>NO CHANGE</i></p> <p>The PHA does not plan to conduct any demolition or disposition activities in the plan Fiscal Year.</p> <p>Activity Description: <i>N/A</i></p> <p>c. Conversion of Public Housing <i>NO CHANGE</i></p> <p>Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act</p> <p>The PHA does not have any developments or portions of developments identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act.</p> <p>d. Homeownership</p> <p>A. <u>Public Housing</u></p> <p>The PHA does not administer any homeownership programs for public housing.</p> <p>B. <u>Section 8 Tenant Based Assistance</u> NOT APPLICABLE – PHA DOES NOT ADMINISTER SECTION 8</p> <p>e. Project-based Vouchers NOT APPLICABLE – PHA DOES NOT ADMINISTER SECTION 8</p>
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8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
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8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Required reports are included as following attachments:</p> <ul style="list-style-type: none"> ▪ 2010 Capital Fund Program Annual Statement - attachment co012a01 ▪ 2009 Performance and Evaluation Report – attachment co012b01 ▪ 2009 ARRA Performance and Evaluation Report – attachment co012c01
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8.2 Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.

Required report is included as following attachment:

- FY 2010 Capital Fund Program 5 Year Action Plan - attachment co012d01

8.3 Capital Fund Financing Program (CFFP). N/A

Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

9.0 Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	91	4	2	3	4	3	4
Income >30% but <=50% of AMI	104	4	2	3	4	3	4
Income >50% but <80% of AMI	127	4	2	3	4	3	4
Elderly	100	4	2	3	4	3	4
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
White (non-hispanic)	313	4	2	3	4	3	4
Black/African American	0	N/A	N/A	N/A	N/A	N/A	N/A
Hispanic	3	4	2	3	4	3	4

The source of information the PHA used to conduct this analysis was the U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset.

9.0

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

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

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	17		30%
Extremely low income <=30% AMI	15	88%	
Very low income (>30% but <=50% AMI)	2	12%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	7	41%	
Elderly families	0	0%	
Families with Disabilities	2	12%	
White	15	88%	
Black/African American	2	12%	
American Indian/Alaska Native	0	0%	
Asian	0	0%	
Native Hawaiian/Other Pacific Islander	0	0%	

Characteristics by Bedroom Size (Public Housing Only)

1BR	13	76%	
2 BR	4	24%	
3 BR	N/A	N/A	
4 BR	N/A	N/A	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	

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

If yes:

How long has it been closed (# of months)? N/A

Does the PHA expect to reopen the list in the PHA Plan year? No Yes N/A

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes N/A

9.1

Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

Strategies

Need: Shortage of affordable housing for all eligible populations

PHA shall maximize the number of affordable units available to the PHA within its current resources by:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

PHA shall increase the number of affordable housing units by: N/A

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

PHA shall target available assistance to families at or below 30 % of AMI – N/A

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

PHA shall target available assistance to families at or below 50% of AMI – N/A

Need: Specific Family Types: The Elderly

PHA shall target available assistance to the elderly: N/A

Need: Specific Family Types: Families with Disabilities

PHA shall target available assistance to Families with Disabilities:

- Affirmatively market to local non-profit agencies that assist families with disabilities

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

PHA shall increase awareness of PHA resources among families of races and ethnicities with disproportionate needs: N/A

PHA shall conduct activities to affirmatively further fair housing: N/A

9.1	<p>Reason for Selecting Strategies</p> <ul style="list-style-type: none"> ▪ Funding constraints ▪ Extent to which particular housing needs are met by other organizations in the community
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10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p style="margin-left: 40px;">(a) Progress in Meeting Mission and Goals</p> <p>The Housing Authority of the Town of Limon has been successful in achieving its mission and 5 year plan goals during the fiscal year 2009. Goals are either completed or on target for completion as schedule.</p> <p>Concerning modernization the PHA did a total modernization that was completed in 1996. Some windows have been purchased with the ARRA grant, we will be replacing 5 boilers with energy efficient boilers, purchasing energy efficient refrigerators and new window coverings (all for our 2 BR family unit apartments).</p> <p>Concerning self-sufficiency and crime and safety, PHA efforts reduced crime in the communities through a community watch program. The PHA has had no problems with crime and the community watch program has been in effect for 4 years now. We work closely with local authorities.</p> <p>Concerning improving the quality of life, the PHA has regular social activities provided for the tenants.</p> <p>To ensure compliance with the HUD's latest rules and regulations, every policy was reviewed and updated as needed. Most significant was the Admissions and Continued Occupancy Policy.</p> <p>Concerning ensuring equal opportunity, outreach efforts have been made by making renewed partnerships with community groups and medical facilities.</p>
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10.0

b) Significant Amendment and Substantial Deviation/Modification ***NO CHANGE***

Substantial Deviations from the 5-Year Plan

- Additions or deletions of Strategic Goals
- Any deviation that requires reviews and input by the Resident Advisory Board as well as approval by the Board of Commissioners.

Significant Amendments or Modification to the Annual Plan

- Any change to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency* work items over \$10,000 (items not included in the latest approved PHA Plan Capital Fund Annual Statement or 5-Year Action Plan) or change in use of replacement reserve funds (if applicable) under the Capital Fund Program; and
- Any change with regard to demolition or disposition, designation of housing, homeownership programs or conversion activities.

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

This criterion does not supersede the requirements of OMB Circular No. A-87 (Cost Principal for State, Local, and Indian Tribal Governments) and 25 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements), as well as federal, state, or local regulations or statutes.

Any future issuance of HUD guidelines or additional regulations shall take precedence over the above criterion.

* Emergency – means physical work items of an emergency nature, posing an immediate threat to the health and safety of residents or staff, which must be completed within one year of capital grant funding. Management improvements are not eligible as emergency work.

- (c) PHA's must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. N/A

11.0

Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. Provided as attachment co012e01
- (g) Challenged Elements – No challenged elements
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only) Provided as attachment co012a01
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only) Provided as attachment co012d01

Attachment: **co012a01**

Part I: Summary					
PHA Name: Housing Authority of the Town of Limon		Grant Type and Number: Capital Fund Program Grant No: CO06P01250110 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2010 FFY of Grant Approval: 2010	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: _____) <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending _____ <input type="checkbox"/> Final Performance and Evaluation Report (for Program Year Ending _____)					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	28,000.00			
3	1408 Management Improvements	500.00			
4	1410 Administration (may not exceed 10% of line 20)	0.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	4,000.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	6,312.00			
10	1460 Dwelling Structures	9,500.00			
11	1465.1 Dwelling Equipment-Nonexpendable	4,000.00			
12	1470 Non-dwelling Structures	3,763.00			
13	1475 Non-dwelling Equipment	7,500.00			
14	1485 Demolition	0.00			
15	1492 Moving to Work Demonstration	0.00			
16	1495.1 Relocation Costs	0.00			
17	1499 Development Activities 4	0.00			
18a	1501 Collateralization or Debt Service paid by the PHA	0.00			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00			
19	1502 Contingency (may not exceed 8% of line 20)	0.00			
20	Amount of Annual Grant (sums of lines 2-19)	63,575.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				
Signature of Executive Director <i>[Signature]</i>		Date 9-24-09		Signature of Public Housing Director <i>same</i>	
				Date	

1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
 4 RHF funds shall be included here.

Attachment: **co012b01**

Expires 4/30/2011

Part I: Summary					
PHA Name: Housing Authority of the Town of Limon		Grant Type and Number: Capital Fund Program Grant No: CO06P01250109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:_____) <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 6/30/09 <input type="checkbox"/> Final Performance and Evaluation Report (for Program Year Ending _____)					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 20) ³	27,600.00	27,600.00	0.00	0.00
3	1408 Management Improvements	500.00	500.00	0.00	0.00
4	1410 Administration (may not exceed 10% of line 20)	0.00	0.00	0.00	0.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	4,000.00	4,000.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	2,000.00	2,000.00	0.00	0.00
10	1460 Dwelling Structures	14,000.00	14,000.00	0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	4,000.00	4,000.00	0.00	0.00
12	1470 Non-dwelling Structures	1,913.00	1,925.00	0.00	0.00
13	1475 Non-dwelling Equipment	10,250.00	9,550.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities ⁴	0.00	0.00	0.00	0.00
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00
20	Amount of Annual Grant (sums of lines 2-19)	64,263.00	63,575.00	0.00	0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Compliance				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures	2,000.00	2,000.00		
Signature of Executive Director <i>Elisa Deegan</i>		Signature of Public Housing Director <i>same</i>		Date	
Date <i>9-24-09</i>					

1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
 4 RHF funds shall be included here.

Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: Housing Authority of the Town of Limon			Grant Type and Number: Capital Fund Program Grant No: CO06P01250109 CFFP (yes/No) NO Replacement Housing Factor Grant No.				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA Wide	Operations							
	Wages, benefits	1406		26,100.00	26,100.00	0.00	0.00	
	Vehicle Insurance & maintenance	1406		1,500.00	1,500.00	0.00	0.00	
	TOTAL 1406			27,600.00	27,600.00	0.00	0.00	
	Management Improvements							
	Software	1408		500.00	500.00	0.00	0.00	
	TOTAL 1408			500.00	500.00	0.00	0.00	
	Fees and Costs							
	Consultant fees/update agency plan	1430		4,000.00	4,000.00	0.00	0.00	
	TOTAL 1430			4,000.00	4,000.00	0.00	0.00	
	Site Improvements							
	Site concrete	1450		2,000.00	2,000.00	0.00	0.00	
	TOTAL 1450			2,000.00	2,000.00	0.00	0.00	
	Dwelling Structures							
	Window replacement	1460	5	1,000.00	1,000.00	0.00	0.00	
	Energy Efficient Lights	1460	40 UNITS	2,000.00	2,000.00	0.00	0.00	
	Rigid Insulation	1460		2,000.00	2,000.00	0.00	0.00	
	Floor tile	1460	10 units	2,000.00	2,000.00	0.00	0.00	
	Weatherstripping	1460	40 UNITS	1,000.00	1,000.00	0.00	0.00	
	Window Blinds	1460	40 units	2,000.00	2,000.00	0.00	0.00	
	Smoke Alarms	1460	40 units	2,000.00	2,000.00	0.00	0.00	
	Ceiling Fans	1460	40 units	2,000.00	2,000.00	0.00	0.00	
	TOTAL 1460			14,000.00	14,000.00	0.00	0.00	
	Dwelling Equipment							
	Stoves	1465.1	10	2,000.00	2,000.00	0.00	0.00	
	Refrigerators	1465.1	10	2,000.00	2,000.00	0.00	0.00	
	TOTAL 1465.1			4,000.00	4,000.00	0.00	0.00	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement

² To be completed for the Performance and Evaluation Report

Attachment: co012c01

Part I: Summary						
PHA Name: Housing Authority of the Town of Limon		Grant Type and Number: Capital Fund Program Grant No: CO06S01250109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: _____) <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 06/30/09 <input type="checkbox"/> Final Performance and Evaluation Report (for Program Year Ending _____)						
Line No.	Summary by Development Account		Total Estimated Cost		Total Actual Cost 1	
			Original	Revised 2	Obligated	Expended
1	Total non-Capital Funds					
2	1406	Operating Expenses (may not exceed 20% of line 20) 3	0.00		0.00	0.00
3	1408	Management Improvements	0.00		0.00	0.00
4	1410	Administration (may not exceed 10% of line 20)	0.00		0.00	0.00
5	1411	Audit	0.00		0.00	0.00
6	1415	Liquidated Damages	0.00		0.00	0.00
7	1430	Fees and Costs	0.00		0.00	0.00
8	1440	Site Acquisition	0.00		0.00	0.00
9	1450	Site Improvement	0.00		0.00	0.00
10	1460	Dwelling Structures	61,000.00		0.00	0.00
11	1465.1	Dwelling Equipment-Nonexpendable	10,000.00		0.00	0.00
12	1470	Non-dwelling Structures	1,344.00		0.00	0.00
13	1475	Non-dwelling Equipment	9,000.00		0.00	0.00
14	1485	Demolition	0.00		0.00	0.00
15	1492	Moving to Work Demonstration	0.00		0.00	0.00
16	1495.1	Relocation Costs	0.00		0.00	0.00
17	1499	Development Activities 4	0.00		0.00	0.00
18a	1501	Collateralization or Debt Service paid by the PHA	0.00		0.00	0.00
18b	9000	Collateralization or Debt Service paid Via System of Direct Payment	0.00		0.00	0.00
19	1502	Contingency (may not exceed 8% of line 20)	0.00		0.00	0.00
20	Amount of Annual Grant (sums of lines 2-19)		81,344.00		0.00	0.00
21	Amount of line 20 Related to LBP Activities					
22	Amount of Line 20 Related to Section 504 Compliance					
23	Amount of Line 20 Related to Security - Soft Costs					
24	Amount of Line 20 Related to Security - Hard Costs					
25	Amount of Line 20 Related to Energy Conservation Measures					
Signature of Executive Director <i>[Signature]</i>			Date 9-24-09		Signature of Public Housing Director <i>[Signature]</i>	
					Date	

1 To be completed for the Performance and Evaluation Report
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.
 4 RHF funds shall be included here.

Capital Fund Program Five-Year Action Plan

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

Attachment: co012d01

Expires: 4/30/2011

Part I: Summary						
PHA Name/Number		Locality (City/County& State)			<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Revision No. _____
Housing Authority of the Town of Limon / CO012		Town of Limon/Lincoln County/CO				
A.	Development Number and Name	Work Statement for Year 1 FFY_2010_____	Work Statement for Year 2 FFY_2011_____	Work Statement for Year 3 FFY_2012_____	Work Statement for Year 4 FFY_2013_____	Work Statement for Year 5 FFY_2014_____
B.	Physical Improvements Subtotal	Annual Statement	26,500.00	25,463.00	24,000.00	11,000.00
C.	Management Improvements		500.00	500.00	1,263.00	500.00
D.	PHA-Wide Non-dwelling Structures and Equipment		4,075.00	5,612.00	5,812.00	20,075.00
E.	Administration		0.00	0.00	0.00	0.00
F.	Other		4,000.00	4,000.00	4,000.00	5,000.00
G.	Operations		28,500.00	28,000.00	28,500.00	27,000.00
H.	Demolition		0.00	0.00	0.00	0.00
I.	Development		0.00	0.00	0.00	0.00
J.	Capital Fund Financing - Debt Service		0.00	0.00	0.00	0.00
K.	Total CFP Funds		63,575.00	63,575.00	63,575.00	63,575.00
L.	Total Non-CFP Funds					
M.	Grand Total					

Capital Fund Program Five-Year Action Plan

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires: 4/30/2011

Part I: Summary (Continuation)						
PHA Name/Number Housing Authority of the Town of Limon / CO012			Locality (City/County& State) Town of Limon/Lincoln County/CO		<input type="checkbox"/> Original	<input type="checkbox"/> Revision No. _____
A.	Development Number and Name	Work Statement for Year 1 FFY_____	Work Statement for Year 2 FFY_____	Work Statement for Year 3 FFY_____	Work Statement for Year 4 FFY_____	Work Statement for Year 5 FFY_____
		Annual Statement				

Blank - not needed

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2010</u>	Work Statement for Year <u>2</u> FFY <u>2011</u>			Work Statement for Year <u>3</u> FFY <u>2012</u>		
	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost
See	CO06P012			CO06P012		
Annual Statement	PHA Wide			PHA Wide		
	SITE IMPROVEMENTS			SITE IMPROVEMENTS		
	Site Concrete	600 sq.ft.	7,000.00	Site Concrete	600 sq. ft.	6,000.00
	Outdoor Lighting	10	2,000.00	Clean & repair of grounds drain		2,463.00
	Mailbox Replacement	5	4,500.00	TOTAL 1450		8,463.00
	TOTAL 1450		13,500.00	DWELLING STRUCTURES		
	DWELLING STRUCTURES			Outdoor Spigots (frost free)	15	2,000.00
	Ceiling Fans	40	2,000.00	Shower Inserts/Fittings	4	3,000.00
	Smoke Detectors	20	1,000.00	Roof Repair		3,000.00
	Outlet Replacements	100	1,000.00	Carpet & Tile Apartments	10 units	5,000.00
	Cleaning and Repair of Siding	13 bldgs	3,000.00	Toilets	20	2,000.00
	Total 1460		7,000.00	Total 1460		15,000.00
	DWELLING EQUIPMENT			DWELLING EQUIPMENT		
	Stoves	12	3,000.00	Stoves	5	1,000.00
	Refrigerators	10	3,000.00	Refrigerators	5	1,000.00
	Total 1465.1		6,000.00	Total 1465.1		2,000.00
	NON-DWELLING STRUCTURES			NON-DWELLING STRUCTURES		
	Repair Community Room Floors		2,000.00	Additional Storage Units	2	2,312.00
	Total 1470		2,000.00	Total 1470		2,312.00
	NON-DWELLING EQUIPMENT			NON-DWELLING EQUIPMENT		
	Computers/printers/accessories	2	1,500.00	Office Furniture (desk & chairs)	3 of each	3,000.00
	Maintenance Tools		575.00	Rugs for Office	6	300.00
	Total 1475		2,075.00	Total 1475		3,300.00
	2011 Physical Needs Estimate		30,575.00	2012 Physical Needs Estimate		31,075.00

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>4</u> FFY <u>2013</u>			Work Statement for Year <u>5</u> FFY <u>2014</u>		
	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Items	Quantity	Estimated Cost
See	CO06P012			CO06P012		
Annual Statement	PHA Wide			PHA Wide		
	SITE IMPROVEMENTS			SITE IMPROVEMENTS		
	Site Concrete	900 sq. ft.	10,000.00	Site Concrete		2,000.00
	TOTAL 1450		10,000.00	TOTAL 1450		2,000.00
	DWELLING STRUCTURES			DWELLING STRUCTURES		
	Repair Concrete Floors	300 sq. ft.	3,000.00	Boiler Replacement/Parts		5,000.00
	Replace Exterior Doors	20	5,000.00	Water Heaters	10	2,000.00
	Window Replacements	10	4,000.00	Total 1460		7,000.00
	Total 1460		12,000.00	DWELLING EQUIPMENT		
	DWELLING EQUIPMENT			Stoves	5	1,000.00
	Stoves	5	1,000.00	Refrigerators	5	1,000.00
	Refrigerators	5	1,000.00	Total 1465.1		2,000.00
	Total 1465.1		2,000.00	NON-DWELLING STRUCTURES		
	NON-DWELLING STRUCTURES			Additional Storage Units	1	650.00
	Replace Laundry Room Floor	300 sq. ft.	2,312.00	Ductless Heater	1	1,250.00
	Total 1470		2,312.00	Total 1470		1,900.00
	NON-DWELLING EQUIPMENT			NON-DWELLING EQUIPMENT		
	Computers/printers/accessories	2	1,500.00	Computers/printers/ accessories	2	2,000.00
	Lawn Mower	1	2,000.00	Picnic Table	1	500.00
	Total 1475		3,500.00	Maintenance Tools		1,312.00
				Washer (Commercial)	1	1,500.00
				Dryer (Commercial)	1	1,500.00
				Truck	1	11,363.00
				Total 1475		18,175.00
	2013 Physical Needs Estimate		29,812.00	2014 Physical Needs Estimate		31,075.00

Attachment: co012e01
Housing Authority of the Town of Limon
Resident Advisory Board Consultation process

- 1. Resident notification of appointment to the Advisory Board**
At beginning of PHA Plan process, sent out letter to all residents/participants of opportunity to serve on Resident Advisory Board – **called tenants and also had Potluck on 5/22/09**

- 2. Resident Advisory Board Selection**
Selection made from resident/participant response - **current board already in place**

- 3. Meeting Organization**
Schedule date to meet with Resident Advisory Board for input to PHA Plan **8/14/09**
Notify Resident Advisory Board of scheduled meeting **8/7/09**
Hold Resident Advisory Board meeting **8/14/09**

- 4. Notification of Public Hearing**
Schedule date for Public Hearing and place ad **7/8/09**
Notify Resident Advisory Board **9/3/09**
Hold Public Hearing meeting **9/10/09**

- 5. Documentation of resident recommendations and PHA's response to recommendations**

**Resident Advisory Board Meeting
August 14, 2009**

Residents in attendance:

**Angela Alvarez
John Henander
Peggy McDannel**

**Bobbie Stogsdill
Jon Scott
Marsha Myers**

We reviewed the 2010 Capital Funds Budget and the 5 year action plan.

Residents would like a pool table for the community room and would also like some more benches, towards the north and south sides of the property.

These requests will be researched and explored for both cost and practicality wise by the Housing Authority of the Town of Limon.