

**CHARLESTOWN HOUSING AUTHORITY
200 JENNINGS STREET
CHARLESTOWN, INDIANA 47111**

IN025

**FIVE YEAR PLAN FOR FISCAL YEARS 2011-2014
ANNUAL PLAN FOR FISCAL YEAR 2010**





**THE HOUSING AUTHORITY OF THE
CITY OF CHARLESTOWN
200 JENNINGS STREET
CHARLESTOWN, INDIANA 47111-0218**

TELEPHONE (812) 256-6311

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BOARD OF COMMISSIONERS-2010

G. ROBERT HALL, MAYOR
CITY OF CHARLESTOWN
CITY BUILDING
304 MAIN CROSS STREET
CHARLESTOWN, INDIANA 47111

MEMBERS:

RHONA NAZARIO-CHAIRWOMAN
603 HIGHWAY 160
CHARLESTOWN, INDIANA 47111

PAMELA BALLARD, VICE-CHAIRWOMAN
135 PARKLAND COURT
CHARLESTOWN, INDIANA 47111

BETTY BUCKNER, MEMBER
456 THOMPSON STREET
CHARLESTOWN, INDIANA 47111

LINDA CURTIS, RESIDENT MEMBER
214 WOODRIDGE DRIVE
CHARLESTOWN, INDIANA 47111

JUDY HOGAN, MEMBER
1894 EDGEWOOD DRIVE
CHARLESTOWN, INDIANA 47111

RUTHIE JACKSON, MEMBER
146 SECOND STREET
CHARLESTOWN, INDIANA 47111

SAUNDRA JOHNSON
289 MAIN STREET
CHARLESTOWN, INDIANA 47111



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BOARD OF COMMISSIONERS RESIDENT MEMBER

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1.0	PHA Information PHA Name: <u>Charlestown Housing Authority</u> PHA Code: <u>IN025</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>10/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>250</u> Number of HCV units: <u>70</u>				
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				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	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.				
5.1	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: Charlestown Housing Authority's mission for the next five years is to serve the needs of low-income, very low-income and extremely-low persons by helping families and individuals to access affordable housing without discrimination. To achieve the mission statement we will: <ul style="list-style-type: none"> * Recognize CHA residents as our ultimate customer; * Continue to seek partnerships with residents, community and government leadership; * Achieve a full functioning resident organization in our two AMPs; and * CHA will use public housing resources and HCVs to develop, renovate and maintain affordable housing in the community, promote neighborhood revitalization and assist residents with needed social and supportive services. 				
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. Goal: Expand case management capabilities of Resident Services Objective: Acquire a grant for development for innovative approach for aiding responsible residents to achieve increased self-sufficiency Goal: Require greater accountability for public housing residents Objective: Strengthen staff lease enforcement and lease provisions as well as enhanced monitoring and training Goal: Require greater accountability for participants and landlords of the HCV Program Objective: Staff to support stricter lease enforcement by landlords and lease compliance by participants Goal: Improve efficiency and effectiveness of our workforce Objective: Hiring practices and accountability Goal: Provide a safe environment for our residents Objective: <ul style="list-style-type: none"> * Utilize lease enforcement, pre-lease screening, as well as remove from tenancy those residents who are irresponsible and/or disrespectful with lease and mission objectives * All programmatic efforts will be made for families Goal: Improve the quality of assisted housing Objective: <ul style="list-style-type: none"> * Increase customer satisfaction * Continue to renovate/modernize public housing * Concentrate on efforts to improve specific management functions Goal: Continue to focus on curb appeal of the exterior and interior of our properties Objective: Focus staff on the importance of attention to detail in improving resident and public perception As well as our ability to effectively market our buildings Goal: Ensure Equal Opportunity and affirmatively further fair housing Objective: <ul style="list-style-type: none"> * Continue to undertake affirmative measures to ensure access to suitable living environment in assisted housing regardless of race, color, religion, national origin, sex, familial status and disability * Maintain and foster open communication and networking with special needs advocates * Continue to update policies to be compliant with any and all updates to Fair Housing * Continue to remove impediments as identified by Analysis of Impediments to Fair Housing * Conduct Fair Housing Training for staff and Board of Commissioners * Continue to prominently display Fair Housing posters and on stationary/envelopes * Update the Section 504 report for unit conversion for mobility and sensory impaired persons * Continue to inform applicants how to file fair housing complaints 				

Civil Rights Certification

Annual Certification and Board Resolution No. 2010-07

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Charlestown Housing Authority

IN025

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)	
Name of Authorized Official	Title
Rhona Nazario	Chairwoman-Board of Commissioners
Signature <i>Rhona Nazario</i>	Date June 14, 2010

PHA Plan Update

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

The following elements of the Charlestown Housing Authority's plan have been revised since the Authority's prior submission:

1. In April 2009, CHA revised the Capital Fund Five Year Action Plan to reflect the addition of the Capital Fund Grant funded by the American Recovery and Reinvestment Act (ARRA).
2. CHA Pet Policy revised in accordance with 24 CFR Part 5, Subpart c, Dated October 27, 2008, amended assisted housing regulations to refer to "animals that assist, support, or provide service to persons with disabilities."

Descriptions of the following CHA Plan elements are available at: Charlestown Housing Authority, 200 Jennings Street, Charlestown IN 47111

Eligibility, Selection, and Admission Policies, including Deconcentration and Wait List Procedures:

Chapter 2, 4, and 5 of the ACOP indicate the eligibility requirements for the Public Housing Program. Eligibility requirements include: family household criteria and limits, citizenship and eligible immigration status, documentation of Social Security numbers and consent authorization documents.

The CHA selects families of established preferences within each bedroom size category and the local housing needs and priorities. In addition to eligibility criteria, families must meet CHA's screening criteria as outlined in the ACOP.

Rent Determination

A family's income is used to calculate the family's rent payment. The CHA uses the policies and methods described in Chapter 7 of the ACOP as well as HUD regulations, to ensure that only eligible families receive assistance and that no family pays more or less than its obligation under the regulations.

Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, or minimum rent (less HUD mandatory deductions and exclusions).

CHA also utilizes flat rents, as outlined in Chapter 7 of the ACOP. Flat rents are market-based rents, which vary by unit size. Once each year, only at admission or at annual recertification, all residents are offered the choice of paying an income-based rent or the flat rent.

The CHA minimum rent is \$50.00. CHA has adopted rent hardship exemption policies outlined in Chapter 7 of the ACOP.

Deconcentration Procedure

Chapter 5, Selection Method (Deconcentration of Poverty and Income Mixing) of the ACOP explains CHA ensures families are housed in a manner that will prevent a concentration of poverty families and/or a concentration of higher income families in any one development. The specific objective of CHA is to house no less than 40% of its public housing inventory with families that have income at or below 30% of the area median income by public housing development. Also, CHA will take actions to ensure that no individual development has a concentration of higher income families in one or more of the developments.

Operations and Management

Policies for the Public Housing Program are reviewed annually and revised as necessary. The HCVP Administrative Plan is revised annually and updated to reflect continuing programmatic changes from HUD and adjustments for proposed federal budget limitations. CHA's focus will continue to be placed on improved customer satisfaction and filling units that will become available as a result of program turnover. Pest control remains with pest management provided by a licensed contractor for the prevention or eradication of pest infestation.

Grievance Procedure

Chapter 13 of the ACOP outlines the CHA's Grievance Procedure for public housing residents. The grievance procedure includes the necessary standards and criteria established for CHA residents to have a fair opportunity for a hearing regarding any CHA action or failure to act involving resident's lease, rights, duties, welfare, or status.

Participants of the HCVP who have been notified in writing of a decision relating to individual circumstances of the family will be granted the opportunity for an informal hearing before CHA terminates housing assistance payments for the family.

Designated Housing for Elderly and Disabled

CHA will not at this time request a designation. CHA has a good supply of elderly and handicapped units.

Community Service and Self-Sufficiency

These activities are described in the PHA Plan. The requirement to perform voluntary work for eight hours a month has been incorporated into the Public Housing Lease and Chapter 17 in the ACOP. CHA staff provides assistance to residents in finding appropriate work assignments. The staff works with providers to identify opportunities for residents in delivering services to the public housing community and other local agencies in order to meet their eight hour community service requirement.

Crime and Safety

CHA encourages and supports activities to improve the quality of life for public housing residents. Activities address needs in the following areas:

Drug Prevention

Resident participation in community organizations and activities (especially the Block watch Program)

Provide housing counseling

Contact potential employers to help ensure employment for residents. CHA Administrative Assistant, Laura Dabney contacted Maxim Healthcare Services and three CHA residents gained employment.

Each day we post job listings

Provide security for our developments

Encourage residents to report crime

In continuing to provide safe, decent housing, the CHA has a contract with the Charlestown Police Department for additional police services to create a crime-free environment. The contract is in addition to baseline services.

CHA tracts crime and crime-related problems on HA properties. CHA maintains a system for recording criminal activities, and the police department supplies reports on all incidents related to CHA properties.

A five-year city-wide incident report is attached below. Community policing is not included.

Charlestown Police Department Annual Statistics 2005 - 2009 Complaint, Arrest and Traffic Accident Averages by Classification

OFFENSE CLASSIFICATION:	Citywide 2005	Housing 2005	Citywide 2006	Housing 2006	Citywide 2007	Housing 2007	Citywide 2008	Housing 2008	Citywide 2009	Housing 2009	Citywide TOTAL	City 5 Year Averages	Housing TOTAL	Housing 5 Year Averages
COMPLAINTS														
Offenses Against a Person	368	10	425	29	339	20	420	16	381	13	1933	387	88	18
Offenses Against Property	619	27	718	29	665	27	793	20	739	34	3534	707	137	27
Drug & Alcohol Offenses	54	4	80	4	44	1	88	3	76	6	342	68	18	4
Offenses Against Order & Administration	4,990	91	4883	111	6168	103	7084	111	7022	150	30145	6029	566	113
Miscellaneous Offenses	3,805	69	3436	72	3943	69	3670	58	3260	51	18214	3643	319	64
Traffic Accident Investigations	343	5	300	3	282	4	296	3	226	3	1447	289	18	4
Juvenile Status Offenses	143	10	146	7	208	19	240	22	202	16	939	188	74	15
Totals	10422	216	9986	255	11647	243	12591	233	11906	273	56554	11311	1220	244

OFFENSE CLASSIFICATION:	Citywide 2005	Housing 2005	Citywide 2006	Housing 2006	Citywide 2007	Housing 2007	Citywide 2008	Housing 2008	Citywide 2009	Housing 2009	Citywide TOTAL	City 5 Year Averages	Housing TOTAL	Housing 5 Year Averages
PHYSICAL ARRESTS & SUMMONS														
Offenses Against a Person	61	3	65	6	87	5	78	1	77	2	368	53	17	3
Offenses Against Property	46	7	50	4	47	1	39	0	43	0	225	32	12	2
Drug & Alcohol Offenses	89	3	85	4	103	2	138	9	112	5	527	75	23	5
Offenses Against Order & Administration	146	6	134	12	163	2	143	8	149	2	735	105	30	6
Traffic Offenses	95	2	83	3	126	2	175	2	185	1	664	95	10	2
Juvenile Status Offenses	71	4	93	1	80	3	63	0	59	2	366	52	10	2
Total Court Summons Citations & Warnings*	2221	16	2205	8	2709	32	3295	43	3311	57	13741	1963	156	31
Totals	508	25	510	30	606	15	636	20	625	12	2885	412	102	20

DEPARTMENT FULL TIME SWORN PERSONNEL SUMMARIES	2005	2006	2007	2008	2009
Full Time Patrol Division Officers	14	14	14	12	12
Full Time Detectives	0	1	1	2	2
Full Time Administrators	1	1	1	1	1
Total Full Time Officer Staff	15	16	16	15	15

DEPARTMENT ANNUAL TOTAL SOLVE PERCENTAGES	Citywide 2005	Citywide 2006	Citywide 2007	Citywide 2008	Citywide 2009
Annual Complaints**	5977	6026	7170	8297	8142
Annual Physical Arrests**	253	249	297	260	269
Solve Percentage Rates	4.2%	4.1%	4.1%	3.1%	3.3%

* - Offenses Against a Person, Property, Order & Administration ONLY.
** - Offenses Against a Person, Property, Order & Administration ONLY.

Pets

CHA's Pet Policy is included in the ACOP, which amended in 2001 to include family properties in accordance with QHwRA requirement and HUD's Final Rule. In 2009, CHA amended the Pet Policy to clarify the definition of an "assistance animal" and the condition that apply to them.

Civil Rights Certification

The administration of the Public Housing Program/HCVP shall be in compliance with Title VI of the Civil Rights Act of 1964; The Fair Housing Act section 504 of the Rehabilitation Act of 1973; Title II of the American with Disabilities Act of 1990 and all other applicable Federal laws and regulations so that admissions and continued occupancy is conducted without regard to race, color, religion, sex, national origin, handicap or familial status. CHA shall continue to remove impediments as identified by the Analysis of Impediments to Fair Housing in all PHA programs (or proposed programs), continue to work to network with Fair Housing advocates. The Charlestown Housing Authority hereby certifies to affirmatively further fair housing applicable to all PHA programs and the 5-Year and Annual Plan.

Fiscal Year Audit

The audit for the period ending September 30, 2009 was completed and will be sent to The Indiana State Board of Accounts and HUD. The independent auditor gave an unqualified opinion on the 2009 financial statements with no audit findings. The audit report is available for review supporting documentation to the PHA Plan.

6.0	<p><u>Asset Management</u></p> <p>Asset management is a key component to CHAs planning efforts. CHA started operating under the new "Project Based Accounting and Management system as of October 1, 2006. The asset management approach involves the continuous and on-going review of the physical, fiscal and management performances. CHA also plans to conduct a physical needs assessment in 2010 to update the deferred maintenance and modernization issues in both properties, which will allow for better planning and management of operating and capital funds.</p> <p>Title II of Division K of the Consolidated Appropriations Act 2008, P. L. 110-161, Sec. 225, allowed PHAs that own and operate 400 or fewer units may elect to be exempt from any asset management requirement.</p> <p>CHA elected not to discontinue asset management.</p> <p><u>Violence Against Women Act (VAWA)</u></p> <p>VAWA policies are included in the PHA Plan and in Chapter 16 of the ACOP. Public Housing residents and HVCP participants experiencing domestic violence are referred to The Center for Women and Families and Clark County Victim Assistance program/Domestic Violence, if residents and participants do not have other assistance. Based upon this partnership, CHA does not provide services. CHA has provided notification to residents of public housing, HCVP participants, landlords of VAWA requirements and made appropriate revisions to CHA leases and HCVP landlord leases as they are reviewed and approved by CHA. Notices and information are included in PHA/HCVP packets and given to everyone as they enter either briefing.</p> <p><u>Statement of Financial Resources</u></p> <table border="0"> <thead> <tr> <th><u>SOURCES</u></th> <th><u>PLANNED</u></th> <th><u>PLANNED USES</u></th> </tr> </thead> <tbody> <tr> <td colspan="3"><u>Federal Grants</u></td> </tr> <tr> <td>Public Housing Operating Fund</td> <td>430,226.00 (AMP 1 & 2)</td> <td></td> </tr> <tr> <td>Public Housing Capital</td> <td>407,395.00</td> <td></td> </tr> <tr> <td>Annual Contributions for Section 8 Tenant-Based Assistance</td> <td>249,600.002</td> <td></td> </tr> <tr> <td colspan="3"><u>Prior Year Federal Grants-Unobligated</u></td> </tr> <tr> <td>CFP IN36P025501-09</td> <td>200,620.00</td> <td></td> </tr> <tr> <td>Public Housing Dwelling Rental Income</td> <td>736,000.00 (AMP 1 & 2)</td> <td>PH Operation</td> </tr> <tr> <td colspan="3"><u>Other Income</u></td> </tr> <tr> <td>Section 8 Administrative Fee</td> <td>35,448.00</td> <td>Section 8 Operation</td> </tr> <tr> <td colspan="3"><u>Non-Federal Sources</u></td> </tr> <tr> <td>Investment Income</td> <td>30,000.00</td> <td>PH Operation</td> </tr> <tr> <td>Coin Operated Machines</td> <td>6,000.00</td> <td>Resident Activities</td> </tr> <tr> <td>Total Estimated Resources</td> <td>\$2,070,633.00</td> <td></td> </tr> </tbody> </table>	<u>SOURCES</u>	<u>PLANNED</u>	<u>PLANNED USES</u>	<u>Federal Grants</u>			Public Housing Operating Fund	430,226.00 (AMP 1 & 2)		Public Housing Capital	407,395.00		Annual Contributions for Section 8 Tenant-Based Assistance	249,600.002		<u>Prior Year Federal Grants-Unobligated</u>			CFP IN36P025501-09	200,620.00		Public Housing Dwelling Rental Income	736,000.00 (AMP 1 & 2)	PH Operation	<u>Other Income</u>			Section 8 Administrative Fee	35,448.00	Section 8 Operation	<u>Non-Federal Sources</u>			Investment Income	30,000.00	PH Operation	Coin Operated Machines	6,000.00	Resident Activities	Total Estimated Resources	\$2,070,633.00	
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7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>Charlestown Housing Authority is not, at this time, participating in any of the above listed programs.</p>																																										
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>																																										
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>See attached Form HUD-50075.1. For FFY 2010 and open CFP Grants</p>																																										
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, 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.</p> <p>See attached Form HUD-50075.2 for the 5-Year Action Plan</p>																																										
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> 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.</p> <p>Not Applicable</p>																																										

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 Served by the Charlestown Housing Authority

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	107		20%
Extremely low income <=30% AMI	84	79%	
Very Low income >30% But <=50% AMI	20	19%	
Low Income >50% but <80% AMI	3	2%	
Families with children	70	65%	
Elderly	1	1%	
Families with Disabilities	9	8%	
White	99	93%	
Black	2	2%	
Amer. Indian	2	2%	
Hispanic	0	0%	
Multi-racial	4	3%	
Characteristics by Bedroom Size			
1 BR	37	35%	
2 BR	29	27%	
3 BR	36	34%	
4 BR	5	4%	
5 BR			
5 + BR			

Is the waiting list closed (select one) ? x 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. 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.

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 - 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	75		20%
Extremely low income <=30% AMI	65	87%	
Very Low income >30% But <=50% AMI	8	11%	
Low Income >50% but <80% AMI	2	2%	
Families with children	53	71%	
Elderly	1	1%	
Families with Disabilities	4	5%	
White	67	89%	
Black	2	3%	
Asian	2	3%	
Hispanic	4	5%	
Characteristics by Bedroom Size			
1 BR	23	31%	
2 BR	31	41%	
3 BR	21%	28%	
4 BR	0		
5 BR	0		
5 + BR	0		

9.0

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

CHARLESTOWN HOUSING NEEDS

Charlestown is in the Louisville, Kentucky MSA and rent incentives are helping the Louisville, Jeffersonville, and New Albany apartment market steady their occupancy rates, however, the Charlestown Housing Authority cannot offer such rent incentives.

The apartment market is very soft, this change is due to the lure of single-family homes, "doubling up" effect-young people and college graduates moving back home to live with their parents because of the bad job market, and older parents moving in with their children. More people are moving out of their apartments than moving into apartments.

The Charlestown Housing Authority has a good supply of affordable multifamily housing units, however since 2001, renters have had a preference for single-family, detached homes.

A key challenge for the housing authority has been how to respond to the public will (single-family units), attract working families and continue our core mission to house the extremely/low/very-low/elderly/disabled applicants.

Now, the real issue becomes the financial support of this mission. When we look at partnerships as ways of raising additional funds intended to support CHA's mission, it makes sense, however, in our small community we have faced the fact that we could never raise enough money to remove the necessity of receiving the HUD subsidy, and CHA must operate according to real estate principles (Asset Management).

9.0

To achieve our mission the Charlestown Housing Authority has:

1. Implemented a project-based accounting system. This system accurately finds out how much it really costs to run the properties and determine if the developments are getting their money's worth.
2. Maintenance Performance Standards. We have established performance standards for our developments, and we are now able to establish clear work plans/budgets to reach our performance goals.
3. Customer Satisfaction. We are committed to customer satisfaction, our goal continues to achieve this through continuous improvement, constant training and development, productive communication and total involvement with our customers.
4. Public Housing Vacancies. The CHA has found it is more efficient to spend funds for training staff to effectively work with residents and maintain ten troubled families in occupancy than to spend \$10,000.00 preparing units for occupancy as a result of those ten families being evicted.
5. We have: (a) publicized the availability and nature of the Public Housing Program and Housing Choice Voucher Program, (b) advertized in the local newspaper, and other suitable means, (c) communicated the status of housing availability to other service providers so they can make the proper referrals, especially to the rural elderly/disabled, (d) continued to educate the community about the important work; being done by the CHA, (e) continued modifications based on the Section 504 Needs Assessment for public housing, (e)continued to counsel Section 8 tenants as to locations of units outside areas of poverty or minority concentration, (f) continued outreach ro potential Section 8 landlords.

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 FOR ADDRESSING HOUSING NEEDS:

STRATEGY NO. 1 TARGET ASSISTANCE TOP FAMILIES WITH DISABILITIES

- A. Cbarlestown Housing Authority plans to target available assistance to families with disabilities by carrying out the modifications needed in Meadow Wood Apartments, based on the Section 504 Needs Assessment for public housing and affirmatively market to local non-profit agencies that assist families with disabilities.

STRATEGY NO. 2 TARGET ASSISTANCE TO HOUSEHOLDS OF VARIOUS RACES AND ETHNIC GROUPS

- A. CHA plans to increase awareness of PHA resources among families of races and ethnicities with disproportionate needs by affirmatively marketing to races/ethnicities shown to have needs

STRATEGY NO. 3 TARGET ASSISTANCE TO SECTION 8 APPLICANTS/PARTICIPANTS

- A. CHA will conduct activities to affirmatively further fair housing by counseling Section 8 applicants/participants as to location of units outside areas o poverty or minority concentration and assist them in locating these units.

STRATEGY NO. 4 MAXIMIZE THE NUMBER OF AFFORDABLE UNITS AVAILABLE TO THE PHA WIPTHIN ITS CURRENT RESOURCES BY:

- A. Employing effective maintenance and management practices to minimize the number of public housing off-line
- B. Reduce turnover time for vacated public housing units (presently we are turning over units in much less time than the HUD standard-20 days)
- C. Reduce time to renovate public housing units
- D. Undertake measures to ensure access to affordable housing , regardless of unit size required.

9.1

STRATEGY NO. 5 TARGET AVAILABLE ASSISTANCE TO FAMILIES AT OR BELOW 30% OF AMI

- A. If possible, exceed HUD federal targeting requirements for families at or below 30% AMI in public housing (79% extremely low-income families on present waiting list)

STRATEGY NO. 6 TARGET AVAILABLE ASSISTANCE TO ELDERLY

- A. Continue to coordinate with other community social service support agencies to identify elderly needs to maintain the continued care necessary to preserve the essential elements of their quality of life.
- B. Continue to participate with Life Spring services provided to elderly in Clark/Floyd County

STRATEGY NO. 7 SECTION 8 PROGRAM

- A. Maintain or increase Section 8 lease up rates by marketing the program to owners, particularly to those outside areas of minority and poverty concentration
- B. Work with landlord organizations to expand list of participating landlords of Section 8
- C. Counsel/work with landlords on affordable rehabilitation modifications to rental units for disabled voucher participants/holders of Section 8

The evidence of housing needs as demonstrated in the Indiana Consolidated Plan, other information available to CHA, community priorities regarding housing assistance and results of consultation with government were factors which influenced the selection of strategies pursued.

10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p><u>(a) Progress in Meeting Mission and Goals</u></p> <p>The Charlestown Housing Authority (CHA) continues to make positive strides in the areas of administrative management, finance and accounting, maintenance and property management, housing management, tenant selection and the HCV Program.</p> <p>The CHA Board of Commissioners have monitored the progress of the PHA staff and agree with the on-going capital fund projects underway. The projects, ideas, and objectives noted in this document promote the best of community living in the public sector. Our neighborhoods are affordable and are maintained strategically with resources we have at hand. We are proud of our work and our residents.</p> <p>Our overall goal is to have our staff trained and capable of obtaining efficient, effective and professional quality services at every level of the agency.</p> <p><u>(a) Criteria For Substantial Deviation and Significant Amendments</u></p> <p>The Charlestown Housing Authority utilized HUD's definition of Substantial Deviation and Significant Amendment or Modification as follows:</p> <ul style="list-style-type: none"> • Changes to rent or admission policies or organization of the waiting list; • Additions of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or changes in use of replacement reserve funds under the Capital Fund; • Addition of new activities not included in the current PHD EP Plan (N/A at this time); and • Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. <p>Requirements for Significant Amendments to the Plan</p> <ul style="list-style-type: none"> • PHA must consult with the Resident Advisory Board (RAB) • PHA must ensure consistency with the Consolidated Plan of Indiana • PHA must provide for review of the amendments/modifications by the public during a 45-day public review period • PHA may not adopt the amendment or modification until the PHA has duly called a meeting of its Board of Commissioners. This meeting, at which the amendment or modification is adopted, must be open to the public. * PHA may not implement the amendment or modification until notification of the amendment or modification is provided to HUD in accordance with HUD's plan review procedures.

11.0	<p>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.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(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.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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**STATEMENT OF APPROACH AND OBJECTIVES IN ADMINISTERING THE HOUSING CHOICE
VOUCHER PROGRAM**

The Charlestown Housing Authority (CHA) is committed to providing housing opportunities to persons who qualify under the rules and regulations that govern eligibility for the HCV Program. In our effort to achieve this goal, the CHA has presented to the local governing body, community groups, landlords and real estate concerns, the HCV Program being administered by CHA.

The Executive Director monitors the overall administration of all programs. The Section 8 Coordinator carries out the day to day administration of program, reviews leases and other Section 8 related documents, conducts briefing sessions, does all verification eligibility, schedules inspections, maintains all records including SEMAP. A fee accountant maintains the books, financial records and reports directly to the Executive Director.

The overall approach for the existing program is to maximize the use of existing stock, and provide equal housing opportunities for very-low households by providing housing assistance payments. The status of the need and availability of existing will be closely monitored and attempts will be made to satisfy this need as rapidly as possible, consistent with the availability of funds. The CHA shall, in its policies and procedures, address the housing needs of the community, and also obtain community support for its programs.



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RESIDENT ADVISORY BOARD MEMBERS 2010

LINDA CURTIS
214 WOODRIDGE DRIVE
256-2651

AMP 2

AMP 1-146 FAMILY UNITS

AMP 2-104 ELDERLY/HANDICAPPED
UNITS

LAURA OSBORNE
614 HIGH STREET
256-6226

AMP 2

MARY JONES
210 WOODRIDGE DRIVE
256-4354

AMP 2

DEBRA TULL
266 WOODRIDGE DRIVE
256-6952

AMP 1

DONNA ROARK
129 WATER STREET
256-2418

AMP 2
ADA ADVOCATE

LORIE COURTNEY
208 REYNOLDS
256-2260

AMP 1

CATHY COPE
113 WOODRIDGE DRIVE
256-0732

AMP 2

LAURA MAILLOUX
261 WOODRIDGE DRIVE
256-2382

AMP 1

WENDY AUSTIN
131 WATER STREET
256-5737

AMP 2

STEPHANIE RAKES
120 WOODRIDGE DRIVE
812-557-1450

AMP 1

LOIS CLARK
311 JENNINGS COURT
812-796-1407

AMP 1

SHERRY ROSENGARN
215 WOODRIDGE DRIVE
989-5543

AMP 1



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RESIDENT ADVISORY BOARD MEETING
MARCH 4, 2010
10 AM

The meeting opened with introductions made. Attendee roster attached.

The first items discussed were two resident letters as follows:

1. Carolyn Owens, 121 Woodridge Drive (1BR conventional unit) asked if bathroom tubs could be upgraded for seniors. Conventional unit tubs have grab bars, if an additional accommodation is required the resident will be offered a handicapped unit when available if no other accommodation is feasible.
2. Denise Harper, 630 High Street, 1BR unit, wrote in regard to the 8 inch snow storm February 21 and 22, 2010, and snow removal performed by the PHA and the city. Shelton will call on the resident.

The RAB then received an update on The Capital Fund Recovery Grant (Stimulus) IN36S025501-09. The PHA received \$515,687.00. Work categories/items attached.

The next item was Capital Fund Program IN36P025501-0. Bids were opened February for siding/soffit replacement in Woodridge Apartments. Budget/Bid tabulation attached.

The group then reviewed CFP 2005-2009 Five Year Action Plan and the Physical Needs Assessment.

(a) Wendy Austin suggested the 2 BR/HC unit's shower heads be replaced. Bolly advised maintenance would check the showerheads for replacement. (b) Laura Mailloux suggested that exhaust fans in Woodridge be installed, the item was added to the CFP budget (c) Laura Osborne asked when ceiling fixtures are replaced will apartment wiring be inspected, Shelton replied wiring would be inspected.

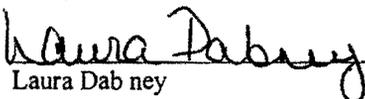
The 2011-2014 CGP budget (attached) was constructed with no issues raised.

A discussion followed on water meters being installed in Woodridge. Mary Jones asked about billing and was advised each apartment will have a meter (114), the billing will be sent to the PHA. Water bills will be checked against each unit bill for cost/consumption and allowance.

Entry doors are to be replaced and Debbie Tull asked if doors would be wood or steel, the doors will be steel. Laura Osborne commented on the High Street trash areas and the fencing around completed areas.

The next RAB work session will be March 25, 2010 at 10:00 AM, PHA Business Office, 200 Jennings Street.

The group had lunch and adjourned at 1:15 PM upon a motion made by Wendy Austin and seconded by Laura Osborne. All ayes.

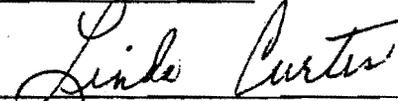

Laura Dabney

RESIDENT ADVISORY BOARD MEETING

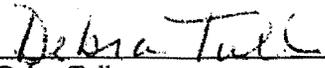
March 4, 2010

10:00 AM

MEMBERS PRESENT:

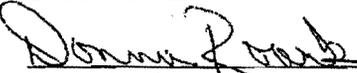

Linda Curtis


Mary Jones

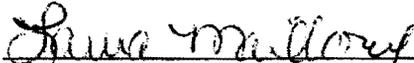

Debra Tull

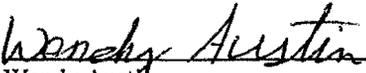
Laurie Courtney


Laura Osborne

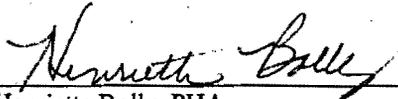

Donna Roark

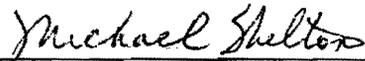
Kathy Cope


Laura Maillout


Wendy Austin

OTHERS PRESENT:


Henriette Bolly, PHA


Michael Shelton, PHA


Laura Dabney, PHA



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**RESIDENT ADVISORY BOARD MEETING
MARCH 25, 2010
10.00 A. M.**

The RAB met to continue with recommendations in the development of the Five Year Agency Plan. The concentration today was the PHA waiting list and information regarding housing needs and the mission statement as follows:

1. Debbie Tull presented the PHA mission, goals and objectives.(presentation attached)
2. Linda gave the PHA Plan Update (attached)
3. Henriette Bolly discussed the financial support of the PHA mission, Strategy for Addressing Housing Needs, Public Housing Waiting List and information on new admissions. (attached)
4. Laura Dabney presented the Housing Choice Voucher Program Waiting List and information on new admissions. (attached)
5. The RAB reviewed Charlestown's disability population status (attached)

The group broke for lunch at 11:15 A.M.

After lunch there was a general discussion on maintenance issues:

Linda Curtis asked if a tub grab bar could be installed for her neighbor. Bolly advised the accommodation would be made.

Linda Curtis asked if designated parking areas would be painted this year, this request will be turned in to maintenance.

Sherry Rosengarn asked when would the city repair yards where water meters were installed. Bolly advised the city has said repairs would be made when dirt dries out. Rosengarn also asked when maintenance is going to install quarter round in her kitchen, where repairs were made. Rosengarn also said she had several "nail pops". Work orders were immediately made on these items. Rosengarn said on pest control day, maintenance just tests the smoke detector and leaves.

Linda Curtis also said her bath lavatory and sink were stopped up, when asked if she had reported this condition, she said no. A work order was initiated.

Mary Jones advised she has a problem with the shower water regulator. Work order made.

Donna Roark commented about some PHA resident do not take care of yard areas.

Lorie Courtney asked if Yard of the Month could begin again this summer. Courtney and Donna Roark will take care of the start up.

Page Two
RAB Meeting 03/25/2010

Other items discussed:

Asset Management
Maxim Health Care
Section 8 landlords-reasonable accommodation
Impact unemployment
HCV Program
Community Service
Woodridge Siding Contract

The next RAB/PHA work session will be April 8, 2010 at 10:00 AM, PHA business office

A motion was made by Curtis and seconded by Courtney to adjourn at 1:10 PM. All ayes.

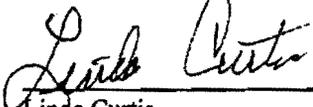

Laura Dabney

RESIDENT ADVISORY BOARD MEETING

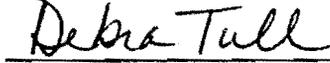
March 25, 2010

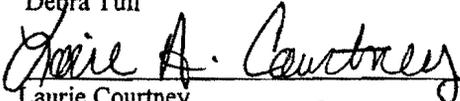
10:00 AM

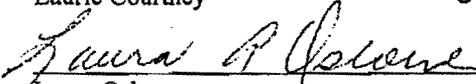
MEMBERS PRESENT:

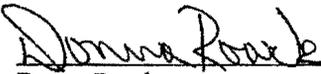

Linda Curtis

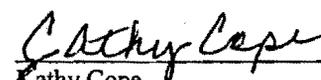

Mary Jones


Debra Tull


Laurie Courtney


Laura Osborne


Donna Roark

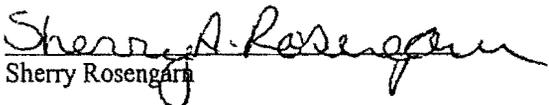

Cathy Cope

Laura Maillout

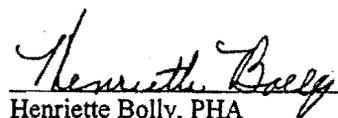
Wendy Austin

Stephanie Rakes

Lois Clark


Sherry Rosengarn

OTHERS PRESENT:


Henriette Bolly, PHA


Laura Dabney



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**RESIDENT ADVISORY BOARD MEETING
APRIL 22, 2010
10:00 AM**

The RAB met for the third time to review elements in the Annual/Five-Year Agency plan.

The first item to be reviewed was crime and safety in PHA developments.

The Charlestown Police Department and the PHA have a contract (since 1994) for additional police services in addition to baseline services.

A city-wide/PHA five year statistical incident report was supplied by the police department for RAB review. It should be noted community policing was not in the report. Comments were as follows:

- * Donna Roark said the police do a good job and advised the police were on our sites with police dogs and stopped to talk to children. (AMP 2 resident)
- * Linda Curtis agreed with Roark's comments and said skate boards, bikes and motor scooters were in the street and pose risks. Bolly advised a PHA reported this to police and for a time it did not continue, however, PHA posted signs are sometimes ignored. (AMP2 resident)
- * Mary Jones said she often sees the police (they always wave) (AMP 2 resident).
- * Cathy Cope agreed with Jones and said she was impressed. (AMP 2 resident)
- * Sherry Rosengarn said she was very satisfied with the police and the PHA program.(amp 1 resident)
- * Debbie Tull was impressed with the police report and thought the housing authority was well maintained. (AMP 1 resident)
- * Lorie Courtney asked if speed bumps could be placed on Woodridge Drive to slow down skate boards, bikes, speeding cars and motor scooters. Bolly advised Woodridge Drive was a city public street and speed bumps could not be added. Courtney stated she was more than happy with her apartment and the PHA program. (AMP 1 resident)
- * Lois Clark was satisfied with the police and wasn't surprised about the PHA, Clark said she was not surprised about resident satisfaction, the housing authority has always been handled magnificently, it is not just another project. (AMP 1 resident)
- * Cathy Cope gave a maintenance WO.
- * Wendy Austin said this was her first year in public housing and said it was really great, police are friendly and the police statistics were great.(AMP 2 resident)

Yard of the Month

Lorie Courtney and Donna Roark have been working to reestablish Yard of the Month, and had wanted to start after Mother's Day, however, siding is being replaced in Woodridge Apartments and it has been decided to wait until June to start this project. Cathy Cope volunteered to take pictures. A discussion followed led by Courtney and Roark.

Reasonable Accommodation Policy

The above named policy was reviewed and a discussion followed. The PHA has eleven handicapped apartments, 4-2BR/HC, 7-1BR/HC. Roark lives in a 2BR/HC and advised the board of the assessable features. Roark also advised available, assessable transportation, and how to call ahead for an appointment.

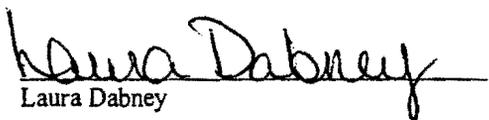
Pet Policy

The PHA Pet Policy established for pet ownership of public housing was reviewed by the RAB. Discussion followed. Linda Curtis advised one of her neighbors in the "Court Yard" ties her two dogs outside on the on the patio, the dogs disturb the whole neighborhood. Bolly advised the resident will be contacted and cure the problem.

Wendy Austin asked if her friend, a legally blind person, who is going to be visiting Austin , would be allowed to bring her dog on the premises. Bolly advised assistive animals are allowed in all public housing facilities with no restrictions other than those imposed on all residents of public housing.

Work orders were discussed.

A motion was made by Lorie Courtney and seconded by Sherry Rosengarn to adjourn at 1:25 PM.


Laura Dabney

RESIDENT ADVISORY BOARD MEETING

March 25, 2010

10:00 AM

MEMBERS PRESENT:

Linda Curtis
Linda Curtis

Mary Jones
Mary Jones

Debra Tull
Debra Tull

Laurie A. Courtney
Laurie Courtney

Laura A. Osborne
Laura Osborne

Donna Roark
Donna Roark

Cathy Cope
Cathy Cope

Laura Maillout

Wendy Austin

Stephanie Rakes

Lois Clark

Sherry A. Rosengarn
Sherry Rosengarn

OTHERS PRESENT:

Henriette Bolly
Henriette Bolly, PHA

Laura Dabney
Laura Dabney



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Minutes of the 5-Year/Annual Agency Plan public hearing held on May 11, 2010 in Brysonwood Apartments to accept comments regarding the plan. Roster of attendance is attached.

The meeting was called to order at 1:15 PM and the purpose of the public meeting was to accept comment regarding the plan was announced by Henriette Bolly, Executive Director.

Plan Copies were distributed to attendees.

Laura Dabney presented the PHA Mission, Goals and Objectives that will enable the PHA to serve the needs of low-income, very low-income and extremely low-income families in the CHA's jurisdiction for the next five years. No issues were raised.

Bolly identified Plan elements revised since the last Annual Plan submission. (1) CFP funded by ARRA and (2) Pet Policy revised in accordance with 24 CFR, Part 5, Subpart c. No issues were raised.

Leigh Bowyer presented a description of the following Plan elements:

1. Eligibility, Selection, Wait List Procedures including De-concentration;
2. Rent Determination;
3. Operations and Management;
4. Grievance Procedure;
5. Designated Housing for Elderly and Disabled;
6. Community Service and Self-Sufficiency;
7. Pets
8. Civil Rights Certification;
9. Fiscal Year Audit;
10. Violence Against Women Act; and
11. Asset Management.

No issues raised.

Julie Bettler presented Crime and Safety element of the Plan with Charlestown Police Department five year statistics.

Brysonwood Resident, Sue Anderson commented about boys running by the building/generator, by the time her son arrived in the area, the boys were gone. Anderson will call police if there are further incidents.

Brysonwood Resident, Patty Mullen asked about security cameras for the thirty-six unit building. Bolly advised the city police are investigating about surplus equipment.

No further comments.

Bolly provided a Statement of Financial Resources. James Downing asked how CFP was funded. He was advised the grant is funded by HUD.

No other comments.

Laura Dabney presented Housing needs of families on the PHA's waiting list (Public Housing and Section 8) and continued on with Charlestown housing needs. No issues raised.

Leigh Bowyer presented CHA's Strategies for addressing housing needs. After the presentation, Bowyer advised the evidence of housing needs as demonstrated in the Indiana Consolidated Plan, other information available to CHA, community priorities regarding housing assistance and results of consultation with government were factors which influenced the strategies pursued.

No issues raised.

Bolly provided information on progress in meeting CHA's mission /goals and Criteria for Substantial Deviation and Significant Amendment.

No issues raised.

Michael Shelton reviewed in detail, CFP FY2010 Annual Statement and the 5-Year Action Plan.

Brysonwood Resident, Sue Anderson asked about the building intercom system, Anderson said she had seen CHA maintenance working on the system, however, Anderson's is working. The resident was advised the system is working fine and a replacement of the system is planned for CFP 2014.

A general discussion was as follows:

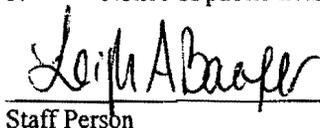
Recent fire alarms in Brysonwood due to food burning on range. Again, residents were advised not to put objects on range and leave the area.

Brysonwood Resident, Barbara Smith, advised the 4th Floor Laundry Room is always a mess despite the CHA Housekeeper is there daily. Excess debris is left in the washers, floor and trash can, candy wrappers and fabric sheets on the floor. Bolly advised this would be addressed at a tenant meeting and notice.

No other comments.

The CHA engaged in an extensive process of seeking resident and public comment on our Agency Plan. In the course of compiling the plan we engaged in the following process:

1. February 25, 2010 Notice of Intent to Submit Five Year/Annual Plan delivered to all residents.
2. RAB/CHA plan meetings: March 4, 2010, March 25, 2010 and 4/22/2010.
3. Notices placed in all city public buildings addressing the plan process.
4. Notice of Public Hearing advertised in the Leader Newspaper March 10, 2010.
5. Notice of public hearing delivered to each resident April 30, 2010.



Staff Person



THE HOUSING AUTHORITY OF THE
CITY OF CHARLESTOWN
200 JENNINGS STREET
CHARLESTOWN, INDIANA 47111-0218

TELEPHONE 812-256-6311
TDD 812-256-6312

FAX 812-256-3386

FIVE-YEAR/ANNUAL PLAN PUBLIC MEETING

APRIL 11, 2010

2:00 P. M.

BRYSONWOOD APARTMENTS
196 MCCAMPBELL STREET
CHARLESTOWN, INDIANA

NAME

ADDRESS

Barbara Smith	196 McCampbell St #405
Patricia Miller	196 McCampbell apt 103
Isabelle Bower	115 Woodridge Dr.
James Downing	308
Shirley Campion	APT. 202
Virginia Babin	APT. 309
Al. Starob	APT 206.
Wilma Lewis	APT 305
Betty Sue Anderson	APT 311
Eda Moreland	Apt. 211
Deanna Taylor	Apt 129 Water St.
Linda Curtis	214 Woodridge #214
Mary Jones	210 Woodridge Dr
Therette Baly	PHA
Laura Tabney	PHA
Julie Beute	PHA
Leigh Baur	PHA
Mike Shelton	PHA
Sherry Rosengau	215 Woodridge RAB
Cathy Cope	113 Woodridge Dr. RAB

**PHA Certifications of Compliance
with PHA Plans and Related
Regulations**

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

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning **10/01/2010** in after referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Charlestown Housing Authority

PHA Name

IN025

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 11 - 20 14

Annual PHA Plan for Fiscal Years 20 10 - 20

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Rhona Nazario, Chairwoman

Title

Chairwoman, Board of Commissioners

Signature

Rhona Nazario

Date

June 14, 2010

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Charlestown Housing Authority IN025

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

214 McCampbell Street 133 Water Street 196 McCampbell Street
Charlestown, Clark, Indiana 47111 Charlestown, Clark, Indiana 47111 Charlestown, Indiana 47111

200 Jennings Street
Charlestown, Clark, Indiana 47111

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Henriette K. Bolly	Title Executive Director
Signature <i>Henriette K. Bolly</i>	Date June 14, 2010

**Certification of Payments
to Influence Federal Transactions**

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

Applicant Name

Charlestown Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

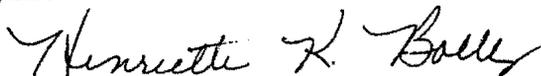
Name of Authorized Official

Henriette K. Bolly

Title

Executive Director

Signature



Date (mm/dd/yyyy)

06/14/2010

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB
0348-0046

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Charlestown Housing Authority 200 Jennings Street Charlestown, Indiana 47111-0218 Congressional District, if known: 4c 9th Indiana		5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: N/A Congressional District, if known:	
6. Federal Department/Agency: U.S. Department of Housing and Urban Development	7. Federal Program Name/Description: Capital Fund Program CFDA Number, if applicable: _____		
8. Federal Action Number, if known: IN36P025501-10	9. Award Amount, if known: \$ 402,111.00		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): N/A	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): N/A		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u>Henriette K. Bolly</u> Print Name: <u>Henriette K. Bolly</u> Title: <u>Executive Director</u> Telephone No.: <u>812.256.6311 X14</u> Date: <u>06/14/2010</u>		
Federal Use Only		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	

Application for Federal Assistance SF-424

Version 02

***1. Type of Submission:**

- Preapplication
- Application
- Changed/Corrected Application

***2. Type of Application**

- New
- Continuation
- Revision

* If Revision, select appropriate letter(s)

*Other (Specify) _____

3. Date Received:

4. Applicant Identifier:

5a. Federal Entity Identifier:

IN36P025501-10

*5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*a. Legal Name: Housing Authority City of Charlestown, Indiana

*b. Employer/Taxpayer Identification Number (EIN/TIN):

35-1091985

*c. Organizational DUNS:

602355463

d. Address:

*Street 1: 200 Jennings Street

Street 2: _____

*City: Charlestown

County: Clark

*State: Indiana

Province: _____

*Country: USA

*Zip / Postal Code 47111-0218

e. Organizational Unit:

Department Name:

US Department of Housing and Urban Development

Division Name:

Public Housing

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Ms.

*First Name: Henriette

Middle Name: K.

*Last Name: Bolly

Suffix: _____

Title: Executive Director

Organizational Affiliation:

Public Housing Authority

*Telephone Number: (812 256-6311

Fax Number: 812 256-3386

*Email: hbollycha@insightbb.com

Application for Federal Assistance SF-424

Version 02

***9. Type of Applicant 1: Select Applicant Type:**

L. Public/Indian Housing Authority

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*Other (Specify)

***10 Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

CFDA Title:

***12 Funding Opportunity Number:**

IN36P02550110

*Title:

Capital Fund Program

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Charlestown, Clark, Indiana

***15. Descriptive Title of Applicant's Project:**

Low Rent Public Housing

Application for Federal Assistance SF-424

Version 02

16. Congressional Districts Of:

*a. Applicant: IN 9th

*b. Program/Project: Charlestown IN9th

17. Proposed Project:

*a. Start Date: 9/30/2010

*b. End Date: 12/30/2011

18. Estimated Funding (\$):

*a. Federal	<u>402,111.00</u>
*b. Applicant	<u>0</u>
*c. State	<u>0</u>
*d. Local	<u>0</u>
*e. Other	<u>0</u>
*f. Program Income	<u>0</u>
*g. TOTAL	<u>402,111.00</u>

*19. Is Application Subject to Review By State Under Executive Order 12372 Process?

- a. This application was made available to the State under the Executive Order 12372 Process for review on _____
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E. O. 12372

*20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes", provide explanation.)

- Yes No

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U. S. Code, Title 218, Section 1001)

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions

Authorized Representative:

Prefix: Ms. *First Name: Henriette

Middle Name: K.

*Last Name: Bolly

Suffix: _____

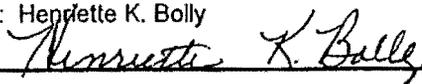
*Title: Executive Director

*Telephone Number: 812 256-6311

Fax Number: 812 256-3386

* Email: hbollycha@insightbb.com

*Signature of Authorized Representative: Henriette K. Bolly



*Date Signed: 06/14/2010

Application for Federal Assistance SF-424

Version 02

***Applicant Federal Debt Delinquency Explanation**

The following should contain an explanation if the Applicant organization is delinquent of any Federal Debt.

NA

Charlestown Housing Authority IN025

List of Supporting Documents Available for Local Review

(Applicable to All PHA Plan Types)

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.

Applicable & On Display	Supporting Document	Applicable Plan Component
X	Form HUD-50077, <i>Standard 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 PHA Plans.</i>	Standard 5-Year and Annual Plans Streamlined 5-Year Plans
	Form HUD-50076, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual PHA Plan, including required PHA certification and assurances for policy and program changes since last Annual Plan.</i>	Streamlined Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5-Year and Annual Plans 5-Year Streamlined Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5-Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments (AI) to Fair Housing Choice); and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	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.	Streamlined Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan (TSAP) and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	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. <input checked="" type="checkbox"/> Check here if included in the Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	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
X	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 and Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP).	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Management and Operations

List of Supporting Documents Available for Local Review

(Applicable to All PHA Plan Types)

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.

Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement/Performance and Evaluation Report (form HUD-52837) for the active grant year	Annual Plan: Capital Needs
NA	Most recent CIAP Budget/Progress Report (form HUD-52825) for any active CIAP grant	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
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See Notice 99-52 (HA).	
NA	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NA	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	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 U.S. Housing Act of 1937, or Section 33 of the U.S. Housing Act of 1937.	Annual Plan: Conversion of Public Housing
NA	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
NA	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
NA	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan).	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	
X	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
NA	FSS Action Plan/s for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	
NA	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
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
NA	Consortium agreements and certifications that agreements are in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint PHA Plans for Consortia
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		
PHA Name: Charlestown Housing Authority	Grant Type and Number Capital Fund Program Grant No: IN36025501-10 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval:

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	25,000.00			
3	1408 Management Improvements	40,000.00			
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	35,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	257,393.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	44,718.00			
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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.

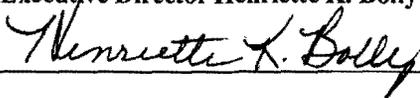
Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		
PHA Name: Charlestown Housing Authority	Grant Type and Number Capital Fund Program Grant No: IN36P025501-10 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval: 2010

Type of Grant
 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	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	402,111.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs	26,000.00			
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	262,393.00			

Signature of Executive Director Henriette K. Bolly 	Date July 1, 2010	Signature of Public Housing Director	Date
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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.

Part II: Supporting Pages								
PHA Name: Charlestown Housing Authority			Grant Type and Number Capital Fund Program Grant No: IN36P025501-10 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
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	
AMP 1 IN025000001 Woodridge	Operations	1406	58%	14,500.00				
	Security (Police Contract)	1408		15,080.00				
	Computer Software	1408		8,120.00				
	Total AMP 1			37,700.00				
AMP 2 IN025000002 Brysonwood	Operations	1406	42%	10,500.00				
	Security(Police Contract)	1408		10,920.00				
	Computer Software	1408		5,880.00				
	Total AMP 2			27,300.00				
	Grand Total			65,000.00				

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.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: CHARLESTOWN HOUSING AUTHORITY				Federal FFY of Grant: 2010	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
IN02500002 AMP 2					
Brysonwood WI # 1	03/30/2011		09/30/2011		
Brysonwood WI # 2	03/30/2011		09/30/2011		
Nondwelling-Adm. Bldg.	03/30/2011		09/30/2011		
Operations	12/30/2010		03/30/2011		
Mgmt. Improv.	12/30/2010		06/30/2011		
A/E	09/30/2010		9/30/2011		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary						
PHA Name/Number CHARLESTOWN HOUSING AUTHORITY IN025		CHARLESTOWN, CLARK, INDIANA			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name IN025000001/IN025000002 AND PHA WIDE	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY2011	Work Statement for Year 3 FFY2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	342,800.00	321,810.00	325,000.00	256,900.00
C.	Management Improvements		40,000.00	40,000.00	40,000.00	40,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		-0-	-0-	-0-	67,500.00
E.	Administration		-0-	-0-	-0-	-0-
F.	Other A/E Services		35,000.00	35,000.00	35,000.00	35,000.00
G.	Operations		30,000.00	30,000.00	30,000.00	30,000.00
H.	Demolition		-0-	-0-	-0-	-0-
I.	Development		-0-	-0-	-0-	-0-
J.	Capital Fund Financing -- Debt Service		-0-	-0-	-0-	-0-
K.	Total CFP Funds		447,800.00	426,810.00	430,000.00	389,400.00
L.	Total Non-CFP Funds		-0-	-0-	-0-	-0-
M.	Grand Total		447,800.00	426,810.00	430,000.00	429,400.00

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year 2011 FFY 2011			Work Statement for Year: 2012 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	AMP 1 IN025000001			AMP 1 IN025000001		
	WOODRIDGE			WOODRIDGE		
	ENERGY STAR LIGHT FIXTURES	292	223,380.00	ENTRY DOORS	292	223,380.00
	LEACH LINE RETAINING WALL	6 BUILDINGS	120,000.00	A/E SERVICES	1 CONTRACT	20,300.00
	A/E SERVICES	1 CONTRACT	20,300.00			
	TOTAL AMP 1		269,500.00	TOTAL AMP 1		243,680.00
	AMP 2 IN025000002			AMP 2 IN025000002		
	BRYSONWOOD			BRYSONWOOD		
	ENERGY STAR LIGHT FIXTURES	212	13,600.00	ENTRY DOORS	108	98,430.00
	REPLACE BOILERS	11	80,000.00	A/E SERVICES	1 CONTRACT	14,700.00
	A/E SERVICES	1 CONTRACT	14,700.00			
	TOTAL AMP 2		108,300.00	TOTAL AMP 2		113,130.00
RAB			RAB			
MOTION/APPROVAL JONES/CURTIS			MOTION/APPROVAL CURTIS/ROARK			
	Subtotal of Estimated Cost	\$ 377,800.00	Subtotal of Estimated Cost	\$ 429,400.00		

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year 2013 FFY 2013			Work Statement for Year: 2014 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	AMP 2 IN025000002			AMP 1 IN025000001		
	BRYSONWOOD			WOODRIDGE		
	BUILDING DOORS	4 STORY BUILDING	325,000.00	INSTALL BATH EXHAUSTS	80	56,000.00
	A/E SERVICES	1 CONTRACT	35,000.00	LR. CEILING LIGHTS	2/3 BR 58 MW	29,000.00
				REPLACE BATH EXHAUSTS	138 MW	27,600.00
	TOTAL AMP 2		360,000.00	YARD CLEANOUTS	29 BLDGS.	29,000.00
				SIDEWALK REPAIR	2 SITES	11,000.00
				A/E SERVICES	1 CONTRACT	20,300.00
				TOTAL AMP 1		172,900.00
				AMP 2 IN025000002		
				BRYSONWOOD		
				SHOWER VALVES	36 BRYSON	13,000.00
				INTERCOM	1 SYSTEM	12,500.00
				BATH EXHAUSTS	30 WR	21,000.00
				BATH EXHAUSTS	34 MW	6,800.00
			TRASH STATIONS	5 MW	36,000.00	
RAB			CEILING TILES	BRYSONWOOD	15,000.00	
MOTION/APPROVAL			A/E SERVICES	1 CONTRACT	14,700.00	
MAILLOUX/JONES			TOTAL AMP 2		119,000.00	
	Subtotal of Estimated Cost		\$ 360,000.00	Subtotal of Estimated Cost		\$ 291,900.00

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary	
PHA Name: Housing Authority-City of Charlestown	Grant Type and Number Capital Fund Program Grant No: IN36S02550109 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval: 2009	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: TWO)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	31,000.00	31,000.00	31,000.00	31,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	484,687.00	484,687.00	484,687.00	484,687.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Housing Authority City of Charlestown		Grant Type and Number Capital Fund Program Grant No: IN36S02550109 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"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: Two) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	515,687.00	515,687.00	515,687.00	447,871.97
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
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	484,687.00	484,687.00	484,687.00	484,687.00
Signature of Executive Director Henriette K. Bolly 06/30/2010 <i>Henriette K. Bolly</i>		Date	Signature of Public Housing Director 		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.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: Charlestown Housing Authority		Grant Type and Number Capital Fund Program Grant No: IN36P02550109 Replacement Housing Factor Grant No: No Date of CFFP:			FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: (TWO) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant:: (sum of lines 2 - 19)	405,393.00	405,393.00	194,151.50	146,836.35	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs	26,000.00	26,000.00	26,000.00	13,000.00	
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures	301,400.00	294,551.50	163,151.30	159,836.35	
Signature of Executive Director <i>Henrietta K. Bally</i>		Date 06/25/2010		Signature of Public Housing Director _____		
				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.

Part II: Supporting Pages								
PHA Name: CHARLESTOWN HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: CFPP (Yes/ No): IN36P025501-09 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	
AMP 1- WOODRIDGE IN025000001	SIDING/SOFFIT REPLACEMENT	1460	115 UNITS	309,393.00	163,151.50	163,151.50	36,645.30	
	ENERGY STAR DHWH	1460	146 UNITS	-0-	131,400.00	-0-	-0-	
	TOTAL AMP 1			309,393.00	294,551.50	163,151.50	36,345.20	
AMP 2- BRYSONWOOD IN025000002	2 BR/HC UNITS-ADD EXTENSION TO REAR CONCRETE TRASH PAD & FENCE	1460	4 UNITS	-0-	9,841.50	-0-	-0-	
	TOTAL AMP 2			-0-	9,841.50	-0-	-0-	
FEES/COSTS	A/E SERVICES		1 CONTR	28,000.00	31,000.00	31,000.00	-0-	
	GRAND TOTAL			337,393.00	335,393.00	194,151.50	36,645.30	
	RAB-MOTION APPROVING: TULL/OSBORNE							

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.

Part II: Supporting Pages								
PHA Name: CHARLESTOWN HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: IN36P025501-09 CFFP (Yes/ No): 2009 Replacement Housing Factor Grant No:			Federal FFY of Grant:		
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	
AMP 1 IN025000001								
WOODRIDGE	OPERATIONS	1406		17,400.00	17,400.00	17,400.00	17,400.00	
	SECURITY (POLICE CONTRACT)	1408	1 CONTR	15,080.00	15,080.00	15,080.00	13,000.00	
	COMPUTER SOFTWARE	1408	1 CONTR	6,960.00	8,120.00	-0-	-0-	
	TOTAL AMP 1			39,440.00	39,440.00	32,480.00	30,400.00	
AMP 2 IN025000002								
BRYSONWOOD	OPERATIONS	1406		12,600.00	12,600.00	12,600.00	12,600.00	
	SECURITY (POLICE)	1408	1 CONTR	10,920.00	10,920.00	10,920.00	-0-	
	COMPUTER SOFTWARE	1408	1 CONTR	5,040.00	5,880.00	-0-	-0-	
	TOTAL AMP 2			28,560.00	29,400.00	23,520.00	-0-	
	GRAND TOTAL			68,000.00	70,000.00	56,000.00	43,000.00	

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.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: CHARLESTOWN HOUSING AUTHORITY				Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
AMP 1 IN025000001 #1	03/30/2010	03/30/2010	09/30/2010		
WOODRIDGE APT. #2	06/30/2010		09/30/2010		
#3	06/30/2010		09/30/2010		
PHA WIDE A/E	03/30/2010		12/30/2010		
OPERATIONS	12/30/2009	09/30/2009	12/30/2010		
MGMT. IMPROV.	12/30/2009	12/30/2009	12/30/2010		
AMP 2 IN025000002					
BRYSONWOOD					
OPERATIONS	12/30/2009	12/30/2009	12/30/2010		
MGMT. IMPROV.	12/30/2009	12/30/2009	12/30/2010		

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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

Annual Statement/Performance and Evaluation Report AS OF 09/03/2009					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: CHARLESTOWN HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: IN36P025501-08 Replacement Housing Factor Grant No:		Federal FY of Grant: 2008
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: Two) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> 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	40,000.00	40,000.00	40,000.00	40,000.00
3	1408 Management Improvements	36,000.00	36,000.00	36,000.00	23,000.00
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	28,000.00	33,890.99	33,890.99	33,890.99
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	268,697.00	266,211.10	266,211.10	266,211.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	34,703.00	31,298.90	31,297.91	31,297.91
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	407,400.00	407,400.00	407,400.00	407,400.00
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	26,000.00	26,000.00	26,000.00	26,000.00
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amt. of Line 21 Related to Energy Conservation	177,531.00	177,531.00	177,531.00	177,531.00

Therese K. Baile

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

Annual Statement/Performance and Evaluation Report AS OF 09/03/2009								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: Charlestown Housing Authority			Grant Type and Number Capital Fund Program Grant No: IN36P025501-08 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
PHA Wide	Operating Costs	14 06		40,000.00	40,000.00	40,000.00	40,000.00	
Mgmt. Improv.	Security (Police)	14 08	1 Contr.	26,000.00	26,000.00	26,000.00	26,000.00	
Mgmt. Improv.	Computer Software	14 08	1 Contr.	10,000.00	10,000.00	10,000.00	10,000.00	
Fees/Costs	A/E	14 30	1 Contr.	28,000.00	33,890.00	33,890.99	33,890.99	
AMP 2	Window Replacement	14 60	80	69,028.00	69,028.00	69,028.00}	177,531.00	
AMP 2	Window Replacement	14 60	174	108,503.00	108,503.00	108,503.00}		
PHA Wide	Mower Equipment	14 75		34,703.00	31,298.90	31,297.91	31,297.91	
AMP 1	Roof Storm Damage	14 60	33 Bldg.	91,166.00	88,680.10	88,680.10	88,680.10	
	Grand Total			407,400.00	407,400.00	407,400.00	407,400.00	

Therese K. Bally

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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule AS OF 09/03/2009							
PHA Name: Charlestown Housing Authority		Grant Type and Number Capital Fund Program No: IN36P025501-08 Replacement Housing Factor No:			Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
PHA Wide	9/30/08	9/30/08	9/30/08	3/30/09	3/30/09	3/09	
Mgmt. Improv.	9/30/08	9/30/08	9/30/08	9/30/09	9/30/09	6/09	
Mgmt. Improv.	9/30/08	12/30/08	12/08	3/30/09	3/30/09	12/08	
Fees/Costs	9/30/08	9/30/08	9/30/08	9/30/10	9/30/2010	9/30/09	
AMP2	3/30/09	12/30/08	12/08	9/30/10	9/30/09	9/30/09	
AMP 2	3/30/09	12/30/08	12/08	9/30/10	9/30/09	9/30/09	
PHA Wide	12/30/08	12/30/08	12/08	9/30/09	3/30/09	6/30/09	
AMP 2	0	0	1/8/09	0	6/30/09	6/30/09	

Therese K. Bailey