

5.2	<p>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.</p> <p><u>A. GOALS & OBJECTIVES FOR FISCAL YEARS 2010 – 2014:</u></p> <p><u>GOAL: EXPAND THE SUPPLY OF ASSISTED HOUSING</u></p> <p><u>Objectives:</u></p> <p>Reduce public housing vacancies. Currently have 5 vacancies for a vacancy rate of 6.4%. Strive for a vacancy rate of 3% by Fiscal year ending 9/30/2014</p> <p><u>GOAL: IMPROVE THE QUALITY OF ASSISTED HOUSING</u></p> <p><u>Objectives:</u></p> <p>Improve public housing management: (PHAS score – most recent score in Fiscal year 2006 was high performer status). Under the new proposed PHAS, which is more comprehensive, strive to maintain score of at least 90 in each of the next Fiscal years ending 9/30/2014</p> <p><u>GOAL: PROVIDE AN IMPROVED LIVING ENVIRONMENT</u></p> <p><u>Objectives:</u></p> <p>Implement public housing security improvements:</p> <ul style="list-style-type: none"> Install a "Knox Box" so that emergency personnel (Police, Fire, EMT's) have access to a Master Key for access in emergencies. Continue housing a police officer on site to enhance security. <p>Begin landscaping program to include tree plantings, shrubs, and flowers.</p> <p><u>GOAL: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS</u></p> <p><u>Objectives:</u></p> <p>Promote or attract supportive services to increase independence for the elderly or families with disabilities</p> <p><u>GOAL: STRIVE FOR ENERGY EFFICIENCY AND COST SAVINGS TECHNIQUES BY IMPLEMENTING ENERGY SAVINGS PROCEDURES</u></p> <p><u>Objectives:</u></p> <p>Implement an Appliance Replacement Plan for refrigerators, stoves, hot water heaters, and HVAC units with poor energy ratings. Identify and purchase only appliances with a high energy efficiency rating that will reduce utility bills.</p> <p>When undertaking unit modernizations, use energy savings processes, equipment and materials</p> <p>Identify and deliver promotions and information about energy usage, thereby emphasizing the need of tenants to recycle and conserve.</p> <p><u>GOAL: PROMOTE A STRONGER SENSE OF PRIDE AND PARTICIPATION IN COMMUNITY AND NEIGHBORHOOD WITHIN HOUSING AUTHORITY RESIDENTS</u></p> <p>Observe holidays with Tenants via special parties and activities</p> <p><u>GOAL: CONTINUE COMPLIANCE WITH PROVISIONS OF THE VIOLENCE AGAINST WOMEN ACT (VAWA)</u></p> <p><u>Objectives:</u></p> <p>Continue to fully comply with the Violence Against Women Act (VAWA). Continue to work with others to prevent offenses covered by VAWA to the degree we can. Details are in Attachment C.</p>
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B. PROGRESS ON GOALS & OBJECTIVES FOR FISCAL YEARS 2005 – 2009:

The following table reflects the progress we have made in achieving our goals and objectives established for Fiscal Years 2005 – 2009:

<i>Goal: Manage the Housing Authority of the City of Russell in a manner that results in full compliance with applicable statutes and regulations as defined by program audit findings</i>	
Objective	Progress
HUD shall recognize the Housing Authority of the City of Russell as a high performer under the PHAS for our fiscal year ending September 30, 2005, and each year thereafter.	Most recent score in FY 2006 was a High Performer status. PHAS has been in a state of flux since then.
<i>Goal: Enhance the marketability of the Housing Authority of the City of Russell's public housing units.</i>	
Objective	Progress
The Housing Authority of the City of Russell shall achieve a level of customer satisfaction that gives the agency the highest score possible in this element of the Public Housing Assessment System.	By virtue of the High Performer status in 2006 (Last year that we were assessed), the RASS component of the PHAS was scored high. RASS has since been eliminated.
The Housing Authority of the City of Russell shall achieve proper curb appeal for its public housing developments by continually improving the landscaping, keeping its grass cut and making the properties litter free. This is an on-going objective.	Grass is well maintained and properties are litter free. This is an ongoing effort.
<i>Goal: Provide a safe and secure environment in the Housing Authority of the City of Russell's public housing developments.</i>	
Objective	Progress
The Housing Authority of the City of Russell shall attract a police officer to live in its family development.	A police officer moved into a unit at Prairie Acres in June 2009.
<i>Goal: Maintain the Housing Authority of the City of Russell's real estate in a decent condition.</i>	
Objective	Progress
The Housing Authority of the City of Russell will respond to routine work orders within 5 business days.	On the average, Routine work orders are processed within one day.
The Housing Authority of the City of Russell will respond to emergency work orders within 24 hours or less.	Emergency work orders are processed immediately.
<i>Goal: Operate the Housing Authority of the City of Russell in full compliance with all equal opportunity laws and regulations and affirmatively further fair housing.</i>	
Objective	Progress
The Housing Authority of the City of Russell shall ensure there are no impediments to fair housing choice. This will be evidenced by no audit findings.	Audit reports are satisfactory.
<i>Goal: Enhance the image of public housing in our community.</i>	
Objective	Progress
The Housing Authority of the City of Russell shall ensure that there are at least two (2) positive stories a year in the local media about the Housing Authority or one of its residents. This is an on-going objective.	This goal has not been achieved.

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p><i>This section not Applicable for small PHAs</i></p>
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><i>This section not Applicable for small PHAs</i></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><i>See page 5</i></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><i>See page 5</i></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><i>Not Applicable for the Housing Authority of the City of Russell</i></p>

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

A. HOUSING NEEDS IN THE JURISDICTION:

Data was unavailable in the format requested above: however, data available in the 2009 - 2013 Kansas Consolidated Plan states, in part:

“In focus groups held throughout the State, a need for rental housing units was expressed by many participants from rural areas. Low rents and an aging housing stock in those areas have made it difficult to operate rental properties, but a shortage of rental properties can negatively impact affordability.”

“Most of the data on affordable housing considers the total housing stock in the State and its Regions. However, assisted units are particularly important when considering affordable housing, as they are the only affordable housing solution for many low-income households. Throughout the non-entitlement areas in Kansas (not including the entitlement areas) there are a total of 28,590 assisted housing units. The units are subsidized through a variety of programs, including Low Income Housing Tax Credits, Section 8 Tenant-Based Vouchers, Section 8 Project-Based Vouchers, Rural Development, and Public Housing Authorities.”

“The Region with the smallest number of subsidized units is the Northwest, with only 9 percent of statewide units.” (This is the Region where Russell is located)

B. HOUSING NEEDS ON THE PUBLIC HOUSING WAITING LIST:

	# of families	% of total families	Annual Turnover
Waiting list total	8		11 units
Extremely low income <=30% AMI	1	12.5%	
Very low income (>30% but <=50% AMI)	3	37%	
Low income (>50% but <80% AMI)	4	50%	
Families with children	4	50%	
Elderly families	2	25%	
Families with Disabilities	1	12.5%	
Race/ethnicity-White	7	87.5%	
Race/ethnicity-Black	0	0	
Race/ethnicity-Other	1	12.5%	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	N/A	N/A	N/A
1BR	3	37.5%	5 units
2 BR	2	25 %	5 units
3 BR	2	25 %	-0- units
4 BR	1	12.5%	1 unit
5 BR	N/A	N/A	N/A
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

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

Market the units so the Housing Authority can maintain an adequate waiting list
Maintain acceptable turnaround time for vacant units
Maintain acceptable occupancy rate

Funding and staffing constraints may impact some of the above activities.

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>Progress on the Housing Authority’s goals was already included in Section 5.2</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>The following is the Housing Authority of the City of Russell’s definition of “significant amendment” and “substantial deviation/modification”:</p> <p>A. Substantial Deviation from the 5-year Plan:</p> <p>A “Substantial Deviation” from the 5-Year Plan is an overall change in the direction of the Authority pertaining to the Authority’s Goals and Objectives. This includes changing the Authority’s Goals and Objectives.</p> <p>B. Significant Amendment or Modification to the Annual Plan:</p> <p>A “Significant Amendment or Modification” to the Annual Plan is a change in a policy or policies pertaining to the operation of the Authority. This includes the following:</p> <ul style="list-style-type: none"> ➤ Changes to rent or admissions policies or organization of the waiting list. ➤ Additions of non-emergency work items over \$15,000 (items not included in the current Annual Statement or 5-Year Action Plan). <p><i>An exception to the above definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements since HUD does not consider such changes significant amendments. This exception does not require a public hearing but does require approval of the Board of Commissioners.</i></p>
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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>See Attachment A</p> <p>(g) Challenged Elements – See Attachment B</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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OTHER ATTACHMENTS:

Attachment C – Violence Against Women Act (VAWA) Statement)

Attachment D – Capital Fund Program Annual Statement – FY 2010

Attachment E – FY 2009 Capital Fund Program Performance & Evaluation Report

Attachment F – FY 2009 (ARRA Funds) Capital Fund Program Performance & Evaluation Report

Attachment G – FY 2008 Capital Fund Program Performance & Evaluation Report

Attachment H – Capital Fund Program Five-Year Action Plan

Please note: Russell Housing Authority does not have a scanner. Documents needing the Executive Director’s signature will be sent by mail along with the appropriate Certifications.

Attachment A

Housing Authority of the City of Russell

**Five-Year Plan
Fiscal Years 10/01/2010 – 10/01/2014**

Comments of the Resident Advisory Board

The Housing Authority of the City of Russell met with the Resident Advisory Board (RAB) on June 29, 2010.

Elements of the PHA Plan Template and the Capital Fund Program grants were discussed. The RAB members agreed with the overall Plan as presented and no suggestions or changes were offered by them.

Paula J. Gibson, Executive Director
Housing Authority of the City of Russell
July 14, 2010

Please note: Russell Housing Authority does not have a scanner. Documents needing the Executive Director's signature will be sent by mail along with the appropriate Certifications.

Attachment B

Housing Authority of the City of Russell

**Five-Year Plan
Fiscal Years 10/01/2010 – 10/01/2014**

Challenged Elements

There were no challenged elements to the Housing Authority's Five-Year Plan.

Paula J. Gibson, Executive Director
Housing Authority of the City of Russell
July 14, 2010

Please note: Russell Housing Authority does not have a scanner. Documents needing the Executive Director's signature will be sent by mail along with the appropriate Certifications.

Attachment C

Housing Authority of the City of Russell

Five-Year Plan

Fiscal Years 10/01/2010 – 10/01/2014

Violence Against Women Act Report

A goal of the Housing Authority of the City of Russell is to fully comply with the Violence Against Women Act (VAWA). It is our objective to work with others to prevent offenses covered by VAWA to the degree we can.

The Housing Authority of the City of Russell provides or offers the following activities, services, or programs, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking.

Through cooperation with the local domestic violence agencies and Russell Police Department, any cases of violence as described are referred for assistance. The local domestic violence agencies are the Northwest Kansas Domestic and Sexual Violence Services, and the High Plains Mental Health Center, both located in Hays, 27 miles west of Russell.

The Housing Authority of the City of Russell provides or offers the following activities, services, or programs that help child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing.

The above listed agencies' program staff is aware of our housing program and makes client referrals to our office. Apparently eligible clients are placed on our waiting list.

For persons already living in a Housing Authority unit who become victims as described, these are referred to police and the local domestic violence agency for assistance. If the management becomes aware of any violator who may be restricted through an order of protection, that person is prohibited from the premises and is considered a trespasser subject to arrest and removal. The Police Department is cooperative and supportive in cases such as this, and willingly responds and enforces the protective orders.

The Housing Authority of the City of Russell provides or offers the following activities, services, or programs to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

The same methods as described herein are used, making referrals to the above listed agencies for counseling and support services, and attempting to enforce orders of protection with the cooperation of Police Department personnel.

The Housing Authority of the City of Russell has the following procedures in place to assure applicants, residents and participants are aware of their rights and responsibilities under the Violence Against Women Act:

All residents have been notified of their rights and responsibilities under the Violence Against Women Act.

The orientation for new residents includes information on their rights and responsibilities under the Violence Against Women Act.

The Admissions & Continued Occupancy Policy (ACOP) and the Residential Dwelling Lease have been revised to include screening and termination language related to the Violence Against Women Act.

Part I: Summary		
PHA Name: Housing Authority of the City of Russell	Grant Type and Number Capital Fund Program Grant No: KS16 P027 501 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
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		5,000		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures		50,112		
11	1465.1 Dwelling Equipment—Nonexpendable		29,773		
12	1470 Non-dwelling Structures		9,000		
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
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)		93,885		

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 I: Summary					
PHA Name: Housing Authority of the City of Russell		Grant Type and Number Capital Fund Program Grant No: KS16 P027 501 10 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2010 FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <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
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				
Signature of Executive Director		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.

Part I: Summary		
PHA Name: Housing Authority of the City of Russell	Grant Type and Number Capital Fund Program Grant No: KS16 P027 501 09 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:)
 Performance and Evaluation Report for Period Ending: 3/31/2010 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		7,000	-0-	-0-
8	1440 Site Acquisition				
9	1450 Site Improvement		9,000	-0-	-0-
10	1460 Dwelling Structures		53,773	-0-	-0-
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures		25,000	-0-	-0-
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
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)		\$94,773	-0-	-0-

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 I: Summary					
PHA Name: Housing Authority of the City of Russell		Grant Type and Number Capital Fund Program Grant No: KS16 P027 501 09 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:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <u>3/31/2010</u> <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
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				
Signature of Executive Director			Signature of Public Housing Director		
Date			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: Housing Authority of the City of Russell			Grant Type and Number Capital Fund Program Grant No: KS16 P027 501 109 CFPP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA-Wide	Fees & Cost	1430		7,000		-0-	-0-	Planned
				7,000				
KS-027-1 Parkside	Mulch & Landscape	1450	1	3,000		-0-	-0-	Planned
Prairie Acres	Mulch & Landscape	1450	1	3,000		-0-	-0-	Planned
KS-027-2 Lincoln	Mulch & Landscape	1450	1	3,000		-0-	-0-	Planned
	Subtotal 1450			9,000				
KS-027-2 Lincoln	Curtains & Rods	1460	44	30,000		-0-	-0-	Planned
	Repair Kitchen & Bathroom Floors	1460	30	23,773		-0-	-0-	Planned
	Subtotal 1460			53,773				
KS-027-1 Parkside AND	Upgrade furniture in common areas & paint	1470	6	25,000		-0-	-0-	Planned
KS-027-2 Lincoln	Subtotal 1470			25,000				
	TOTAL			\$94,773		-0-	-0-	

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 I: Summary		
PHA Name: Housing Authority of the City of Russell	Grant Type and Number Capital Fund Program Grant No: KS16 S027 501 09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009 (ARRA)

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/2010 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		7,000	7,000	-0-
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures		58,349	58,349	-0-
11	1465.1 Dwelling Equipment—Nonexpendable		53,000	53,000	-0-
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment		2,000	2,000	200
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
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)		\$120,349	\$120,349	\$200

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 I: Summary					
PHA Name: Housing Authority of the City of Russell		Grant Type and Number Capital Fund Program Grant No: KS16 S027 501 09 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2009 FFY of Grant Approval: 2009 (ARRA)	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <u>3/31/2010</u> <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
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				
Signature of Executive Director			Signature of Public Housing Director		
Date			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: Housing Authority of the City of Russell			Grant Type and Number Capital Fund Program Grant No: KS16 S027 501 09 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA-Wide	Fees & Cost	1430	LS	7,000		7,000	-0-	Planned
	Subtotal 1430			7,000		7,000		
KS-027-1 Prairie	New Roofs	1460	7	56,349		56,349	-0-	Planned
	Fix or redo paper ceilings	1460	7	2,000		2,000	-0-	Planned
	Subtotal 1460			58,349		58,349		
Parkside	Refrigerators	1465.1	34	24,000		24,000	-0-	Planned
	Stoves	1465.1	34	17,000		17,000	-0-	Planned
	PTAC units	1465.1	5	10,000		10,000	-0-	Planned
HA-Wide	Energy Star Light Bulbs	1465.1	LS	2,000		2,000	-0-	Planned
	Subtotal 1465.1			53,000		53,000		
HA-Wide	Trailer for hauling	1475	1	2,000		2,000	200	Planned
	Subtotal 1470			2,000		2,000	200	
	TOTAL			\$120,349		\$120,349	\$200	

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 I: Summary		
PHA Name: HOUSING AUTHORITY OF THE CITY OF RUSSELL	Grant Type and Number Capital Fund Program Grant No: KS16P027 501-08 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2008 FFY of Grant Approval:

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/2010 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		5,000	300.00	300.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures		77,278	59,442.31	35,035.69
11	1465.1 Dwelling Equipment—Nonexpendable		12,800	-0-	-0-
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				
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)		\$95,078	\$59,742.31	\$35,335.69

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 OF THE CITY OF RUSSELL		Grant Type and Number Capital Fund Program Grant No: KS160927 501-08 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2008 FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <u>3/31/2010</u> <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
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				
Signature of Executive Director			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.

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⁴ RHF funds shall be included here.

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
Housing Authority of the City of Russell KS-027		Russell, Kansas			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY Grant: 2011 PHA FY: 10/01/2011 – 9/30/2012	Work Statement for Year 3 FFY Grant: 2012 PHA FY: 10/01/2012 – 9/30/2013	Work Statement for Year 4 FFY Grant: 2013 PHA FY: 10/01/2013 – 9/30/2014	Work Statement for Year 5 FFY Grant: 2014 PHA FY: 10/01/2014 – 9/30/2015
B.	Physical Improvements Subtotal	Annual Statement	73,085	73,085	85,885	88,885
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment		20,800	20,800		
E.	Administration					
F.	Other (Account 1430)				8,000	5,000
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		93,885	93,885	93,885	93,885
L.	Total Non-CFP Funds					
M.	Grand Total		93,885	93,885	93,885	93,885

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2010	Work Statement for Year 2		Work Statement for Year 3	
	FFY Grant: 2011 PHA FY: 10/01/2011 – 9/30/2012		FFY Grant: 2012 PHA FY: 10/01/2012 – 9/30/2013	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual				
Statement				
	Subtotal of Estimated Cost		Subtotal of Estimated Cost	

Although there may be management needs, the physical improvements of our dwelling units and structures take priority due to limited CFP funds

