

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						
PHA Name/Number Claremont Housing Authority / NH012		Locality (City/County & State) Claremont, NH			<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 __2011__	Work Statement for Year 3 FFY __2012__	Work Statement for Year 4 FFY __2013__	Work Statement for Year 5 FFY __2014__
	NH012-1 Marion L. Phillips Apartments					
B.	Physical Improvements Subtotal	Annual Statement	74,838.00	46,838.00	69,800.00	54,338.00
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment			28,000.00	5,038.00	20,500.00
E.	Administration					
F.	Other					
G.	Operations		47,260.00	47,260.00	47,260.00	47,260.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		122,098.00	122,098.00	122,098.00	122,098.00
122,098.00	Total Non-CFP Funds					
M.	Grand Total		122,098.00	122,098.00	122,098.00	122,098.00

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
-----------------------------------	---	--

1.0	PHA Information PHA Name: Claremont Housing Authority PHA Code: NH012 PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (10/01/2010)				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 96 Number of HCV units: 140				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input checked="" 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
	PHA 1:				PH HCV
	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: The mission of the Claremont Housing Authority is to promote, provide and preserve safe, decent and affordable housing, free from discrimination, both at its sole project, the Marion L. Phillips Apartments (96 units), and through the Housing Choice Voucher program (140 vouchers). By fulfilling this mission, the Authority intends to maintain its High Performer status.				
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. Goals and Objectives: Public housing — maintain and improve the physical plant so that occupancy continues near or at 100%; projects include boiler repairs, more secure property-line fencing, more exterior lighting for safety, more security cameras, and continual upkeep or replacement of dwelling-unit appliances and fittings. HCV — fund all vouchers, encourage families to find apartments in a more timely fashion, and coach all clients on the gravity of federal fraud violations. Progress Report: Major capital projects described in the previous plan have been completed. These included a building-wide fire-sprinkler system, as well as paying off the no-recourse loan that funded the system; a new building roof (ARRA stimulus grant); and a parking-lot repaving/sidewalk reconstruction project in accordance with ADA standards (ARRA stimulus grant). Other, more routine projects included new appliances as needed; painting, landscaping, and general maintenance; and upgraded cooling/heating units in common areas. Such continual work has resulted in an occupancy rate averaging 98%-99%. Implementing the Violence Against Women Act (VAWA): The Authority has adopted as part of its standard operating procedures the Violence Against Women Act (VAWA) of 1995. All applicants to both the Public Housing and Housing Choice Voucher programs receive a descriptive brochure; the matter is further discussed with those leasing an apartment in public housing or receiving a voucher. Landlords and property managers also receive the brochure. Domestic violence qualifies as a local preference (in the "Involuntary Displacement" category) in the Housing Choice Voucher program. Reported domestic violence is verified by police, clergy, physician or an agency such as Women's Supportive Services.				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (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. Copies of the Plans are available in the Business Office.				
7.0	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>				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				

8.1	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.
8.2	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.
8.3	Capital Fund Financing Program (CFFP). <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.
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.

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.
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. Major capital projects described in the 5-Year Plan have been completed. These included a building-wide fire-sprinkler system, as well as paying off the no-recourse loan that funded the system; a new building roof (ARRA stimulus grant); and a parking-lot repaving/sidewalk reconstruction project in accordance with ADA standards (ARRA stimulus grant). Other, more routine projects included new appliances as needed; painting, landscaping, and general maintenance; and upgraded cooling/heating units in common areas. Such continual work has resulted in an occupancy rate averaging 98%-99%. The HCV program has funded vouchers within the budgeted amounts.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” Definition: Substantial deviations or significant amendments or modifications are defined as discretionary changes in plans or policies of the Claremont Housing Authority that fundamentally change the mission, goals, objectives or plans of the agency and which require formal approval of the Board of Commissioners.</p>

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>
------	--