

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
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1.0	PHA Information PHA Name: <u>Housing Authority of the City of Ogden</u> PHA Code: <u>UT002</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2010</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>200</u> Number of HCV units: <u>822</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.)																										
	<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	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:					
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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: <p>The purpose of the Ogden Housing Authority is to promote & provide safe, affordable and sound housing, free from discrimination, with self sufficiency opportunities for persons of low to medium income in partnership with the communities we serve.</p>																										
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. Described under section 5.2. (see attached) Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. Described under section 10.2(a). (see attached)																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <p>The housing authority has not revised its PHA Plan elements. See attachment to Annual Plan, 6.0 PHA Plan elements.</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>Copies of the 5-Year and Annual Plan can be obtained at 2661 Washington Blvd., Ste. 102, Ogden, Utah 84401</p>																										
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> <p>See attachment to Annual Plan, Section 7.0</p>																										
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. <p>See attached</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</p>
8.3	<p>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. Not Applicable</p>
9.0	<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.</p> <p>See attachment to Annual Plan, Section 9.0</p>

9.1	<p>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.</p> <p>See attachment to Annual Plan, Section 9.1</p>
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>

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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5.2 Goals and Objectives

1. Strategic Plan: Increase the availability of decent, safe, and affordable housing.

PHA Goal: Expand the supply of assisted housing.

Objectives:

- Apply for additional rental vouchers as they come available (HCV, State TBRA Vouchers, VASH, HOPWA, FUP, Replacement Vouchers, etc.). The housing authority has recently applied for 50 Family Unification Vouchers.
- Reduce public housing vacancies turn around time by utilizing staff and contract work more effectively. The housing authority will out perform or meet HUD's required time table for unit turn around.
- Seek funding sources to acquire/build new units through non profit. Add 100 units over the next five years.
- Consider the sale and/or development of Building and Land located at or around 924 24th Street. If developed, agency would consider both single family dwelling and/or multifamily subject to zoning.

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve and maintain public housing management to High Performer status.
- Improve voucher management to 100% next five years (SEMAP score)
- Increase customer satisfaction: Provide on going training as needed in customer service and technical training on HUD regulations as they relate to housing. Review and update policies to better serve clients and allow staff to work more effectively. Maintain an average or better three day work order completion.
- Renovate or modernize public housing units: Implement green initiatives and work towards making units energy efficient. Provide air conditioning at all sites to improve the quality of life. Modernize interior and exterior to include mechanical systems to make units more marketable and improve curb appeal. Have Physical Needs Assessment prepared to target the needs of public housing stock with agency's capital funds.
- Demolish or dispose of obsolete public housing: Consider the disposal of Sierra Apartments and reinvesting in additional units. Will seek for replacement vouchers for disposed units and for opt-out owners.
- Continually analyze the needs of each property to insure safety and security.
- Provide rent increases to Section 8 private landlords that improve housing for tenants, subject to funding availability.

PHA Goal: Increase assisted housing choices

Objectives:

- Conduct outreach efforts to potential voucher landlords: Continue outreach through community participation (guest speaking, involved with community activities and boards).
- Continue to provide opportunities for homeownership. Provide homeownership opportunities to as funding allows.
- Convert public housing to vouchers: Will seek vouchers if we dispose our public housing stock on a one to one basis.

2. Strategic Plan: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: If we have higher income households available on waiting list or willing to transfer
- Implement public housing security improvements: more lighting, cameras, guards as necessary. If necessary meet with local police to address the need of extra patrol. Continue to meet monthly with community policing to discuss and address the needs of each community.
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities): Consider Lomond Gardens and/or Kimi Lane as elderly.
- Explore the possibility of smoke free units at all sites.

3. Strategic Plan: Promote self-sufficiency and asset development of families and individuals

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families: Delay rent increase for working households when earned income increases. Make qualifying tenants aware of the Earn Income Disallowance. Request tenants that are zero income to provide community service.
- Provide or attract supportive services to improve assisted recipients' employability: Continue to reach out to other services in community to direct clients to personal development opportunities. Partnership with other agencies to provide self sufficiently training/awareness. Provide adequate information to both clients and staff of resources.
- Provide or attract supportive services to increase independence for the elderly or families with disabilities. Continue supporting service agency collaborative efforts through attendance and being proactive.
- Provide recognition for tenants and clients who are succeeding.

4. Strategic Plan: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: Participate on boards and activities that promote equal opportunities for housing. Continue to provide training and education to staff.
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability: Provide housing standards than are non discriminative for all tenants served. .
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: Analyze current housing stock for opportunities to provide or maintain accessible housing.

5. Strategic Plan: Provide opportunities for agency to build capacity and self sufficiency

PHA Goal: Develop office space for administration of programs.

- Housing Authority plans to **develop** an office site located at approximately 1050 Grant Avenue, Ogden, Utah for both administration of programs and maintenance department. The agency plans to use administrative reserves from both Low Rent and Section 8 programs to fund the development. The agency currently leases property and feels that if it owned its own space the savings from not leasing would build capacity and benefit the administration of programs.

6.0 PHA Plan Elements

1. Eligibility, Selection and Admissions Policies including Deconcentration and Wait List Procedures

Eligibility: OHA verifies eligibility for both Public Housing and the Housing Choice Voucher Program by requiring proof of Social Security Number, Proof of Birth, Proof of Identity and Third Party income verifications. Upon selection from the waiting list, each potential participant is screened for criminal activity for all programs. The agency further checks various databases that keep track of prior federally subsidized tenants and their potential debt to those agencies.

Admission Policies:

OHA has a first come, first serve for Public Housing with an exception for either income targeting or deconcentration.

OHA has the following non cumulative preferences for the Housing Choice Voucher Program:

Natural Disaster

Graduating Participants of Approved Transitional Programs (Homeless Veterans, Domestic Violence, and Disabled Clients Leaving Long Term Nursing Home Care.)

Except for preference the waiting list is maintained on a first come, first serve basis.

Waiting Lists:

OHA maintains separate waiting lists for each program. All waiting lists are currently open. The agency has no site based lists. Applicants may be on any waiting list they choose, utilizing one application.

Income Targeting:

OHA maintains the federal income targeting requirements.

Deconcentration:

Although there are currently no Public Housing units covered by deconcentration, the agency pursues every opportunity to encourage expanded choices for every applicant.

The Housing Choice Voucher Program in an effort to expand housing choices entered into an Interlocal Agreement with Weber Housing Authority to allow each agency to operate in their respective jurisdictions.

2. Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants		
a) Public Housing Operating Fund	425,000	
b) Public Housing Capital Fund	280,000	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	6,300,000	
f) Resident Opportunity and Self-Sufficiency Grants (FSS)	52,000	
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
Housing Opportunity for People with Aids (HOPWA)	40,000	Housing Assistance
Shelter Plus Care	68,000	Housing Assistance for the Chronically Homeless
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	380,000	Public Housing Operations
4. Other income (list below)		
Interest	5,000	Operations
5. Non-federal sources (list below)		
Total resources	7,550,000	

3. Rent Determinations:

OHA has established minimum rent for all programs at \$50. In addition, OHA has adopted Flat Rents for Public Housing reflective of the current market.

Housing Choice Voucher Program payments standards are set at 90 to 110% of the Fair Market Rent.

4. Operations and Management:

OHA maintenance management policy is to meet or exceed HUD’s required guidance on owned units. The agency strives to turn units timely to insure that there is a 98% or better occupancy. Maintenance is required to complete work orders within 4 days and 24 hours for emergency work orders. Dwelling units, both interior and exterior, common areas, and grounds are inspected annually. Preventative work is done throughout the year for common maintenance problems. Pest control is done quarterly for each unit to prevent infestation or eradication of pest.

5. Grievance Procedures:

OHA operates a Public Housing Program and has a grievance procedure requiring tenants to request a grievance hearing within 15 days of the grieved action. A hearing officer will hear a grievance within a reasonable time if the tenant has requested timely. In the event of non payment of rent, tenant shall deposited rent in question into an escrow account.

OHA provides both an informal review for applicants of all programs denied assistance, requiring applicants to request the hearing within 15 days for the agency action.

OHA provides a hearing for HCV participants that are terminated from the program and all participants or applicants that are denied due to citizenship that request a hearing within 15 days of any agency action (no hearing for voucher expiration).

All hearings are conducted by a staff person at Manager Level or above who did not make or approve the decision under review.

6. Designated Housing for Elderly and Disabled Families:

Currently the housing authority has not designated any projects for Elderly and/or Disabled.

7. Community Service and Self-Sufficiency:

OHA operates both a Community Service program for Public Housing residents and a Family Self Sufficiency Program for Housing Choice Voucher Program. The agency interacts with various other agencies to provide self sufficiency resources and referrals to all clients.

8. Safety and Crime Prevention:

OHA has both the Public Housing staff and the Housing Choice Voucher Program attend the Ogden City Community Policing monthly meetings; encourages Neighborhood Watch Programs and hires auxiliary security when required.

9. Pets:

OHA has a pet policy for Public Housing, allowing no more than one non-threatening or disturbing pet, less than 20 lbs, with vaccination and shot records and current license. OHA allows service animals and companion animals upon receipt and approval of a Request for Reasonable Accommodation.

10. Fair Housing:

OHA has a written policy instituting on going training of staff and clients, distribution of literature, and a staff person is represented on the local Fair Housing Committee.

11. Fiscal Year Audit:

The housing authority's most recent audit was for the year ending June 30, 2008. The audit was completed by Haynie & Company. The housing authority received an Unqualified Opinion. The audit report can be reviewed at housing authority's office, 2661 Washington Blvd., Ste. 102, Ogden, UT.

12. Assets Management:

The housing authority did not participate in the conversion of Asset Management due to it size. However, the agency will continue to budget and apply correct accounting practices to assure cost are known, managed, and maintained at reasonable levels. In addition, the agency will continue to look at the long term needs of its housing inventory and plan to invest its capital grants accordingly. As the needs are more than the funding allows at each site, to include the safety of the tenants, the agency will consider a disposition.

13. Violence Against Women Act (VAWA):

The agency recognizes VAWA as protection from denial of rental assistance or admission into a program that the applicant would otherwise qualify. Further, an incident or incidents of actual or threatened domestic violence, dating violence or stalking will not be construed as serious or repeated violations of the lease or other “good cause” for terminating tenancy. When responding to an incident, the agency, may request in writing the HUD-approved certification form or a police report.

7.0 Hope VI, Mixed Finance Modernization of Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-Based Vouchers

a. Hope VI, Mixed Finance Modernization of Development. Not planned

b. The housing authority will consider the **Demolition/Disposition of the following projects:**

Sierra Apartments. The location and size of these units are as follows:

235 28th Street, Ogden, Utah 84401 (4 – 3 bedroom & 4 – 2 bedroom Units)

251 28th Street, Ogden, Utah 84401 (4 – 3 bedroom & 4 – 2 bedroom Units)

2865 Childs Ave., Ogden, Utah 84404 (6 – 1 Bedroom & 6 – 2 Bedroom Units)

924 24th Street. Housing Authority acquired office building located at this site for administrative offices. Building is not feasible as cost estimates are high and exceed budget. Building has 18000 square feet of office space with 9000 square feet of storage below grade. The housing authority plans to dispose of this building and adjoining land.

We will start the application process upon approval of 5 year plan.

c. Conversion of Public Housing. Not Planned

d. Homeownership Program: The housing authority will continue to administer its Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 and according to the Admission Policy. The housing authority will partner with other agencies to arrange pre-purchase counseling and training.

e. Project Based Vouchers: The housing authority will consider “project-base” tenant-based Section 8 vouchers in the coming year as a strategy to meet special needs populations (homeless, disabled, veterans, victims of domestic violence) as well as support longevity and availability of assisted housing to low income projects over the long term. The housing authority, when vouchers are available, will competitively advertise for projects in need.

9.0 Housing Needs

Housing Needs of Families on the PHA's Public Housing Waiting Lists			
	# of families	% of total families	Annual Turnover
Waiting list total	676		32
Extremely low income <=30% AMI	649	96.01 %	
Very low income (>30% but <=50% AMI)	27	3.99 %	
Low income (>50% but <80% AMI)	0	0	
Families with children	296	43.79 %	
Elderly families	7	1.04 %	
Families with Disabilities	200	29.59 %	
Race/ethnicity WHITE	595	88.02 %	
Race/ethnicity BLACK	58	8.58 %	
Race/ethnicity INDIAN	11	1.63 %	
Race/ethnicity ASIAN	12	1.77 %	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	405	59.91 %	
2 BR	219	32.40 %	
3 BR	52	7.69 %	
The waiting list is not closed.			

Housing Needs of Families on the PHA's Section 8 tenant-based assistance Waiting Lists			
	# of families	% of total families	Annual Turnover
Waiting list total	1,842		146
Extremely low income <=30% AMI	1,709	92.78 %	
Very low income (>30% but <=50% AMI)	127	6.89 %	
Low income (>50% but <80% AMI)	6	.33 %	
Families with children	1,058	57.44 %	
Elderly families	111	6.03 %	
Families with Disabilities	500	27.14 %	
Race/ethnicity White	1,644	89.25 %	
Race/ethnicity Black	147	7.98 %	
Race/ethnicity Indian	20	1.09 %	
Race/ethnicity Asian	31	1.68 %	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	791	42.94 %	
2 BR	692	37.57 %	
3 BR	313	16.99 %	
4 BR	37	2.01 %	
5 BR	7	.38 %	
5+ BR	2	.11 %	
The waiting list is not closed.			

9.1 Strategy for Addressing Housing Needs

The housing authority will continue to utilize the budgets it receives from HUD to serve the needs of the families that apply for housing assistance. The agency has utilized 99.5% of the vouchers/budget it administers and strives to keep its public housing occupancy above 98%. The housing authority continues to look for opportunities for additional funding sources our opportunities to partner with other agencies to meet the needs of our clients. Currently the housing authority has applied for FUP (Family Unification Program) vouchers to serve up to 50 families that are in need of losing their children due to inadequate housing or youth that are aging out of foster care.

In addition, the housing authority will continue to work towards follow strategies to address housing needs.

Need: Shortage of affordable housing for all eligible populations

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

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

Strategy 2: Increase the number of affordable housing units by:

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing: Maintain modifications made
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities

10.0 Additional Information

a. Progress in Meeting Goals

The housing authority has made the following progress in its stated goals as outline in the Five Year Plan 2005-2009 – OHA's comments are in italics

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
Objectives:
 - Apply for additional rental vouchers: *The agency recently applied for the Family Unification Program vouchers. If awarded we hope to serve fifty additional families. The agency previously applied and was awarded Shelter Plus Care in partnership with Weber Human Services serving eleven individuals that are chronically homeless. Also, during this time period the agency received 8 TBRA vouchers from the state to serve homeless individuals for two years.*
 - Reduce public housing vacancies: *The agency has been able to maintain 98% average occupancy throughout last year.*
 - Leverage private or other public funds to create additional housing opportunities: Section 42 LIHTC program, State funds, Fannie Mae Community Fund, Fed. Home Loan Bank, Home Funds, etc. *The agency through its non profit (Housing Management & Development Corporation) was awarded tax credits for the development of three communities (131 Units).*
 - Acquire or build units or developments
Multifamily developments, single family home acquisition/rehabilitation, new construction, partnerships with other agencies, etc. At least 2 developments in 5 years. *Added three tax credit properties (131 units)*

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score): Our current score is *86% Standard Performer. The agency has not been scored for its most recent year. Will continue to reach for High Performer Status*
 - Improve voucher management: (SEMAP score): *Obtained 100% SEMAP Score; will continue to maintain this score.*
 - Increase customer satisfaction: *We have continued to train staff in customer service and will be offering sensitivity training. We continue to provide more training to staff in their area of employment to better serve the clients.*
 - Concentrate on efforts to improve specific management functions:
Public Housing Maintenance and reduce apartment turnover time, institute reliable project budgeting. *We have made management/staff more aware of HUD requirements; set goals and deadlines based on requirements. We continue to focus on areas of improvement and provide plan to strengthen. In addition, we communicate accomplishments to management and staff.*
 - Renovate or modernize public housing units: Air condition at least one public housing project for families and one for the elderly, add blinds and replace windows, increase energy efficiency. *Have continued to expend capital funds for modernization. Kimi Apartments (elderly) received air conditioning. Have converted to blinds throughout all properties. Have replaced some lighting for increased efficiency. Have updated the electrical, replaced cabinets and counter tops, baths, surrounds, and plumbing fixtures at some sites.*
 - Demolish or dispose of obsolete public housing: As condition warrants. *Considering a disposition application for Sierra Apartments.*
 - Provide replacement public housing: For any demolished or units sold

- Provide replacement vouchers: For Opt-Out Owners
- PHA Goal: Increase assisted housing choices
Objectives:
 - Conduct outreach efforts to potential voucher landlords: Continue outreach through community participation and as guest speaker for service organizations, etc. At least 2 speaking opportunities per year. *Staff have represented the agency at several events and will continue to stay involved throughout the community.*
 - Implement voucher homeownership program: In 2005. *The agency has implemented and has had 6 homeowners since 2005.*
 - Implement public housing or other homeownership programs: Administer ADDI American Dream Downpayment Initiative in Weber County. *Successfully implemented and administered the ADDI program. The program no longer exists; however, will continue to look for opportunities.*
 - Convert public housing to vouchers: As conditions warrant conversion. *Will seek for a conversion of vouchers with the disposition of Sierra Apartments.*

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

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: *We continually address deconcentration in our selection process.*
 - Implement public housing security improvements: more lighting, cameras, guards as necessary. *Continue to meet with community policing. Have implemented some of the above.*
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities): May designate Kimi Lane or Lomond Gardens. *Have not pursued at this time.*
 - Other: (list below)
Continue to use Capital Fund to improve quality of life in public housing developments, work with landlords and other agencies regarding the provision of housing and services.

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families: *Defer rent increase to annual review for working households when earned income rises*
 - Provide or attract supportive services to improve assistance recipients' employability: Continue to reach out to other services in community. *We have created several partnerships with other agencies and continue to provide education and training opportunities to tenants.*
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities. *Continue supporting service agency collaborative efforts through attendance and being proactive*

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

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: Continue serving on the Fair Housing Commission of the City of Ogden. *A staff person serves on the Fair Housing Commission and we continue to educate staff to be aware of affirmative measures regarding housing through training.*
 - ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability: *Promote Fair Housing through literature, counseling, Housing Quality Standards inspections, Maintenance of Public Housing, etc. We actively pursue owners outside of deconcentrated areas; provide Fair Housing Training at Orientations and continue to foster fair housing practices with owners.*
 - ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: Through development, outreach and referrals. *We have developed partnerships with OWCAP, Homeless Veterans, Tri-County Independent Living Center to provide clients with resources. Will continue to foster partnerships with agencies that provide resources for disabled clients.*

b. The Ogden Housing Authority defines a substantial deviation: As long as the change is within our mission statement and HUD regulations, it is not considered a substantial deviation from the Five Year Plan.

The Ogden Housing Authority defines a significant amendment or modification: As long as the amendment or modification to the Annual Plan is within the scope of our mission statement and HUD regulations it will not be considered significant.

c. The housing authority does not have any memorandum or agreements with HUD as a result of performance.

d. Comments from RAB: Currently no RAB board, sent notice to all clients announcing plan and the opportunity to review the plan. Very little response – No comments.

11.0 Required Forms - See Attached

Part I: Summary	
PHA Name: HOUSING AUTHORITY OF THE CITY OF OGDEN	Grant Type and Number Capital Fund Program Grant No: UT06P00250110 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** **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	5000			
4	1410 Administration (may not exceed 10% of line 21)	20000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10000			
8	1440 Site Acquisition				
9	1450 Site Improvement	5000			
10	1460 Dwelling Structures	140000			
11	1465.1 Dwelling Equipment—Nonexpendable	80000			
12	1470 Non-dwelling Structures	10000			
13	1475 Non-dwelling Equipment	15000			
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.

Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE CITY OF OGDEN		Grant Type and Number Capital Fund Program Grant No: UT06P00250110 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
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)				
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	20000			
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	30000			
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 II: Supporting Pages								
PHA Name: HOUSING AUTHORITY OF THE CITY OF OGDEN		Grant Type and Number Capital Fund Program Grant No: UT06P00250110 CFPP (Yes/ 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	
UT002/HA	MANAGEMENT IMPROVEMENTS: TRAINING, COMPUTER SOFTWARE, CONSULTANT FEES	1408		5000				
UT002/HA	ADMINISTRATIVE: SALARIES & BENEFITS	1410		20000				
UT002/HA	FEES AND COSTS: ARCHITECT & ENGINEERING, PERMIT FEES, INSPECTION COSTS, MISC. PLANNING, PHYSICAL NEEDS ANALYSIS	1430		10000				
UT002/HA	SITE IMPROVEMENTS: FENCING, LANDSCAPING, CONCRETE, PARKING LOTS, EXTERIOR LIGHTING, IRRIGATION SYSTEM, SEWER AND WATER LINES, SIGNS	1450		5000				
UT002/HA	DWELLING STRUCTURES: DOORS, ROOFS, CABINETS & COUNTERS, PLUMBING - INTERIOR & EXTERIOR, ELECTRICAL, NON ROUTINE VACANCY PREP, FLOORING, SCREENS, WINDOWS, WINDOW COVERINGS, PAINTING (INTERIOR/EXTERIOR) LIGHTING, EXTERIOR STAIRS, SEWER AND WATER LINES	1460		140000				

UT002/HA	DWELLING EQUIPMENT: APPLIANCES, HOT WATER HEATERS, HVAC SYSTEMS	1465.1		80000				
UT002/HA	NON DWELLING STRUCTURES: SHOP, LAUNDRY, LAVATORY, OFFICE, COMMUNITY ROOM, PLUMBING, ELECTRICAL, HVAC	1470		10000				
UT002/HA	NON DWELLING EQUIPMENT: OFFICE FURNITURE & EQUIPMENT, MAINTENANCE EQUIPMENT, GROUNDS EQUIPMENT, COMMUNITY SPACE EQUIPMENT, COMPUTER EQUIPMENT, VEHICLE	1475		15000				

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: HOUSING AUTHORITY OF THE CITY OF OGDEN				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	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

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		Locality (City/County & State)			<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name UT002/HA	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	230000	230000	230000	230000
C.	Management Improvements		5000	5000	5000	5000
D.	PHA-Wide Non-dwelling Structures and Equipment		10000	10000	10000	10000
E.	Administration		20000	20000	20000	20000
F.	Other		0	0	0	0
G.	Operations		10000	10000	10000	10000
H.	Demolition		5000	5000	5000	5000
I.	Development		5000	5000	5000	5000
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		285000	285000	285000	285000
L.	Total Non-CFP Funds					
M.	Grand Total		285000	285000	285000	285000

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009	Work Statement for Year 2010 FFY 2010			Work Statement for Year: 2011 FFY 2011		
	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	UT002/HA 1430 FEES & COST ARCHITECT & ENGINEERING, PERMIT FEES, INSPECTION COSTS, MISC. PLANNING, NEEDS ASSESSMENT	As needed	\$5,000	UT002/HA 1430 FEES & COST ARCHITECT & ENGINEERING, PERMIT FEES, INSPECTION COSTS, MISC. PLANNING, NEEDS ASSESSMENT	As needed	\$5,000
	UT002/HA 1450 SITE IMPROVEMENTS FENCING, LANDSCAPING, CONCRETE, PARKING LOTS, EXTERIOR LIGHTING, IRRIGATION SYSTEM, SIGNS, WATER AND SEWER LINES	as needed or indicated under the description	\$10,000	UT002/HA 1450 SITE IMPROVEMENTS FENCING, LANDSCAPING, CONCRETE, PARKING LOTS, EXTERIOR LIGHTING, IRRIGATION SYSTEM, SIGNS, WATER AND SEWER LINES	as needed or indicated under the description	\$10,000
	UT002/HA 1460 DWELLING STRUCTURES DOORS (30), ROOFS, CABINETS & COUNTERS (20 units), PLUMBING, ELECTRICAL, NON ROUTINE VACANCY PREP, FLOORING (20 units), SCREENS, WINDOWS/PATIO DOORS, WINDOW COVERINGS, PAINTING (INTERIOR/EXTERIOR) (20 Units), LIGHTING, EXTERIOR STAIRS, BALCONIES, AND LANDINGS, WATER AND SEWER LINES	as needed or indicated under the description	\$155,000	UT002/HA 1460 DWELLING STRUCTURES DOORS (30), ROOFS, CABINETS & COUNTERS (20 units), PLUMBING, ELECTRICAL, NON ROUTINE VACANCY PREP, FLOORING (20 units), SCREENS, WINDOWS/PATIO DOORS, WINDOW COVERINGS, PAINTING (INTERIOR/EXTERIOR) (20 Units), LIGHTING, EXTERIOR STAIRS, BALCONIES, AND LANDINGS, WATER AND SEWER LINES	as needed or indicated under the description	\$155,000

Capital Fund Program—Five-Year Action Plan

	UT002/HA 1465.1 DWELLING EQUIPMENT APLIANCES (10 Refrigerators, Range, Range Hood), HOT WATER HEATERS (10), HVAC SYSTEMS (40 AC units –Lincoln, Lomond, and Galloway, 10 energy efficient forced air funances)	as needed or indicated under the description	\$60,000	UT002/HA 1465.1 DWELLING EQUIPMENT APLIANCES (10 Refrigerators, Range, Range Hood), HOT WATER HEATERS (10), HVAC SYSTEMS (40 AC units –Lincoln, Lomond, and Galloway, 10 energy efficient forced air funances)	as needed or indicated under the description	\$60,000
	UT002/HA 1470 NON-DWELLING STRUCTURES SHOP, LAUNDRY ROOM (Renovate or Add) (Flooring), LAVATORY, OFFICE, COMMUNITY ROOM, PLUMBING, ELECTRICAL, DOORS, AUTO DOORS	as needed or indicated under the description	\$5,000	UT002/HA 1470 NON-DWELLING STRUCTURES SHOP, LAUNDRY ROOM (Renovate or Add) (Flooring), LAVATORY, OFFICE, COMMUNITY ROOM, PLUMBING, ELECTRICAL, DOORS, AUTO DOORS	as needed or indicated under the description	\$5,000
	UT002/HA 1475 NON DWEELING EQUIPMENT OFFICE FURNITURE & EQUIPMENT, MAINTENANCE EQUIPMENT (only as needed), GROUNDS EQUIPMENT, COMMUNITY SPACE EQUIPMENT, COMPUTER EQUIPMENT, VEHICLE	as needed or indicated under the description	\$5,000	UT002/HA 1475 NON DWEELING EQUIPMENT OFFICE FURNITURE & EQUIPMENT, MAINTENANCE EQUIPMENT (only as needed), GROUNDS EQUIPMENT, COMMUNITY SPACE EQUIPMENT, COMPUTER EQUIPMENT, VEHICLE	as needed or indicated under the description	\$5,000
	Demolition		5000	Demolition		5000
	Development		5000	Development		5000
	<i>Subtotal of Estimated Cost</i>		<i>\$250,000</i>	<i>Subtotal of Estimated Cost</i>		<i>\$250,000</i>

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _____ _2009_____	Work Statement for Year 2012 FFY 2012			Work Statement for Year: 2013 FFY 2013		
	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						
	UT002/HA 1430 FEES & COST ARCHITECT & ENGINEERING, PERMIT FEES, INSPECTION COSTS, MISC. PLANNING, NEEDS ASSESSMENT	As needed	\$5,000	UT002/HA 1430 FEES & COST ARCHITECT & ENGINEERING, PERMIT FEES, INSPECTION COSTS, MISC. PLANNING, NEEDS ASSESSMENT	As needed	\$5,000
	UT002/HA 1450 SITE IMPROVEMENTS FENCING, LANDSCAPING, CONCRETE, PARKING LOTS, EXTERIOR LIGHTING, IRRIGATION SYSTEM, SIGNS, WATER AND SEWER LINES	as needed or indicated under the description	\$10,000	UT002/HA 1450 SITE IMPROVEMENTS FENCING, LANDSCAPING, CONCRETE, PARKING LOTS, EXTERIOR LIGHTING, IRRIGATION SYSTEM, SIGNS, WATER AND SEWER LINES	as needed or indicated under the description	\$10,000
	UT002/HA 1460 DWELLING STRUCTURES DOORS (30), ROOFS, CABINETS & COUNTERS (20 units), PLUMBING, ELECTRICAL, NON ROUTINE VACANCY PREP, FLOORING (20 units), SCREENS, WINDOWS/PATIO DOORS, WINDOW COVERINGS, PAINTING (INTERIOR/EXTERIOR) (20 Units), LIGHTING, EXTERIOR STAIRS, BALCONIES, AND LANDINGS, WATER AND SEWER LINES	as needed or indicated under the description	\$155,000	UT002/HA 1460 DWELLING STRUCTURES DOORS (30), ROOFS, CABINETS & COUNTERS (20 units), PLUMBING, ELECTRICAL, NON ROUTINE VACANCY PREP, FLOORING (20 units), SCREENS, WINDOWS/PATIO DOORS, WINDOW COVERINGS, PAINTING (INTERIOR/EXTERIOR) (20 Units), LIGHTING, EXTERIOR STAIRS, BALCONIES, AND LANDINGS, WATER AND SEWER LINES	as needed or indicated under the description	\$155,000

Capital Fund Program—Five-Year Action Plan

	UT002/HA 1465.1 DWELLING EQUIPMENT APLIANCES (10 Refrigerators, Range, Range Hood), HOT WATER HEATERS (10), HVAC SYSTEMS (40 AC units –Lincoln, Lomond, and Galloway, 10 energy efficient forced air funances)	as needed or indicated under the description	\$60,000	UT002/HA 1465.1 DWELLING EQUIPMENT APLIANCES (10 Refrigerators, Range, Range Hood), HOT WATER HEATERS (10), HVAC SYSTEMS (40 AC units – Lincoln, Lomond, and Galloway, 10 energy efficient forced air funances)	as needed or indicated under the description	\$60,000
	UT002/HA 1470 NON-DWELLING STRUCTURES SHOP, LAUNDRY ROOM (Renovate or Add) (Flooring), LAVATORY, OFFICE, COMMUNITY ROOM, PLUMBING, ELECTRICAL, DOORS, AUTO DOORS	as needed or indicated under the description	\$5,000	UT002/HA 1470 NON-DWELLING STRUCTURES SHOP, LAUNDRY ROOM (Renovate or Add) (Flooring), LAVATORY, OFFICE, COMMUNITY ROOM, PLUMBING, ELECTRICAL, DOORS, AUTO DOORS	as needed or indicated under the description	\$5,000
	UT002/HA 1475 NON DWEELING EQUIPMENT OFFICE FURNITURE & EQUIPMENT, MAINTENANCE EQUIPMENT (only as needed), GROUNDS EQUIPMENT, COMMUNITY SPACE EQUIPMENT, COMPUTER EQUIPMENT, VEHICLE	as needed or indicated under the description	\$5,000	UT002/HA 1475 NON DWEELING EQUIPMENT OFFICE FURNITURE & EQUIPMENT, MAINTENANCE EQUIPMENT (only as needed), GROUNDS EQUIPMENT, COMMUNITY SPACE EQUIPMENT, COMPUTER EQUIPMENT, VEHICLE	as needed or indicated under the description	\$5,000
	Demolition		5000	Demolition		5000
	Development		5000	Development		5000
	<i>Subtotal of Estimated Cost</i>		<i>\$250,000</i>	<i>Subtotal of Estimated Cost</i>		<i>\$280,000</i>

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2009	Work Statement for Year: 2011 FFY 2011		Work Statement for Year: 2012 FFY 2012	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	UT002/HA 1406 Operations	\$10,000	UT002/HA 1406 Operations	\$10,000
Annual	UT002/HA 1408 MANAGEMENT IMPROVEMENTS TRAINING, COMPUTER SOFTWARE, CONSULTANT FEES	\$5,000	UT002/HA 1408 MANAGEMENT IMPROVEMENTS TRAINING, COMPUTER SOFTWARE, CONSULTANT FEES	\$5,000
Statement	UT002/HA 1410 ADMINISTRATION SALARIES & BENEFITS	\$20,000	UT002/HA 1410 ADMINISTRATION SALARIES & BENEFITS	\$20,000
	Subtotal of Estimated Cost	\$ 35,000	Subtotal of Estimated Cost	\$ 35,000

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY _____	Work Statement for Year: 2013 FFY 2013		Work Statement for Year: 2014 FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	UT002/HA 1406 Operations	\$10,000	UT002/HA 1406 Operations	\$10,000
Annual	UT002/HA 1408 MANAGEMENT IMPROVEMENTS TRAINING, COMPUTER SOFTWARE, CONSULTANT FEES	\$5,000	UT002/HA 1408 MANAGEMENT IMPROVEMENTS TRAINING, COMPUTER SOFTWARE, CONSULTANT FEES	\$5,000
Statement	UT002/HA 1410 ADMINISTRATION SALARIES & BENEFITS	\$20,000	UT002/HA 1410 ADMINISTRATION SALARIES & BENEFITS	\$20,000
	Subtotal of Estimated Cost	\$ 35,000	Subtotal of Estimated Cost	\$ 35,000