

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: Rock Springs Housing Authority PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard PHA Fiscal Year Beginning: 07/01/2010 PHA Code: WY003 <input type="checkbox"/> HCV (Section 8)				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 100 Number of HCV units: 25				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH
	PHA 2:				HCV
	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 PHA IS THE SAME AS THAT OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, TO PROMOTE ADEQUATE AND AFFORDABLE HOUSING, ECONOMIC OPPORTUNITY AND A SUITABLE LIVING ENVIRONMENT FREE FROM DISCRIMINATION.				
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. SEE ATTACHMENT B GOALS AND OBJECTIVES SEE ATTACHMENT C PROGRESS REPORT				
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: (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>(a) The Rock springs Housing Authority revised the Administration Plan and Admissions and Occupancy Policies to address Violence against Victims of Domestic Violence, dating violence, sexual assault or stalking. The policies governing admission, occupancy and termination of assistance do not interfere with certain rights and responsibilities of the PHA regarding criminal activity or acts of violence against family members or others. The Housing Authority has adopted a local preference for Violence against Victims of Domestic Violence which gives them the highest preference on the waiting list. The RSHA requires written documentation from the YWCA Support and Safe house that the applicant is working with the agency. The RSHA works closely with the YWCA Support and Safe house by accepting referrals and making referrals to the Safe House, in addition to the Cub House (pregnant teen's program), Community Nursing, Southwest Counseling and the Rock Springs Police Department. The RSHA also has a Rapid Re-Housing (HPRP) program that can provide immediate assistance to the applicant of domestic violence while they are on the waiting list.</p> <p>The PHA revised the Maintenance Policy for pest control, work order priorities and inspections. The Procurement Policy was also revised to include the new limit set by the Wyoming State Statute for projects that require the formal bidding process. Projects \$35,000.00 and over require the formal bidding process. We have also revised the policy to reflect the requirements of the American Recovery and Reinvestment Act. PHA staff will attend training pertaining to Section 3 requirements and will comply with all HUD requirements regarding Section 3.</p> <p>(b) Rock Springs Housing Authority 233 C Street. Rock springs, WY 82901</p>				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.				
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. See attachment M Performance Evaluation for CAP2009				

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. See attachment N Capital Fund Program Five-Year Action Plan, form HUD-50075.2</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.</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>
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. See attachment E Strategy for Addressing Housing Needs</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. See attachment F Progress in Meeting the Mission and Goals Described in 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>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

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

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a 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: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

5- YEAR PLAN
PHA FISCAL YEAR 2010-2014
Attachment A WY003 a01
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Attachment B WY003b01

5.2 Goals & Objectives

The goals of the PHA include expanding the supply of assisted housing by reducing Public Housing vacancies. The PHA has made it a priority to reduce the turn-around time for vacant units in order to house more families in need. We continue to strive for a faster turn-around time by making vacant units a priority, and improving twice yearly inspections and response to work order requests so units are in need of less repair when vacated. The PHA also continues to look for and apply for grants and work with independent developers and City Officials in the development of affordable housing for all citizens.

The PHA is also dedicated to improving the quality of assisted housing by responding quickly and efficiently to work order requests. Maintaining the units and grounds in a safe and pleasant condition and by holding regular meetings with and for the Resident Council to learn about and respond to resident concerns. Regular newsletters are prepared and delivered to each resident with advice and tips on lowering utility cost, budget management and other relevant topics. The PHA works diligently to keep the communication open between management and residents and respond quickly, efficiently and courteously to resident needs and concerns so as to improve customer satisfaction. The PHA also strives to maintain and improve where necessary: landscaping, playgrounds and common areas shared by residents. Improvements are planned for street lighting to improve security and visibility for residents and new counter tops at the Plaza complex; as well as concrete repair and replacement, irrigation and landscaping gutters and drain spouts at the Gobel complex. The PHA plans to begin replacing aging water and sewer lines and catch basins to reduce plumbing maintenance costs; updating electrical wiring at all sites, and addressing a high water table issue at Plaza with more efficient drainage.

Improvements that have been completed recently with the AARA funds have been the roof replacement for the office building and installation of 9 new tub surrounds for the showers at Plaza. Each time a unit is vacated a new set back thermostat is installed and an Energy-Star refrigerator installed, when needed. The PHA is in the process of venting out the bathrooms at Plaza and Century and replacing the exterior doors with Energy Star. The PHA plans to continue addressing the items outlined in the Energy audit such as; replacing the remainder of the set-back Thermostats, venting of the bathrooms at Thompson and Gobel, insulating the attics, replacement of the refrigerators with Energy efficient Energy Star, replacing furnaces and installing quilted draperies. Improvements are planned for street lighting to improve security and visibility for the residents and new countertops at Plaza complex; as well as concrete repair and replacement, irrigation and landscaping. The PHA also strives to maintain and improve where necessary; landscaping, playgrounds and the drainage problems at Plaza and Thompson and common areas shared by residents.

The PHA will continue to provide training opportunities for interested residents and the community through the Resident Council Recycling Program to assist them in finding success in the job market.

The PHA will continue to ensure equal opportunity through fair housing to all; regardless of race, color, religion, national origin, sex, familial status and disability. Efforts have been made to accommodate residents with disabilities by installing handicap ramps in units where needed in addition to the five handicap accessible units owned by the PHA.

The PHA will continue to work to improve management and financial efficiency by providing adequate training to employees, prudently working within the PHA budget and employing the most cost effective methods of unit maintenance as possible and securing competitively priced products and services for managing the office and units. Every effort will be made to use and install Energy Star products both in the administrative as well as in the dwelling units in order to conserve resources and cut costs.

Attachment C WY003c01

5.2 Progress Report

The Rock Springs Housing Authority is continuing with the goals set forth in the 2005-2009 Capital Fund Program 5 year Action Plan. The following information describes the work completed since the implementation of the 5-Year plan, for the years 2005-2009.

To work towards our goal of improving public Housing management and PHAS score, the HA has utilized available funds from Capital Grants 2006, 2007 and 2008 for operating costs in Public housing. The PHA has initiated tighter budget controls to reduce costs, improve collections on accounts and more responsibly manage expenditures. The PHA performed cost comparisons that allowed a reduction in costs on items purchased for maintenance on the 100 units; joined the Wyoming Liability Insurance Pool to help control rising costs of liability insurance; received permission from the City of Rock springs to waive the payment in lieu of Taxes; has begun installing Energy Star appliances, doors, light bulbs, etc. to reduce utility costs; and is operating a preventative maintenance program to reduce maintenance emergency and overtime costs and develop better time management. Greater expense management and available Capital funds has increased our cash and reserve balance. As a result of these efforts and operating funds available through the Capital Plans 2006, 2007 and 2008, the PHA has raised every financial indicator score.

To work towards our goal of increasing assisted housing choices and improved financial assistance to participants of the Voucher program, the PHA was successful in our efforts to increase Fair Market Rents. Due to a very healthy economic climate in Southwest Wyoming through 2008, rents had increased dramatically, reducing the options available to voucher holders. The PHA responded for two years to the federal Register proposed rule on the Fair Market Rents to HUD, supplying information to support our request for revised Fair Market Rents. Our persistence, as well as the persistence of other areas of Wyoming, led to additional rent surveys. Early in 2008, surveys were conducted several areas where housing agencies have experienced significant rental housing market pressure, as a result of increased oil and gas drilling activities. These surveys showed that rents in these areas were statistically higher. Fair market Rents were increased effective June 12, 2008 and thereby increased the number and locations available to voucher holders.

The PHA, in an effort to provide and improved living environment to all residents regardless of race, religion, national origin, sex, familial status and disability, has made several repairs and improvements at various sites. The PHA has repaired street lighting at the Plaza and Thompson complex in order to improve security and visibility to the tenants. We also installed crime-deterrent cameras and motion lights at Gobel Grove, the elderly complex. A handicap ramp was installed for a resident with mobility issues at Plaza. New Energy star appliances have been installed in several units at all sites and more will be installed as replacement is necessary. The PHA has begun renovating showers at the Plaza complex with new tiles and / or tub and shower surrounds. Additionally, we've begun installing more efficient venting in the bathrooms at all sites. A new Energy Star washing machine was installed at the Gobel complex. Smoke detectors and Co2 detectors were replaced at all sites. Some of the water and sewer lines were replaced at Thompson Heights and concrete repairs and replacement continued at all sites. The PHA maintenance staff participated in training for hazardous materials clean-up in an effort to reduce the cost of renovating units needing more extensive repairs, cleaning and renovation and to better

Attachment C Wy003c01 cont.
5.2 Progress Report

provide clean, safe, sanitary housing for all residents of Public Housing. In addition, PHA staff attended training on procurement, Continuum of Care and Community Development Block Grants.

The PHA still employs Resident Managers at the Thompson Heights, Century Square and Plaza Court complexes and has just recently employed a Resident manager at the Gobel Grove complex. Having the resident managers on-site provides better security monitoring. The managers also work with tenants on-site to keep the sites clean and attractive and to encourage a peaceful and enjoyable environment for all.

In our efforts to promote self-sufficiency and asset development of families and individuals, the PHA still operates the Recycling Center through the Rock Springs Housing Authority Resident Council and hires interested residents in order to offer job training and improve financial independence.

Attachment D WY003d01

9.0 Housing Needs

The housing needs of the extremely low income, very low income and low income families who reside in Rock Springs and Sweetwater County are reflected in the waiting list of the Rock Springs Housing Authority, as well as some of the other affordable housing in the area. We currently have 151 people on our public housing waiting list. Currently the list show that 107 people are extremely low income, 39 are very low income and 5 are within the low income limits. The First Call for Help Program has recently been initiated in this area. The need for affordable housing and transitional housing are the most significant needs identified by their callers.

Rock Springs lacks a homeless shelter or transitional housing. The Housing Authority is a member of the Wyoming Homeless Collaborative. We received a \$405,000.00 Homeless Prevention and Rapid Re-Housing (HRRP) grant October 1, 2009. We have assisted 131 households. We will utilize this information to provide justification that there is a need for more affordable housing in the area including transitional housing and supportive housing.

Even though the economic climate in Sweetwater County had been thriving through 2008, we are definitely seeing a drop in the number of jobs now available due to the recent poor economy. Unfortunately, we have not seen a significant decline in rent which makes it even more difficult for lower income families to rent or buy. The number of income based units in Rock Springs and Green River is not enough to support the number of families needing such housing.

Availability and affordability is particularly scarce for families needing 4 or more bedroom units, 1 bedroom units and handicap accessible units. Of the 151 people on the waiting list, 48% are in need of 4 or more bedrooms, 1 bedroom units or handicap accessible units. In addition, many of the available units in Rock Springs in the private sector are old and in need of repair and rehabilitation. Many are not accessible to persons with handicaps or disabilities, further reducing the available housing for disabled individuals and /or families without their own personal transportation; particularly the elderly or handicapped. This makes the location of affordable housing an important issue as well.

Attachment E WY003e01

9.1 Strategy for Addressing Housing Needs

The long term strategy of the Housing Authority is to provide permanent housing for those who are extremely low, very low and low income households. The short term strategy is to target specific populations in need for housing whether it is by providing vouchers for the night or a month's rent to keep people from losing their housing. We have a staff person who writes Salvation Army vouchers for motels, rent, food, utilities, etc. This program is funded by the Salvation Army and a community effort to assist those who are most in need. The Housing Authority also recently received funding from the homelessness prevention and Rapid Re-Housing Program. HPRP is a grant program designed to provide short to medium term assistance to help prevent homelessness. The hope is to target those families and individuals most at risk of losing housing and giving them the support and tools for long range success.

Rock Springs lacks a homeless shelter or transitional housing. The Housing Authority is a member of the Wyoming Homeless Collaborative and has been working to receive funding through the Continuum of Care Program for vouchers for the seriously and persistently mentally ill. The funding from this program would provide permanent housing with supportive services provided by Southwest Counseling, a mental health facility. With the recent closing of Southwest Wyoming Rehabilitation Center; a program to assist the mentally ill in living safe, independent and productive lives; the need for housing and supportive services for the mentally ill in Sweetwater County is greater than ever. The Housing Authority remains committed to pursuing funding for housing for those individuals and families displaced by this closing and others dealing with mental illness.

The Housing Authority works with several agencies such as the Department of Family Services, Battered Women's Shelter, Southwest Counseling, First Call For Help, Salvation Army, Community Nursing, United Way, Sweetwater County Tripartite Board, Southwest Wyoming Recovery Access Program, Food Bank, Soup kitchen, Transitional Housing Action Council, Youth Home, Veteran's Services, Wyoming Health Initiative (Pregnant Teens), the Independent Waiver Providers, Wyoming Employment Workforce Services and the Senior Citizens Center as well as the other housing agencies in the area and several churches to identify the needs and coordinate services for low income families and individuals.

The PHA will also continue to work to improve turn-around time for vacant units in order to more quickly provide housing for families on the waiting list. Preventative maintenance, faster work order response time and regular bi-annual inspections have all helped to reduce down time between occupancies and consistently house as many applicants as possible. Our continued partnership with the Rock Springs Police Department to perform criminal background checks before move-in has helped to

Attachment E WY003e01

9.1 Strategy for Addressing Housing Needs

eliminate some of the problems resulting from damages to units and necessary and costly eviction proceedings. Our continued funding of Resident Managers at each of the three family sites and the elderly complex also helps to prevent damages and illegal activities at each site which are costly and time consuming in unit repair and renovation.

Attachment F WY003f01

10.0 Progress in Meeting the Mission and Goals Described in 5-Year Plan

The PHA has worked diligently to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination. We have reached out to property owners in Green River and Rock Springs to involve more varied locations and dwelling unit sizes available for our Housing Choice Voucher clients.

We have not increased our ceiling rents for PHA owned rental units to encourage employment and financial independence for our tenants. Rock Springs is a rural development area and eligible persons are able to purchase homes under the USDA Guaranteed Rural Loans and Single Family Housing Direct Loans. We have been promoting these programs to residents of Public Housing by sending notices, pamphlets and newsletters. We continue to hire residents to work in the Resident Council Recycling Center to offer work skills training and financial improvement as well as promoting and encouraging participation in the Wyoming Workforce investment Act (WIA) program by our residents.

Applicants are placed on the waiting list and become eligible as soon as an acceptable background check and two references are received; regardless of race, color, religion, national origin, sex, familial status or disability. They are then offered units suiting their needs as the units become available. We strive to rent a minimum of 40% of the 100 units available to extremely low income families and individuals and also give preference to applicants who are working in order to assist those most in need and encourage financial growth and independence. We have seen an increase in people who have lost jobs and a downward turn in the economy; therefore we have deemed being or about to be homeless a priority on our waiting list along with Victims of Domestic Violence and will continue to pursue funding for programs such as the homelessness prevention and Rapid Re-Housing Program as well as more affordable housing in the area.

In order to better serve applicants and residents with disabilities, we often make referrals and partner with southwest Counseling, the Battered Women's Shelter, the Senior Center and the Veteran' Service Office. Since 75% of the new voucher holders must be extremely low income, these agencies are also contacted when vouchers become available.

The PHA employs three full-time maintenance persons and, when possible, one or two seasonal maintenance workers and participants of the Workforce investment act (WIA) in order to maintain the units effectively. Funding from previous Capital programs has supported the hiring of the seasonal workers. Our maintenance crew works to provide efficient preventative maintenance as well as rapid vacant unit turnaround and response to work order requests. This has helped to prevent extended offline time for vacant units.

Attachment G WY003g01

10.0b Significant Amendment and Substantial Deviation/Modification

The Rock Springs Housing Authority determines the definition of a Substantial Deviation and Significant Amendment to be as follows:

- a. Additions or non-emergency work items or change in the use of reserve replacement funds under the Capital fund Program.
- b. Implementation of a drug elimination program;
- c. Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements.

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		Grant Type and Number		FFY of Grant: 2009	
PHA Name: Rock Springs Housing Authority		Capital Fund Program Grant No: WY0P003501-09 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: 2009	
Type of Grant	Original	Revised ²	Obligated	Total Actual Cost ¹	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 2010	<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 2010	<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report		Estimated Cost	Expended
Line	Summary by Development Account	Total Estimated Cost			
1	Total non-CFP Funds	0			
2	1406 Operations (may not exceed 20% of line 21) ³	92,400			
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				
8	1440 Site Acquisition				
9	1450 Site Improvement	20,000			
10	1460 Dwelling Structures	44,800			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	12,518			
13	1475 Non-dwelling Equipment	8,000			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

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

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

Part I: Summary		FFY of Grant: 2009	
PHA Name: Rock Springs Housing Authority	Grant Type and Number Capital Fund Program Grant No: WY0P003501-09 Replacement Housing Factor Grant No: Date of CFPP:	FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 2010 <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report		Revised Annual Statement (revision no:) <input type="checkbox"/> Revised <input type="checkbox"/> Final	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ²
18a	1501 Collateralization or Debt Service paid by the PHA		Obligated
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		Expended
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	177,718	
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	0	
24	Amount of line 20 Related to Security - Hard Costs	177,718	
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: Rock Springs Housing Authority					Federal FFY of Grant: 2009				
Grant Type and Number Capital Fund Program Grant No: WY06P003501-09 CFFP (Yes/ No): Replacement Housing Factor Grant No:									
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		
1406	Maintenance Staff	1406		\$50,000.00	0				
1406	Tenmast Software	1406		\$12,000.00	0				
1406	Insurance	1406		\$25,000.00	0				
1406	Resident Managers	1406		\$ 5,400.00	0				
1450	Concrete Repair/Replacement	1450		\$20,000.00	0				
1460	Replace Bathroom Tiles/Tub surrounds	1460		\$24,800.00	\$10,000.00				
1460	Replace Exterior Doors	1460		\$10,000.00	0				
1460	Replace Flooring	1460		\$ 5,000.00	0				
1460	Additional Drainage Plaza & Thompson	1460		\$ 5,000.00	0				
1470	Playground Equipment	1470		\$12,518.00	0				
1475	Computers & related Office Equipment	1475		\$ 8,000.00	0				
1430	A&E Services	1430		0	\$40,900.00				
1450	Plaza drainage system	1450		0	\$ 5,000.00				
1450	Replace Water & sewer lines	1450		0	\$23,018.00				
1460	Replace & vent exhaust fans @ TH	1460		0	\$72,300.00				
1460	Replace & vent exhaust fans @ GG	1460		0	\$18,500.00				
1460	Replace Metal Braces @ PC 6 units	1460		0	\$ 5,000.00				
1460	Remove insulatin in crawl spaces	1460		0	\$ 3,000.00				

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

² To be completed for the Performance and Evaluation Report.

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		<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revision No:	
PHA Name/Number Rock Springs Housing Authority/WY003		Locality (City/County & State) Rock Springs, Sweetwater County, Wyoming		Work Statement for Year 5 FFY ____ 2014 ____	
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 ____
A.	Physical Improvements Subtotal	\$77,318.00	\$77,318.00	\$77,318.00	\$77,318.00
B.	Management Improvements				
C.	PHA-Wide Non-dwelling Structures and Equipment	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00
D.	Administration				
E.	Other				
F.	Operations	\$92,400.00	\$92,400.00	\$92,400.00	\$92,400.00
G.	Demolition				
H.	Development				
I.	Capital Fund Financing -- Debt Service				
J.	Total CFP Funds				
K.	Total Non-CFP Funds				
L.	Grand Total				
M.					

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

Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011		Work Statement for Year 3 FFY 2012			
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	WY003 PHA Wide Maint. Staff-1406	1 full-time position 1 seasonal position	\$55,000.00	WY003 Maintenance Staff-1406	1 full time position 1 seasonal position	\$45,000.00
Annual Statement	Res. Mgrs.-1406	1 year	\$ 6,300.00	Res. Mgrs.-1406	1 year	\$6,300.00
	Tenmast Software Support-1406	1 year	\$15,000.00	Tenmast Software Support-1406	1 year	\$15,000.00
	Insurance-1406	1 year	\$27,000.00	Insurance-1406	1 year	\$25,000.00
	Resident & Staff training-1408		\$2,000.00	Resident & Staff training-1408		\$2,000.00
	A&E services-1430		\$5,000.00	A&E Services-1430		\$5,000.00
	Concrete repair		\$1,000.00	Concrete repair-1450		\$2,000.00
	Flooring-1460	15 units	\$5,000.00	Flooring-1460	15 units	\$5,000.00
	Kitchen Cabinets & counter tops-1460	3 units	\$4,000.00	Kitchen Cabinets & counter tops-1460	3 units	\$4,000.00
	Tub surrounds	2 units	\$5,000.00	Tub Surrounds	1 units	\$2,500.00
	Electrical boxes/wiring-1406	4 units	\$1,000.00	Set back thermostats-1460	63 units	\$4,000.00
	Vanity replacement & medicine cabinets	2 units	\$418.00	Replace Electrical wiring-1460	54 units	\$5,318.00
	Energy Star Doors-1460	5 doors	\$1,000.00	Replace storm doors	5 doors	\$1,000.00
	Playground equipment & landscaping-1470	1 site	\$1,000.00	Replace metal floor braces-1460	26 units	\$5,000.00
	Vent bfirm fans-1460	2 sites	\$5,000.00	Signage-1470	4 sites	\$3,500.00
	Street lighting-1450	1 site	\$1,000.00	Furnaces	misc	\$5,100.00
	Drainage/water Sewer lines -1460	30	\$15,000.00	Drainage/Water Sewer lines-1460		\$10,000.00
	Collection Truck for Recy. Ctr.-1475	1	\$15,000.00	Baler for Resident Cncl Recycling Ctr-1475	1	\$20,000.00
	Computer equip-1475	4	\$10,000.00	Office equip-1475		\$10,000.00
	Energy Audit		\$3,000.00	504 Handicap upgrades	2 sites	\$2,000.00
	Subtotal of Estimated Cost		\$177,718.00	Subtotal of Estimated Cost		\$177,718.00

Capital Fund Program—Five-Year Action Plan

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

Work Statement for Year 1 FFY	Work Statement for Year 4 FFY 2013		Work Statement for Year 5 FFY 2014	
	Development Number/Name General Description of Major Work Categories	Quantity	Development Number/Name General Description of Major Work Categories	Quantity
See	WY003 PHA wide Maint. Staff-1406	1 fulltime position 1 seasonal position	WY003 PHA wide Maint. Staff-1406	1 fulltime position 1 seasonal position
Annual Statement	Res. Mgrs.-1406	1 year	Res. Mgrs.-1406	1 year
	Tenmast Software-1406	1 year	Tenmast Software-1406	1 year
	Insurance	1 year	Insurance	1 year
	Res./Staff training-1408		Res./Staff training-1408	
	A&E Services-1430		A&E services-1430	
	Concrete repair-1450		Concrete repair-1450	
	Flooring-1460	15 units	Flooring -1460	15 units
	Kitchen Cabinets & counters tops-1460	3 units	Kitchen cabinets & counter tops-1460	3 units
	Tub Surrounds-1460	2 units	Tub surrounds	2 units
	Electrical upgrades - 1460	20 units	Electrical upgrades-1460	20 units
	Vanity replacement-1460	2 units	Resurface pkgng lots	2 sites
	Gutter	All sites	Steel Siding Gobel	1 site
	repair/replacement-1460		Maint. vehicle	1
	Vent bthrm fans-1460	100 units	Replace furnaces-1460	50
	Insulate attics-1460	100 units	Quilted drapes-1460	20 units
	Refrigerator testing & replacement. 1465.1	40		
	Playground equip-1470	1 site	Playground equip-1470	1 site
	Software/office-1475		Software/office-1475	
	Replace doors-1460	10 doors	Replace doors-1460	10 doors
	Plumbing repairs-1460		Plumbing repairs-1460	
	Air duct cleaning-1460	82 sites	Paint apts/interior-1460	50 units
	Gobel roof replacement	1 site	Window replacement	All sites
	Subtotal of Estimated Cost	\$177,718.00	Subtotal of Estimated Cost	\$177,718.00

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**

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

Part I: Summary		FFY of Grant: 2010 FFY of Grant Approval: 2010	
PHA Name: Rock Springs Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant	Type of Grant Statement (revision no:)		
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 2010	<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost Revised ²	Total Actual Cost ¹
		Original	Obligated
1	Total non-CFP Funds	0	
2	1406 Operations (may not exceed 20% of line 21) ³	92,400	
3	1408 Management Improvements	2,000	
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	5,000	
10	1460 Dwelling Structures	64,000	
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures	1,318	
13	1475 Non-dwelling Equipment	8,000	
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		FFY of Grant: 2010 FFY of Grant Approval: 2010	
PHA Name: Rock Springs Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 2011		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Summary by Development Account		Total Estimated Cost	Total Actual Cost ¹
Line		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)	177,718	
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 <i>[Signature]</i>		Signature of Public Housing Director <i>[Signature]</i>	
Date 4/15/10		Date 4/15/10	

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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 II: Supporting Pages		Federal FFY of Grant: 2010						
PHA Name: Rock Springs Housing Authority		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:						
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	
1406	Maintenance Staff	1406		\$50,000				
1406	Tenmast Software	1406		\$12,000				
1406	Insurance	1406		\$25,000				
1406	Resident Managers	1406		\$ 5,400				
1408	Resident & Staff Training	1408		\$ 2,000				
1430	A&E Services	1430		\$ 5,000				
1450	Concrete Repair & Replacement	1450		\$ 5,000				
1460	Replace Bathroom Tiles/Tub surrounds	1460		\$20,000				
1460	Flooring	1460		\$ 5,000				
1460	Drainage Plaza & Thompson	1460		\$10,000				
1460	Electrical repair/replacement	1460		\$10,000				
1460	Metal Floor braces-Plaza	1460		\$ 5,000				
1460	Gutter repair/replacement Gobel	1460		\$ 7,000				
1460	Vent Bathroom fans	1460		\$ 2,000				
1460	Replace Exterior Doors w/Energy Star	1460		\$ 5,000				
1470	Playground Equipment	1470		\$ 1,318				
1475	Computers & Related Office Equipment	1475		\$ 8,000				

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

² To be completed for the Performance and Evaluation Report.

Attachment L WY003101

Resident Advisory Board (RAB) comments

Two separate meetings were held by the Housing Authority to encourage input for the 5-Year Plan for fiscal years 2010-2014. The first was held on February 25, 2010 at 4:00pm, advertised as a Public Hearing for input into the 5-Year Plan, and the second on March 9, 2010 to get input specifically from the residents and Resident Council on the 5-Year plan. The meetings were held at the Housing Office located at 233 C Street, Rock Springs, Wyoming.

Attendees were asked for input on the policies, administration and maintenance operations, budget, planned improvements, or any issue that they may want to discuss. The comments and suggestions they gave included drafty, leaking windows at all 3 family sites and the playground sand at each of the family sites, (Plaza court, Century Square, and Thompson Heights) has become too hard. They would like to see something in the area besides sand. Two of the playgrounds need to have the equipment replaced; one at Thompson Heights and the other at Century Square. A request was also made for picnic tables at Century Square. They asked for additional lighting around the 1410 building at Thompson heights, for added visibility and security. They would also like to see improvements to the inside of the units such as; having the units painted ; air ducts and vents cleaned for improved circulation and utility costs; replace bathtub drains at Thompson and Century. The residents also requested that the buildings be power washed; new blacktop for the parking lots at Thompson; additional handicap curb cuts to be added at Plaza and some type of snow fence to address the drifting in front of the 1455 building. The residents would also like a Fire Safety Training.

Analysis of Resident Comments

The PHA staff discussed suggestions and requests from the Resident advisory Board and agreed that all suggestions were reasonable and many were already planned for inclusion in the new 5-Year Plan. Security lighting, bathroom renovations, playground renovations, vent cleaning and painting of units had already been entered in the 5-Year plan by the PHA. Some of the other issues, such as picnic tables, snow barriers, power washing would be addressed in the PHA current year operating budget with maintenance operating funds. Every effort will be made to address the Resident concerns, either in the proposed 5-Year Plan or in the current operating budget.

Resident Advisory Board

President	John Sanchez
Vice President	Aaron Webb
Treasure	Peggy Webb
Secretary	Regina Webb
Members at Large	Penny Williams

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

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

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

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

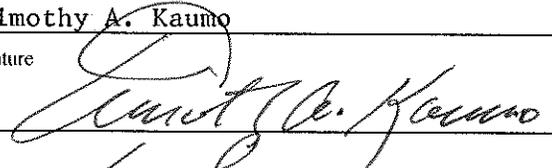
Rock Springs Housing Authority
PHA Name

WY006P003003
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2010 - 2014

Annual PHA Plan for Fiscal Years 2010 - 2011

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

Name of Authorized Official	Title
<u>Timothy A. Kaumo</u>	<u>Mayor</u>
Signature	Date
	<u>03/16/2010</u>



Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Rock Springs Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

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

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

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

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

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

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

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

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

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

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

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

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

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

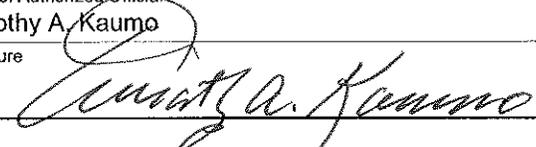
g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

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

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

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

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

Name of Authorized Official Timothy A. Kaumo	Title Mayor
Signature 	Date 03/16/2010

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Rock Springs Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

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

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

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

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

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

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

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

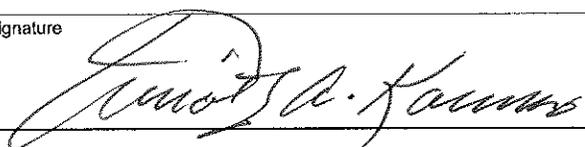
Name of Authorized Official

Timothy A. Kaumo

Title

Mayor

Signature



Date (mm/dd/yyyy)

03/16/2010

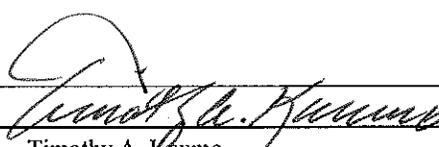
DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Rock Springs Housing Authority 233 C Street Rock Springs, WY 82901 Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$ _____	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): <div style="text-align: center;">  _____ </div>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: _____ Print Name: Timothy A. Kaumo Title: Mayor Telephone No.: 307-352-1510 Date: 3/16/10	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in Item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.