

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

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*HOUSING AUTHORITY OF YAMHILL COUNTY*

*PHA Plans*

*5 Year Plan for Fiscal Years 2002 - 2006*

*Annual Plan for Fiscal Year 2002*

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan  
Agency Identification**

**PHA Name: HOUSING AUTHORITY OF YAMHILL COUNTY**

**PHA Number: OR016**

**PHA Fiscal Year Beginning: (mm/yyyy) 07/2002**

**Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)**

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

**5-YEAR PLAN**  
**PHA FISCAL YEARS 2000 - 2004**  
[24 CFR Part 903.5]

**A. 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. (select one of the choices below)

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.

The PHA's mission is:

The mission of the Housing Authority is to provide the opportunity for decent, safe, sanitary and affordable housing to lower-income families residing or wishing to reside in our community.

In order to fulfill this mission, the Housing Authority has established the following objectives:

- To provide prompt housing assistance in a manner that respects the dignity and inherent worth of every person.
- To promote expanded housing opportunity and freedom of choice for lower-income families based on individual needs.
- To further the revitalization of the community through maintenance and rehabilitation of existing housing.
- To promote increased awareness of tenant and owner rights and responsibilities under lease agreements.
- To promote maximum utilization of available funds to assist eligible families.
- To fulfill all Public Housing Authority (PHA) responsibilities outlined in the Department of Housing and Urban Development (HUD) regulations and state law.

## **B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

### **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:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)
  
- PHA Goal: Improve the quality of assisted housing  
Objectives:
  - Improve public housing management: (PHAS score)
  - Improve voucher management: (SEMAP score)
  - Increase customer satisfaction:
  - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
  - Renovate or modernize public housing units:
  - Demolish or dispose of obsolete public housing:
  - Provide replacement public housing:
  - Provide replacement vouchers:
  - Other: (list below)
  
- PHA Goal: Increase assisted housing choices  
Objectives:
  - Provide voucher mobility counseling:
  - Conduct outreach efforts to potential voucher landlords
  - Increase voucher payment standards
  - Implement voucher homeownership program:
  - Implement public housing or other homeownership programs:
  - Implement public housing site-based waiting lists:
  - Convert public housing to vouchers:
  - Other: (list below)

**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:
  - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
  - Implement public housing security improvements: better lighting.
  - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
  - Other: (list below)

**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:
  - Provide or attract supportive services to improve assistance recipients' employability:
  - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
  - Other: (list below)

**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:
  - 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:
  - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  - Other: (list below)

**Other PHA Goals and Objectives: (list below)**

**Annual PHA Plan**  
**PHA Fiscal Year 2000**  
[24 CFR Part 903.7]

**Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

**Streamlined Plan:**

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Section 8 Only**

**Troubled Agency Plan**

**ii. Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

*The Annual Plan includes information outlining the resources and policies in place to guide the Authority during the fiscal year. The Authority will continue to maintain and make every effort to expand programs to assist the low income families of Yamhill County in meeting their housing needs. The Authority will continue to provide rental assistance (Housing Choice Vouchers) to eligible households and seek funding to assist families with rental assistance. In addition, the plan outlines for the Housing Authority Public Housing Program to continue to maintain and improve public housing. During the year capital improvement funds are being set aside to upgrade and improve several of the public housing units and systems. The annual plan anticipates continuation of the existing programs and adoption and implementation of the changes and requirements of QHWRA. The annual plan includes the administrative plans and policies with will guide the authority's operations. Some but not all include the Administrative Plan for the Housing Choice Voucher program, policies governing admission to and continued occupancy of the Public Housing program, the FSS Action Plan and the Housing Authority's Technology Plan.*

## **Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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## Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

### Required Attachments:

- Admissions Policy for Deconcentration (Attachment #1)
- FY 2002 Capital Fund Program Annual Statement (Attachment #2)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Implementation of Public Housing Resident Community Service Requirements (Attachment #4)
- Pet Policy (Attachment #5)
- Brief Statement of Progress in Meeting the 5-Year Plan Mission and Goals (Attachment #6)
- Membership of the Resident Advisory Board (Attachment #8)
- Resident Membership of the PHA Governing Board (Attachment #7)
- Capital Fund Program Annual Report Performance and Evaluation Reports, FY 2000, FY2001 (Attachment #9)

### Optional Attachments:

- PHA Management Organizational Chart (Attachment #10)
- FY 2002 Capital Fund Program 5 Year Action Plan (Attachment #3)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)  
 Definitions of "Substantial Deviation from the 5-Year Plan" and "Significant Amendment or Modification to the 5-Year Plan and Annual Plan." (Listed under other)

## Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
<b>X</b>	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
<b>X</b>	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
<b>X</b>	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
<b>X</b>	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs



**List of Supporting Documents Available for Review**

Applicable & On Display	Supporting Document	Applicable Plan Component
<b>X</b>	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
<b>X</b>	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
<b>X</b>	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
<b>X</b>	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
<b>X</b>	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
<b>X</b>	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
<b>X</b>	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
<b>X</b>	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
<b>X</b>	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
<b>X</b>	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
<b>X</b>	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
<b>X</b>	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

**List of Supporting Documents Available for Review**

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
<b>X</b>	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
<b>X</b>	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
<b>X</b>	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

# 1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

## A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the “Overall” Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	2107	5	5	5	4	5	5
Income >30% but <=50% of AMI	1821	5	5	4	3	4	4
Income >50% but <80% of AMI	2447	4	4	3	2	n/a	3
Elderly (0-80% of AMI)	1291	5	3	3	4	n/a	4
Families with Disabilities	137	5	5	4	5	n/a	5
Hispanic	373	5	4	4	3	4	4

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s  
Indicate year: 2001-2005
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

## B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	31		31
Extremely low income <=30% AMI	22	70.96%	
Very low income (>30% but <=50% AMI)	8	25.80%	
Low income (>50% but <80% AMI)	1	3.22%	
Families with children	31	100%	
Elderly families	0	0%	
Families with Disabilities	1	3.22%	
Race/ethnicity – Hispanic	6	19%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	0	0%	
2 BR	13	41.93%	
3 BR	18	58.06%	
4 BR	0	0%	
5 BR	0	0%	
5+ BR	0	0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

### Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance  
 Public Housing  
 Combined Section 8 and Public Housing  
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	821		304
Extremely low income <=30% AMI	700	85.26%	
Very low income (>30% but <=50% AMI)	112	13.64%	
Low income (>50% but <80% AMI)	9	.73%	
Families with children	479	58%	
Elderly families			
Families with Disabilities	87	10.59%	
Race/ethnicity – Hispanic	131	16%	
Race/ethnicity – Black	20	2%	
Race/ethnicity – Asian	17	2%	
Race/ethnicity – American Indian/Alaskan	50	6%	

Characteristics by Bedroom Size  
(Public Housing Only)

1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)?  No  Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year?  No  Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?  No  Yes

### C. Strategy for Addressing 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**, and the Agency's reasons for choosing this strategy.

*The Housing Authority of Yamhill County's strategy in the upcoming year to address the needs of families in our jurisdiction is to apply for any applicable funds to provide more affordable housing to residents at or below 50% of AMI. This strategy was chosen because it is believed to be the most productive method of increasing affordable housing to people in these income categories.*

#### **(1) Strategies**

**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:**

Select all that apply

- 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
- Other (list below)

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

Select all that apply

- 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.
- Other: (list below)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- 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
- Other: (list below)

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)



## **2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2002 grants)</b>		
a) Public Housing Operating Fund	\$97,824	
b) Public Housing Capital Fund	\$170,000	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$6,437,557	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self-Sufficiency Grants	\$68,989	
h) Community Development Block Grant	0	
i) HOME	0	
Other Federal Grants (list below)	0	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
	0	
	0	
<b>3. Public Housing Dwelling Rental Income</b>		
	\$216,160	
	0	
<b>4. Other income (list below)</b>		
Interest	\$19,500	
Tenant Charges	\$6,360	
<b>5. Non-federal sources (list below)</b>		
	0	
<b>Total resources</b>	<b>\$7,016,390</b>	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

#### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)  
 When families are within a certain time of being offered a unit: (state time)  
 Other: *When it is known a unit will be available.*

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity  
 Rental history  
 Housekeeping  
 Other (describe)

c.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

##### **(2) Waiting List Organization**

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list  
 Sub-jurisdictional lists  
 Site-based waiting lists  
 Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office  
 PHA development site management office  
 Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2.  Yes  No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?

3.  Yes  No: May families be on more than one list simultaneously  
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

**(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One
- Two
- Three or More

b.  Yes  No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

**(4) Admissions Preferences**

a. Income targeting:

- Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1.  Yes  No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence

- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

*Need for accessible unit.*

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 2 Residents who live and/or work in the jurisdiction
- 2 Those enrolled currently in educational, training, or upward mobility programs
- 2 Households that contribute to meeting income goals (broad range of incomes)
- 2 Households that contribute to meeting income requirements (targeting)
- 2 Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 1 Other preference(s) (list below)

*Need for accessible unit.*

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

**(6) Deconcentration and Income Mixing**

a.  Yes  No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists  
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments  
If selected, list targeted developments below:
- Other (list policies and developments targeted below)

d.  Yes  No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments

- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

b.  Yes  No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c.  Yes  No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d.  Yes  No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
- Other (describe below)

*Lease violations, address & name of current and previous landlord, damage claims.*

### (2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office  
 Other (list below)

**(3) Search Time**

a.  Yes  No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

*Initial issuance is for 120 days. Extensions beyond that are granted only for reasonable accommodations.*

**(4) Admissions Preferences**

a. Income targeting

Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)  
 Victims of domestic violence  
 Substandard housing  
 Homelessness  
 High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability  
 Veterans and veterans' families  
 Residents who live and/or work in your jurisdiction  
 Those enrolled currently in educational, training, or upward mobility programs  
 Households that contribute to meeting income goals (broad range of incomes)  
 Households that contribute to meeting income requirements (targeting)  
 Those previously enrolled in educational, training, or upward mobility programs  
 Victims of reprisals or hate crimes

- 1** Other preference(s) (list below)
1. *Current participant in HAYC project-based or owned property who administratively needs to transfer.*
  2. *Special needs households participating in HAYC sponsored affordable housing supportive services.*
  3. *Families working undercover with Yamhill County police departments.*

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

**2** Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes

**1** Other preference(s) (list below)  
*Same as listed in 2 above.*

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan



6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

#### **(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)
- Notification of applicable entities responsible for assisting targeted groups.

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

##### **A. Public Housing**

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

##### **(1) Income Based Rent Policies**

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

2.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

*In order for the family to qualify for a hardship exception, the family's circumstances must fall into one of the following criteria:*

1. *The family has lost eligibility or is awaiting an eligibility determination for Federal, State, local assistance.*
2. *The family would be evicted as a result of the imposition of the minimum rent requirement.*
3. *The income of the family has decreased because of changed circumstances, including:*
  - a. *Loss of employment*
  - b. *Death in family*
  - c. *Other circumstances as determined by HA or HUD.*

*The family must demonstrate that the hardship is of long-term duration. If the family demonstrates that the hardship is of long-term duration the HA or HUD must retroactively exempt the family from the minimum rent requirement for the 90-day period.*

c. Rents set at less than 30% than adjusted income

1.  Yes  No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

*Flat rents in place: 2 Bdrm \$550 3 Bdrm \$688*

*These amounts will be used when 30% of a family's adjusted income exceeds the flat rent.*

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member  
 For increases in earned income  
 Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:

- For household heads  
 For other family members  
 For transportation expenses  
 For the non-reimbursed medical expenses of non-disabled or non-elderly families  
 Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

Yes for all developments

- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95<sup>th</sup> percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) **\$6,000 annual**
- Other (list below)

g.  Yes  No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

**(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

*Current ceiling rents in place.*

## B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

### (1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other : Ability to lease-up the baseline allocation of vouchers.

### (2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b.  Yes  No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

3. If yes to question 2, list these policies below:

*In order for the family to qualify for a hardship exception, the family's circumstances must fall into one of the following criteria:*

1. *The family has lost eligibility or is awaiting an eligibility determination for Federal, State, local assistance.*
2. *The family would be evicted as a result of the imposition of the minimum rent requirement.*
3. *The income of the family has decreased because of changed circumstances, including:*
  - a. *Loss of employment*
  - b. *Death in family*
  - c. *Other circumstances as determined by HA or HUD.*

*The family must demonstrate that the hardship is of long-term duration. If the family demonstrates that the hardship is of long-term duration the HA or HUD must retroactively exempt the family from the minimum rent requirement for the 90-day period.*

## **5. Operations and Management**

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

### **A. PHA Management Structure**

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached (Attachment #10)
- A brief description of the management structure and organization of the PHA follows:

### **B. HUD Programs Under PHA Management**

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	70	10
Section 8 Vouchers	1154	300
Section 8 Mod Rehab	13	4
Special Purpose Section 8 Certificates/Vouchers (list individually)	Mainstream – 75 Family Unif. - 60	5 10
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

## B. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

*Public Housing Admissions and Continued Occupancy Policy*  
*Addendum - Public Housing Maintenance Plan*  
*Lease Agreement*

(2) Section 8 Management: (list below)

*Section 8 Admin Plan*  
*Lease and Contract*

## 6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

### A. Public Housing

1.  Yes  No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office  
 PHA development management offices  
 Other (list below)

### B. Section 8 Tenant-Based Assistance

1.  Yes  No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office  
 Other (list below)

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

### **A. Capital Fund Activities**

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

#### **(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment 2

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

#### **(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a.  Yes  No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (Attachment 3)

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

### **B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)**

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes  No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes  No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name/s below:

Yes  No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?  
If yes, list developments or activities below:

Yes  No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?  
If yes, list developments or activities below:

**8. Demolition and Disposition**

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes  No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

<b>Demolition/Disposition Activity Description</b>
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:



**9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1.  Yes  No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

<b>Designation of Public Housing Activity Description</b>	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)	
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

## 10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

### A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1.  Yes  No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

#### 2. Activity Description

- Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name: Housing Authority of Yamhill County	
1b. Development (project) number: OR002	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)	

### B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

**A. Voluntary Conversion Initial Assessments**

- a. How many of the PHA’s developments are subject to the Required Initial Assessments?  
**3**
  
- b. How many of the PHA’s developments are subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?  
**0**
  
- c. How many Assessments were conducted for the PHA’s covered developments?  
**1**
  
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: **Without further HUD guidance, HAYC is unable to determine if conversion would be more or less expensive to operate as public housing, as compared to tenant-based assistance. Upon initial assessment, we did not find conversion as being appropriate for any of our developments at this time.**
  
- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:  
**completed**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

- 1.  Yes  No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

**2. Activity Description**

- Yes  No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

**Public Housing Homeownership Activity Description**  
**(Complete one for each development affected)**

1a. Development name:
1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected:
6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

**B. Section 8 Tenant Based Assistance**

1.  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

Yes  No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

Yes  No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

*The feasibility of Section 8 Homeownership is still being reviewed and discussed, criteria may be developed in the future.*

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

### **A. PHA Coordination with the Welfare (TANF) Agency**

#### 1. Cooperative agreements:

- Yes  No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? 02/15/00

#### 2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals  
 Information sharing regarding mutual clients (for rent determinations and otherwise)  
 Coordinate the provision of specific social and self-sufficiency services and programs to eligible families  
 Jointly administer programs  
 Partner to administer a HUD Welfare-to-Work voucher program  
 Joint administration of other demonstration program  
 Other (describe)

### **B. Services and programs offered to residents and participants**

#### **(1) General**

##### a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies  
 Public housing admissions policies  
 Section 8 admissions policies  
 Preference in admission to section 8 for certain public housing families  
 Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA  
 Preference/eligibility for public housing homeownership option participation  
 Preference/eligibility for section 8 homeownership option participation  
 Other policies (list below)

##### b. Economic and Social self-sufficiency programs

- Yes  No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>ABC'S OF HOMEOWNERSHIP</i>	<i>Up to 15 people</i>	<i>Open to all, first come, first serve</i>	<i>PHA main office</i>	<i>Both</i>

**(2) Family Self Sufficiency program/s**

**a. Participation Description**

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2002 Estimate)	Actual Number of Participants (As of: 02/28/02)
Public Housing	N/A	N/A
Section 8	140	139

- b.  Yes  No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?  
If no, list steps the PHA will take below:

**C. Welfare Benefit Reductions**

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
  - Informing residents of new policy on admission and reexamination
  - Actively notifying residents of new policy at times in addition to admission and reexamination.
  - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
  - Establishing a protocol for exchange of information with all appropriate TANF agencies
  - Other: (list below)

**B. Community Service Requirements**

Community Service Requirement guidelines are included in the Public Housing Admissions and Continued Occupancy Policy. HAYC has chosen to suspend enforcement of the requirements in recognition that the non-Hope VI programs will no longer be enforceable during its 2002 fiscal year. All tenants have been notified of the temporary suspension.

### **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

#### **A. Need for measures to ensure the safety of public housing residents**

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

HAYC has scattered sites so no specific developments are most affected, there are currently no known problems within the public housing sites as far as areas of high incidences of violent and/or drug-related crime or even lower-level crime, vandalism and/or graffiti.

#### **B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below) *Ongoing tenant/applicant education through counseling sessions, newsletter, etc.*

1. Which developments are most affected? (list below)

HAYC has scattered sites so no specific developments are most affected, there are currently no known problems within the public housing sites as far as areas of high incidences of violent and/or drug-related crime or even lower-level crime, vandalism and/or graffiti. We are concentrating on education as a method to possibly prevent any of these types of incidents from occurring.

**C. Coordination between PHA and the police**

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (List below)

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes  No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes  No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes  No: This PHDEP Plan is an Attachment. (Attachment Filename: \_\_\_\_)

**14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

*Pet policy guidelines are Exhibit 4 of the Public Housing Admissions and Occupancy Policy.*

**15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

**Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.**

**16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

- 1.  Yes  No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
no, skip to component 17.) (If
- 2.  Yes  No: Was the most recent fiscal audit submitted to HUD?
- 3.  Yes  No: Were there any findings as the result of that audit?
- 4.  Yes  No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? \_\_\_\_



5.  Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

## **17. PHA Asset Management**

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1.  Yes  No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- Not applicable
- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)
3.  Yes  No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name)
- Provided below:

**Section 8 Homeownership** - Comment made that it makes sense not to move forward until we find out more information as to the pros and cons of being able to do this.

**Change in Voucher Payment Standards** - One participant commented that it seems pretty cut-throat to be decreasing the voucher payment standard while another commented that it makes sense since the Housing Authority is trying to utilize the money as much as possible to serve as many people as possible.

**Public Housing Capital Fund** - Comments were made that it would be nice to see better security lighting (it was noted by staff that this was put into last year's agency plan in the fifth year of the five year capital plan.), changing of the sinks and countertops which are old and need replacing, replacing fencing and carpeting in the living rooms and bedrooms. When asked how these should be prioritized, it was mentioned that it would be sinks, carpeting and then security lighting. The question was asked if there are any kinds of standards when you move into a LRPH unit. Staff answered that there is an inspection performed at that time

but most of the issues addressed are not cosmetic, it focuses instead on life, health and safety concerns. A question was also asked as far as the number of public housing units HAYC has in comparison with other counties and staff answered that we have a fairly low number, we are larger in the Section 8 area.

**Merger of public housing drug elimination program (phdep) funding with the public housing operating fund (For informational purposes)** - Comment made that it seems like it doesn't make sense to provide PHDEP money when you aren't supposed to house drug or criminal activity anyway. Staff commented that this type of funding applied more for housing authorities with large complexes, we are very fortunate to have scattered sites.

**Other comments:**

- Question asked why are landlords reluctant to accept S8. Staff commented that they felt a lot of this is due to the perception of the program. It was suggested that the Housing Authority invite landlord's who are on the program to come and meet with us. Staff mentioned that there is a local landlord association and we will actually be going to meet with them in March to talk about the program. A comment was also made that they feel it is very good screening that the Housing Authority does.
- Question asked as to what would be the disadvantage in being a Section 8 landlord. Staff answered that in the past there was lots of paperwork to complete and the lack of being able to increase the rent in the 1<sup>st</sup> year might be deterrents.
- Question asked as to why the recertification packet is sent out so far in advance of the actual recertification date. Staff explained the process of allowing time for verifications, proper notice to tenant if rent increased, etc.
- Question asked as why do we not increase rent when income goes up. Staff explained self-sufficiency, encouraging people to become more self-sufficient, get better jobs, etc. without penalizing them. Explained difference between Section 8 and Public Housing. Public Housing has a \$6000 annual increase threshold and Section 8, rent will not increase until next recertification unless the tenant is at zero income in which case it will increase the beginning of the next month.

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments  
List changes below:
- Other: (list below)

**B. Description of Election process for Residents on the PHA Board**

1.  Yes  No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2.  Yes  No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

**C. Statement of Consistency with the Consolidated Plan**

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: ***State of Oregon***

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Strategy One: Provide an adequate supply of quality, affordable, appropriate rental housing for very low-, low- and moderate-income individuals and families, including person with special housing needs.

Strategy Two: Maintain and preserve in good condition the supply of affordable homeowner units.

Strategy Three: Promote independent housing options for Oregon's special needs populations.

Strategy Five: Identify and address the barriers to affordable rental housing, support services, and shelters.

Strategy Seven: Identify and address a coordinated strategy of housing and non-housing community development programs targeted to combat the effects of poverty on vulnerable Oregon households.

- Other: (list below)

2. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

Please see above, strategies # one, two, three, five and seven are consistent with HAYC's agency plan.

#### **D. Other Information Required by HUD**

Use this section to provide any additional information requested by HUD.

1. *A PHA must identify the basic criteria the PHA will use for determining – 903.7(r)(2):*
  - (i) *A substantial deviation from its 5-Year Plan; and*
  - (ii) *A significant amendment or modification to its 5-Year Plan and Annual Plan.*

*The Housing Authority of Yamhill County defines “Substantial Deviation, Significant Amendments of Modifications” as follows:*

- *5-Year Plan – the Housing Authority believes that significant amendments or modifications are those that make a change in the Housing Authority's mission, or the goals and objectives to enable the Housing Authority to meet the needs of the families that it serves, or both.*
- *Annual Plan – the Housing Authority considers that significant amendments or modifications are those that make significant changes to information provided by the Housing Authority in its Annual Plan.*

*The Housing Authority of Yamhill County will consider the following criteria to determine whether or not a proposed change to the annual plan will be considered to be a “substantial deviation” or “significant amendment” or “modification” to the annual plan which will require the Housing Authority to submit the proposed revision(s) to the Annual Plan to the full public review process requirements.*

1. *Changes to the rent or admission policies or organization of the waiting list;*
2. *Addition of non-emergency work items (items not included in the current Annual Statement of the 5 Year Action Plan) or change in use of replacement reserve funds under the Capital Fund;*
3. *Any changes with regard to demolition or disposition, designation, home ownership programs or conversion activities.*

*The Board of Commissioners will determine if changes to the 5 Year Plan or Annual Plan constitute a “Substantial Deviation, Significant Amendment or Modification.”*

*An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements. Such changes will not be considered significant amendments by the Housing Authority of Yamhill County.*

(i) **Attachments**

Use this section to provide any additional attachments referenced in the Plans.

**Required Attachments**

**Attachment No. 1**

**Admissions Policy for Deconcentration**

**CHAPTER 5. ESTABLISHING PREFERENCES AND MAINTAINING THE WAITING LIST**

To be eligible for admission, an applicant must meet the following requirements:

Introduction: It is the HA's objective to ensure that families are placed in the proper order on the wait list and selected from the wait list for admissions in accordance with the policies in the Admissions and Continued Occupancy Policy (ACOP). By maintaining an accurate wait list, the HA will be able to perform the activities which ensure that an adequate pool of qualified applicants will be available so that program funds are used in an efficient manner.

**B. Income Targeting**

In accordance with the Quality Housing and Work Responsibility Act of 1998, each fiscal year the HA will reserve a minimum of 40% of its Public Housing new admissions for families whose income does not exceed 30% of the area median income. HUD refers to these families as "extremely low-income families."

The HA's income targeting requirements do not apply to low income families continuously assisted as provided for under the 1937 Housing Act.

Skipping of a family on the waiting list specifically to reach another family with a lower or higher income will be uniformly applied to accomplish deconcentration and income-mixing.

**C. Deconcentration of Poverty**

In accordance with the Quality Housing and Work Responsibility Act of 1998, annually the HA will assess the concentration of poverty within its jurisdiction.

The HA will attempt to house higher income families in low-income areas and low-income families in high-income areas.

Skipping of a family on the waiting list specifically to reach another family with a lower or higher income will be uniformly applied to accomplish deconcentration and income-mixing.

**Annual Statement/Performance and Evaluation Report**

**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

<b>PHA Name:</b> HOUSING AUTHORITY OF YAMHILL COUNTY	<b>Grant Type and Number</b> Capital Fund Program Grant No: OR16P01650102 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> <b>2002</b>
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**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 No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	11,000.00			
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration	17,400.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	5,000.00			
10	1460 Dwelling Structures	90,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable	16,000.00			
12	1470 Nondwelling Structures	0.00			
13	1475 Nondwelling Equipment	2,000.00			
14	1485 Demolition				
15	1490 Replacement Reserve	33,000.00			
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	0.00			
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	174,400.00			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures				
	Collateralization Expenses or Debt Service				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor**  
**(CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name: <b>HOUSING AUTHORITY OF YAMHILL COUNTY</b>		Grant Type and Number Capital Fund Program Grant No: OR16P01650102 Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2002</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Staff Salaries	1408		15,000.00				
HA-Wide	Sundry Items	1408		2,400.00				
HA-Wide	Fees and Costs	1430		0.00				
HA-Wide	Site Improvements	1450	10 units	5,000.00				
HA-Wide	Dwelling Interior Improvements	1460	15 units	45,000.00				
HA-Wide	Dwelling Exterior Improvements	1460	15 units	45,000.00				
HA-Wide	Dwelling Equipment Improvements	1465	4 units	16,000.00				
HA-Wide	Non-Dwelling Improvements	1470		0.00				
HA-Wide	Maintenance Equipment	1475		2,000.00				
HA-Wide	New Maintenance Shop Set-A-Side	1490		33,000.00				
HA-Wide	Relocation	1495		0.00				

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor  
 (CFP/CFPRHF)**

**Part III: Implementation Schedule**

PHA Name: HOUSING AUTHORITY OF YAMHILL COUNTY			Grant Type and Number Capital Fund Program No: OR16P01650102 Replacement Housing Factor No:				Federal FY of Grant: <b>2002</b>
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	Jun-04			Jun-05			



**Attachment No. 3**

**Capital Fund Program Five-Year Action Plan**

**Part I: Summary**

PHA Name				<input checked="" type="checkbox"/> <b>Original 5-Year Plan 2002-2006</b>	
HOUSING AUTHORITY OF YAMHILL COUNTY				<input type="checkbox"/> <b>Revision No: _____</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: 2003	FFY Grant: 2004	FFY Grant: 2005	FFY Grant: 2006
		PHA FY:	PHA FY:	PHA FY:	PHA FY:
	<b>Annual Statement</b>				
HA-Wide		\$141,400.00	\$141,400.00	\$174,400.00	\$174,400.00
Total CFP Funds (Est.)		\$141,400.00	\$141,400.00	\$174,400.00	\$174,400.00
Total Replacement Housing Factor Funds		\$33,000.00	\$33,000.00	\$0.00	\$0.00

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: PHA FY:			Activities for Year: <u>3</u> FFY Grant: PHA FY:		
	Development Name/Number	Major Work Catagories	Estimated Cost	Development Name/Number	Major Work Catagories	Estimated Cost
<b>See</b>						
<b>Annual Statement</b>	HA-Wide	Operations	\$11,000.00	HA-Wide	Operations	\$11,000.00
	HA-Wide	Administration	\$17,400.00	HA-Wide	Administration	\$17,400.00
	HA-Wide	Fees and Costs	\$10,000.00	HA-Wide	Fees and Costs	\$10,000.00
	HA-Wide	Site Improvemnts	\$5,000.00	HA-Wide	Site Improvemnts	\$5,000.00
	HA-Wide	Unit Improvements	\$80,000.00	HA-Wide	Unit Improvements	\$80,000.00
	HA-Wide	Unit Equipment	\$16,000.00	HA-Wide	Unit Equipment	\$16,000.00
	HA-Wide	Non-Unit Improvements	\$0.00	HA-Wide	Non-Unit Improvements	\$0.00
	HA-Wide	Non-Unit Equipment	\$2,000.00	HA-Wide	Non-Unit Equipment	\$2,000.00
	HA-Wide	Replacement Reserve	\$33,000.00	HA-Wide	Replacement Reserve	\$33,000.00
	HA-Wide	Relocation Costs	\$0.00	HA-Wide	Relocation Costs	\$0.00
	<b>Total CFP Estimated Cost</b>		<b>\$174,400.00</b>			<b>\$174,400.00</b>

**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages—Work Activities**

Activities for Year : <u>4</u> FFY Grant: 2005 PHA FY:			Activities for Year: <u>5</u> FFY Grant: 2006 PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA-Wide	Operations	\$11,000.00	HA-Wide	Operations	\$11,000.00
HA-Wide	Administration	\$17,400.00	HA-Wide	Administration	\$17,400.00
HA-Wide	Fees and Costs	\$10,000.00	HA-Wide	Fees and Costs	\$10,000.00
HA-Wide	Site Improvements	\$5,000.00	HA-Wide	Site Improvements	\$5,000.00
HA-Wide	Unit Improvements	\$113,000.00	HA-Wide	Unit Improvements	\$88,000.00
HA-Wide	Unit Equipment	\$16,000.00	HA-Wide	Unit Equipment	\$16,000.00
HA-Wide	Non-Unit Improvements	\$0.00	HA-Wide	Non-Unit Improvements	\$0.00
HA-Wide	Non-Unit Equipment	\$2,000.00	HA-Wide	Non-Unit Equipment	\$27,000.00
HA-Wide	Replacement Reserve	\$0.00	HA-Wide	Replacement Reserve	\$0.00
HA-Wide	Relocation Costs	\$0.00	HA-Wide	Relocation Costs	\$0.00
<b>Total CFP Estimated Cost</b>		<b>\$174,400.00</b>			<b>\$174,400.00</b>

**Community Service (PH)**

The Housing Authority of Yamhill County (HAYC) implemented their Community Service policy on July 1, 2001. HAYC will be monitoring the Community Service requirements in-house. The current process occurs at the time of annual recertification. The process is explained to each tenant family and the appropriate forms are given to the tenant family to claim an exemption if needed. After a verification process, the determination will be made as to whether each adult household member qualifies for an exemption or will be required to complete the community service.

HAYC will exempt an adult from the community service requirement if they are:

- 1) 62 years of age or older;
- 2) Blind or disabled individual as defined under 216(i)(1) or 1614 of the Social Security Act [42 U.S.C. 416(i)(1); 1382c], and who certifies that because of this disability she or he is unable to comply with the service provisions of the lease, or is a primary caretaker of such an individual;
- 3) Engages in work activities;
- 4) Meets the requirements for being exempted from having to engage in work activity under the State program funded under part A of Title IV of the Social Security Act (42-U.S.C. 601 *et seq.*) or under any other welfare program of Oregon including a State administered welfare-to-work program; or
- 5) A member of a family receiving assistance benefits or services under a State program funded under part A of the Title IV of the Social Security Act (42 U.S.C. 602 *et seq.*) or under any other welfare program of Oregon, including a State-administered welfare to-work program, and has not found by the State or other administering entity to be in noncompliance with such a program.

For those that are not exempted, each adult family member will be required to contribute 8 hours per month of community service within the Housing Authority of Yamhill County's jurisdiction, participate in an economic self-sufficiency program for 8 hours per month, or a combination of both to equal 8 hours per month. The hours are tracked by Housing Authority staff on a monthly basis. If at the time of the next scheduled annual recertification, the family member has not performed all 96 hours for the year of community service, an agreement to make up the hours within the next 12 month period will be required. Failure to comply with the community service requirement may result in eviction of the entire family.

**NOTE: HAYC has chosen to suspend enforcement of the requirements during its 2002 fiscal year in recognition that non-Hope VI programs will not be enforceable during that time period.**

**Pet Policy (PH)**

The Housing Authority of Yamhill County (HAYC) currently has a pet policy in place for residents of its Public Housing units. The pet policy sets out two categories of pets and limits on the number and type of pets allowed. The second category of pets include cats, dogs or rabbits and the tenant family is only allowed one of this category and must register the pet and sign an amendment to the rental agreement prior to bringing a pet onto the premises. The tenant family also must pay a \$100.00 refundable pet deposit prior to being allowed the pet. Forms to be completed by the family include a pet addendum to the rental agreement, which specifies the main portions of the pet policy that the tenant family needs to adhere to. There is also a pet registration/authorization form, which is required to be filled out and includes acknowledgement that the \$100.00 pet deposit has been paid. Attachments required to be submitted with the pet registration/authorization form are a pet health report signed by a veterinarian and a responsible party certification which two different people have to fill out and sign stating that if the tenant is unable to care for the pet or if the health or safety of the pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet that they will assume the responsibility to care for the pet.

**Meeting 5 year goals**

Since the last agency plan was submitted, the Housing Authority of Yamhill County has been successful in accomplishing or working towards reaching the following goals:

Goal - continue to explore new areas of housing need: participated in a housing needs survey with YCAP and CDC to look at needs of the area. Investigating the possibility of purchasing existing Rural Development properties to expand our housing inventory.

Goal - explore and expand partnership opportunities with other agencies: continuing to work with the Abacus program and CDC on the development of Homeport II. HAYC was requested to become a Community Partner with Rembold Properties in their pursuit of building a low-income development, if this works, the Housing Authority will be able to refer clients to the property for Rembold Properties to work with in obtaining affordable housing. The FSS Coordinators are continuing to build partnerships with other agencies to increase self-sufficiency of program participants. We are currently working with two local banks through the HomeStart Plus Program in which Federal Home Loan Bank provides matching funds to FSS participants upon graduation for down payment assistance. We are also taking the lead role in bringing the ABC's of Homeownership, an accredited homebuyer counseling program, to Yamhill County and are partnering with local banks, mortgage companies, insurance brokers and real estate agents in order to establish classes.

Goal - expand the supply of assisted housing: HAYC is investigating the possibility of purchasing existing Rural Development properties to expand our affordable housing inventory. HAYC is continuing to work with the Abacus program and CDC on the development of Homeport II, which would serve the developmentally disabled. HAYC applied for five vouchers under the Youth Family Unification Program in August 2001 but was unsuccessful in receiving any of these vouchers.

Goal - improve the quality of assisted housing: completed roof replacement and HVAC installation on several Public Housing units. HAYC is continuing its efforts to keep PHAS and SEMAP scores high.

Goal - increase assisted housing choices: continue to provide voucher mobility counseling and conduct outreach efforts to potential voucher landlords.

Goal - provide an improved living environment: continue to work in conjunction with law enforcement to provide safe and secure places for our residents to live.

Goal - promote self-sufficiency and asset development of families and individuals: The FSS Coordinators are continuing to build partnerships with other agencies to increase self-sufficiency of program participants. We hold monthly meetings for individuals who are no income and/or receiving utility reimbursement checks to work with them on job search, budgeting, counseling. We are currently working with two local banks through the HomeStart Plus Program in which Federal Home Loan Bank provides matching funds to FSS participants upon graduation for down payment assistance. We are also taking the lead role in bringing the ABC's of Homeownership, an accredited homebuyer counseling program, to Yamhill County and are partnering with local banks, insurance brokers and real estate agents in order to establish classes.

Goal - ensure equal opportunity and affirmatively further fair housing: several staff attended fair housing training and continuous training of staff members occurs to ensure compliance with fair housing laws. There is a Reasonable Accommodation policy in place in which one staff person deals with all Reasonable Accommodation requests to ensure equal opportunity and fairness.

**Resident on Board**

One of the HAYC Board of Commissioners, Marlon Ayers, is currently a Section 8 Housing Choice Voucher holder. The County Commissioners reappointed Mr. Ayers to the Board in January 2001 and his term will last until January 1, 2006.

**Resident Advisory Board**

Members of the Resident Advisory Board are as follows:

1. Nancy Reppert - LRPH
2. Jane Sage - LRPH
3. Arleta Cole - S8/FSS
4. Miriam Hess - S8
5. Laura Brown - S8/FSS
6. Paul Timmer - S8/FSS

## Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

<b>PHA Name:</b> HOUSING AUTHORITY OF YAMHILL COUNTY		<b>Grant Type and Number</b> Capital Fund Program Grant No: OR16P01650100 Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> 2000	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report: 12/31/01					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$58,000.00	\$58,000.00	\$58,000.00	\$58,000.00
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		\$960.00	\$960.00	\$960.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$112,834.00	\$111,874.00	\$111,874.00	\$111,874.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	\$170,834.00	\$170,834.00	\$170,834.00	\$170,834.00
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures		\$67,340.00		
	Collateralization Expenses or Debt Service				

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor  
 (CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name: <b>HOUSING AUTHORITY OF YAMHILL COUNTY</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: OR16P01650100 Replacement Housing Factor Grant No:					<b>Federal FY of Grant:</b> <i>2000</i>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work	
					Original	Revised			
HA-WIDE	HVAC/Roofs/Gutters/Fences		1460	19 Units	\$112,834.00				
OR16P016002	Repair Fences by Replacement		1450	1 Unit		\$529.00	\$529.00	Complete	
OR16P016002	New Roof and Gutters		1460	9 Units		\$44,005.00	\$44,005.00	Complete	
OR16P016002	New HVAC		1460	17 Units		\$67,340.00	\$67,340.00	Complete	



**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor  
 (CFP/CFPRHF)**

**Part III: Implementation Schedule**

PHA Name: <b>HOUSING AUTHORITY OF YAMHILL COUNTY</b>		Grant Type and Number Capital Fund Program No: OR16P01650100 Replacement Housing Factor No:			Federal FY of Grant: <i>2000</i>		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	06/02		10/01	06/03		12/01	

# Annual Statement/Performance and Evaluation Report

## Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

<b>PHA Name:</b> HOUSING AUTHORITY OF YAMHILL COUNTY	<b>Grant Type and Number</b> Capital Fund Program Grant No: OR16P01650201 Replacement Housing Factor Grant No:	<b>Federal FY of Grant:</b> 2001
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Original Annual Statement  
  Reserve for Disasters/ Emergencies  
  Revised Annual Statement (revision no: 1)  
 Performance and Evaluation Report for Period Ending: 12/31/01  
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$60,172.00	\$25,000.00	\$25,000.00	
3	1408 Management Improvements Soft Costs				
	Management Improvements Hard Costs				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs		\$344.44	\$344.44	\$344.44
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$74,000.00	\$10,572.56		
11	1465.1 Dwelling Equipment—Nonexpendable		\$93,155.00	\$7,655.00	\$7,655.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$40,000.00	\$12,100.00		
14	1485 Demolition				
15	1490 Replacement Reserve		\$33,000.00		
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1502 Contingency				
	Amount of Annual Grant: (sum of lines.....)	\$174,172.00	\$174,172.00	\$32,999.44	\$7,999.44
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security –Soft Costs				
	Amount of Line XX related to Security-- Hard Costs				
	Amount of line XX Related to Energy Conservation Measures		\$93,155.00		
	Collateralization Expenses or Debt Service				

**Annual Statement/Performance and Evaluation Report**  
**Capital Fund Program and Capital Fund Program Replacement Housing Factor**  
**(CFP/CFPRHF)**

**Part II: Supporting Pages**

PHA Name: <b>HOUSING AUTHORITY OF YAMHILL COUNTY</b>		Grant Type and Number Capital Fund Program Grant No: OR16P01650201 Replacement Housing Factor Grant No:				Federal FY of Grant: <i>2001</i>		
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
HA-Wide	HVAC/Roofs/Gutters/ Fences	1460	1	\$74,000.00	0			
OR16P016002	New Flooring	1460	5 Units		\$10,572.56			From 1406
OR16P016002	New HVAC	1465	20 Units		\$93,155.00	\$7,655.00	\$7,655.00	2 Units Done
HA-Wide	Computer/Office Equipment	1475		\$40,000.00	\$12,100			
HA-Wide	New Maintenance Shop Set-A-Side	1490			\$33,000.00			From 1406& 1475

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program and Capital Fund Program Replacement Housing Factor  
 (CFP/CFPRHF)**

**Part III: Implementation Schedule**

PHA Name: <b>HOUSING AUTHORITY OF YAMHILL COUNTY</b>			Grant Type and Number Capital Fund Program No: OR16P01650100 Replacement Housing Factor No:			Federal FY of Grant: <b>2001</b>	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	06/03	06/03		06/04	06/04		

## HOUSING AUTHORITY OF YAMHILL COUNTY ORGANIZATIONAL CHART

