

PHA Plans
Streamlined Annual
Version

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

OMB No. 2577-0226
(exp. 05/31/2006)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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Streamlined Annual PHA Plan
for Fiscal Year: 2004/2005

PHA Name: NH014
Exeter Housing Authority
277 Water Street
Exeter NH 03833

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: Exeter Housing Authority **PHA Number:** NH014

PHA Fiscal Year Beginning: (10/2004)

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
Number of public housing units: Number of S8 units: Number of public housing units:
Number of S8 units:

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

PHA Plan Contact Information:

Name: Vernon R. Sherman Phone: 603-778-8110
TDD: Email (if available): vern@exeterhousingauthority.org

Public Access to Information

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

PHA's main administrative office PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. Yes No.

If yes, select all that apply:

Main administrative office of the PHA
 PHA development management offices
 Main administrative office of the local, county or 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)

Streamlined Annual PHA Plan
Fiscal Year 2004-2005
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

- 5 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- 6 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- 7 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
- 8 4. Project-Based Voucher Programs
- 8 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
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B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan X identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, Certification for a Drug-Free Workplace: X

Form HUD-50071, Certification of Payments to Influence Federal Transactions X; and

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities. X

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B. **NO**

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

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 next component.

1. How many site-based waiting lists will the PHA operate in the coming year? 0
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)

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability: 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.

1. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
<input type="checkbox"/>	Revitalization Plan under development
<input type="checkbox"/>	Revitalization Plan submitted, pending approval
<input type="checkbox"/>	Revitalization Plan approved
<input type="checkbox"/>	Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:

4. Yes No: 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:

5. Yes No: 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:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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 the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

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, what is the maximum number of participants this fiscal year?

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:

c. What actions will the PHA undertake to implement the program this year (list)?

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - low utilization rate for vouchers due to lack of suitable rental units
 - access to neighborhoods outside of high poverty areas
 - other (describe below):
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here) New Hampshire Housing Finance Authority

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 on its waiting lists 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)
- Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below) **Although we do not anticipate receiving funds from the state CDGB program, we are free to apply on an “as needed” basis.**

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

PHAs are to 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	Related Plan Component
Applicable & on Display	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
Applicable & on Display	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
Applicable & on Display	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
Applicable & on Display	Fair Housing Documentation Supporting Fair Housing Certifications: 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
Applicable & on Display	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
Applicable & on Display	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
Applicable & on Display	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
Applicable & on Display	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
Applicable & on Display	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
Applicable & on Display	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
Applicable & on Display	Public housing rent determination policies, including the method 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
Applicable & on Display	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
Applicable & on Display	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
Applicable & on Display	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
Applicable & on Display	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary) not necessary	Annual Plan: Operations and Maintenance and Community Service & Self-

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Sufficiency
Applicable & on Display	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
Applicable & on Display	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
Applicable & on Display	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
Applicable & on Display	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
Applicable & on Display	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	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
Applicable & on Display	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	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
	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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
Applicable & on Display	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
Applicable & on Display	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
Applicable & on Display	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Exeter Housing Authority NH014			Grant Type and Number Capital Fund Program Grant No: TBD Replacement Housing Factor Grant No:		Federal FY of Grant: 2004/2005
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$35,000.00			
3	1408 Management Improvements	\$1,000.00			
4	1410 Administration	\$1,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$6,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$21,200.00			
10	1460 Dwelling Structures	\$93,619.00			
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	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$157,819.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Exeter Housing Authority NH014			Grant Type and Number Capital Fund Program Grant No: TBD Replacement Housing Factor Grant No:		Federal FY of Grant: 2004/2005
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
	Measures				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name:			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:		
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	
PHA wide	operations	1406		\$35,000.00				
	management	1408		\$1,000.00				
	administration	1410		\$1,000.00				
	Fees & Costs	1430		\$6,000.00				
NH014003	Kitchen cabinets & floors	1460		\$48,119.00				
	Replace mixing valve	1460		\$4,000.00				
	Replace Hot Water boiler	1460		\$5,000.00				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name:			Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:		
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	
Nh014-002	Replace all heat strips	1460		\$7,000.00				
	Install fence	1450		\$12,000.00				
	Add carpet mulch to playground	1450		\$1200.00				
NH014-004	Kitchen cabinets, floors, vanities	1460		\$29,500.00				
	Replace fence	1450		\$3,000.00				
	Correct moisture problem	1450		\$5,000.00				
				\$157,819.				

Annual Statement/Performance and Evaluation Report		
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)		
Part III: Implementation Schedule		
PHA Name: Exeter Housing Authority NH014	Grant Type and Number Capital Fund Program No: TBD Replacement Housing Factor No:	Federal FY of Grant: 2004/2005

**7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement
Housing Factor**

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	
PHA Wide	9/30/2006			9/30/2007			
NH014-002	9/30/2006			9/30/2007			
NH014-003	9/30/2006			9/30/2007			
NH014-004	9/30/2006			9/30/2007			

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name		<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2005/2006	Work Statement for Year 3 FFY Grant: PHA FY:2006/2007	Work Statement for Year 4 FFY Grant: PHA FY: 2007/2008	Work Statement for Year 5 FFY Grant: PHA FY: 2008/2009
	Annual Statement				
HA Wide		\$56,800.00	\$61,500.00	\$70,500.	\$132,000.00
NH014-002		0	0	\$28,000.00	0
NH014-003		\$91,200.00	\$102,000.00	\$65,000.00	\$65,000.00
NH014-004		\$15,500	0	0	\$80,000.00
CFP Funds Listed for 5-year planning		\$163,500.00	\$163,500.00	\$163,500.00	\$277,000.00
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year :__2__ FFY Grant: PHA FY: 2005/2006			Activities for Year: __3_ FFY Grant: PHA FY: 2006/2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	PHA Wide	operations	\$35,000.00	PHA Wide	operations	\$35,000.00
Annual		management	\$1,000.00		management	\$1,000.00
Statement		administration	\$1,000.00		administration	\$1,000.00
		Fees & Costs	\$7,000.00		Fees & Costs	\$6,500.00
	NH014-003	Paint units	\$5,000.00		Computer upgrade	\$18,000.00
		Carpet units	\$5,000.00	NH014-003	landscaping	\$4,000.00
		Kitchen cabinets & floors	\$55,000.00		Paint units	\$4,000.00
		Replace heat strips	\$17,000.00		Carpet units	\$4,000.00
		Clean vent ducts	\$9,200.00		Kit cabinets, floors	\$55,000.00
	NH014-004	Replace windows PA	\$15,500.00		Replace fire protection	\$35,000.00
	PHA Wide	Replace lawnmower	\$10,000.00			
		Sander for tractor	\$2,800.00			
Total CFP Estimated Cost			\$163,500.00			\$163,500.00

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : <u> 4 </u> FFY Grant: PHA FY: 2007/2008			Activities for Year: <u> 5 </u> FFY Grant: PHA FY: 2008/2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
PHA Wide	operations	\$35,000.00	PHA Wide	operations	\$35,000.00
	management	\$1,000.00		management	\$1,000.00
	administration	\$1,000.00		administration	\$1,000.00
	Fees & Costs	\$10,000.00		Fees & Costs	\$10,000.00
	Office furniture	\$10,500	NH014-003	Paint units	\$5,000.00
NH014-003	Paint units	\$5,000.00		Carpet units	\$5,000.00
	Carpet units	\$5,000.00		Kit cabinets, floors	\$55,000.00
	Kit cabinets, floors	\$55,000.00	PHA wide	Replace ford f250	\$35,000.00
	Finish office/apt over garage	\$28,000.00		Replace appliances all locations	\$50,000.00
PHA wide	Restripe parking lots	\$13,000.00	NH014-004	Replace heating source	\$80,000.00

8. Capital Fund Program Five-Year Action Plan

Total CFP Estimated Cost	\$ 163,500.00			\$277,000.00
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Annual Statement/Performance and Evaluation Report

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

PHA Name: Exeter Housing Authority 277 Water Street Exeter, NH 03833	Grant Type and Number Capital Fund Program: NH36P014-501-00 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: Fy2000
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 3/31/2003
 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	\$8,090.00	\$3316.64	\$3,316.64	3316.64
3	1408 Management Improvements				
4	1410 Administration	\$10,000.00	\$12,894.34	\$12,894.34	\$12,894.34
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	\$13,026.00	\$4,949.09	\$4,949.09	\$4949.09
8	1440 Site Acquisition				
9	1450 Site Improvement	\$5,700.00	\$1,300.00	\$1,300.00	\$1,300.00
10	1460 Dwelling Structures	\$116,725.00	\$138,881.00	\$138,811.00	\$138,811
11	1465.1 Dwelling Equipment—Nonexpendable	\$5,300.00	3200.00	3200.00	3200.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$13,300	7,670.25	\$7,670.25	\$7,670.25
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	\$172,141.00	\$172,141.00	\$172,141.00	\$172,141.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				

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

PHA Name: Exeter Housing Authority 277 Water Street Exeter, NH 03833	Grant Type and Number Capital Fund Program: NH36P014-501-00 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: Fy2000
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)

Performance and Evaluation Report for Period Ending: 3/31/2003
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
24	Amount of line 20 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name:		Grant Type and Number Capital Fund Program #: Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
	PAGE 2 CONT.							
NH014-4	Rebuild brick foundation	1460	xxx	3800.	106	106	106	
	Install floresent fixtures ceilings common halls	1460	xxx	1200	1001.85	1001.85	1001.85	
	Repave parking lot/driveway	1450	xxx	3500	1300	1300	1300	
	Replace vanity top	1460	xxx	1075	4529.23	4529.23	4529.23	
	Install med cab light & wall cabinet	1460	xxx	800	0			
	Replace closet doors, slider unit 1	1460	xxx	2500	0			
	Install dining are lights	1460	xxx	1000	512.90	512.90	512.90	
	Paint porches & trim	1460	xxx	1000	1026.71	1026.71	1026.71	
	Replace basement window	1460	xxx	1200	1290	1290	1290	
	Replace 75' stockade fence	1450	xxx	2200.	0	0	0	Completed by ha
	Replace storm doors duplicat	1460	xxx	1400	0	0	0	
	Install range hood	1460	xxx	750	0	0	0	
	Secure basement ceiling insulation	1460	xxx	1000	0	0	0	
HA-Wide	Operations	1408		8090	3316.64	3316.64	3316.64	
	Administration	1410		10,000	12894.34	12894.34	12894.34	
	Sander	1475	xxx	4000	3300	3300	3300	complete
	Trailer	1475	xxx	3000	2200	2200	2200	C
	1465 New car operating system	1465		3200	3200	3200	3200	

Annual Statement/Performance and Evaluation Report

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

PHA Name: Exeter Housing Authority 277 Water Street Exeter, NH 03833	Grant Type and Number Capital Fund Program Grant No: NH36P014501-01 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no: 02)
 Performance and Evaluation Report for Period Ending: 3/31/2003
 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	6,000.00	8039.00	8039.00	8039.00
3	1408 Management Improvements	4,039.00	0 This has been properly classified as 1406 oper.	0	0
4	1410 Administration	2,000.00	0	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	12,000.00	16,645.271	16645.27	16645.27
8	1440 Site Acquisition				
9	1450 Site Improvement	8,376.00	9316.00	9316.00	9316.00
10	1460 Dwelling Structures	95,852.00	69,350.83	69,350.83	69350.83
11	1465.1 Dwelling Equipment—Nonexpendable	14,750.00	4287.50	4287.50	4287.50
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	32,500.00	67,878.20	67,878.20	67878.20
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	175,517.00	175517	175,517	175,517
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

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

PHA Name: Exeter Housing Authority 277 Water Street Exeter, NH 03833	Grant Type and Number Capital Fund Program Grant No: NH36P014501-01 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 02)
 Performance and Evaluation Report for Period Ending: 3/31/2003 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Exeter Housing Authority 277 Water Street, Exeter, NH		Grant Type and Number Capital Fund Program Grant No: NH36P014501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001			
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	
NH014-002	Paint 2-4 units per year	1460 x		\$3,000.00	1062.55	1062.00	1062.00	
NH014-002	Reroof buildings	1460 x		71895	46,582.48	46,582.48	46582.48	COMPLETE
NH014-003	Paint 10 Occupied units	1460	10	4450	0	0		
NH014-003	Replace Carpeting in 5 occupied units	1460	5	0	0	0		
NH014-003	Replace roof over entryway, community room and garage	1460		0	0	0		
NH014-003	Replace emergency backup generator	1475 x	1	\$32,500.00	26,400.00	26400.	26,400.00	COMPLETE
NH014-003	Replace fire protection panel	1465. x		4000	4287.50	4287.50	4287.50	COMPLETE
NH014-004	Replace deck boards	1460		\$900.00	0	0		
Portsmouth	Reroof porches	1460		0	0	0		
Auburn Street	Vinyl siding	1460 x		\$13,600.00	21706	21706	21706	
	Reroof Garage	1460		0	0	0		
	Reroof apt building	1460		0	0	0	0	
	Replace knob handle with lever	1460		\$1,497.00	0	0		
HA Wide	Operations	1406	x	8039	8039	8039	8039	COMPLETE
	Management	1408	x	0				COMPLETE
	Administration	1410		0	0	0		
	Architect/Engineer fees	1430	x	\$12,000.00	16645.27	16645.27	16645.27	COMPLETE
	Replace toilet in comm room 14-2	1460		\$255.00	0	0		
	Seal and restripe all parking lots	1450 x		\$8376.00	9316.	9316	9316.	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Exeter Housing Authority 277 Water Street, Exeter, NH			Grant Type and Number Capital Fund Program Grant No: NH36P014501-01 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001		
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	
Proper class 1475 rather than 1465	xxx Computer software New truck	1475		14709.00	21003.43	21003.43	21003.43	
		1475		0	20,474.97	20,474.97	20,474.97	
				175,517	175517	175517	175517	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: EXETER HOUSING AUTHORITY, Exeter, nh		Grant Type and Number Capital Fund Program No: NH36P014501-01 Replacement Housing Factor No:				Federal FY of Grant: 2001	
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	
NH014-002	9/03			9/04			
Linden Fields							

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

PHA Name: Exeter Housing Authority Exeter NH	Grant Type and Number Capital Fund Program Grant No: NH36P011450102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement
 Performance and Evaluation Report for Period Ending: 3/31/2004 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	\$35,000.	35000	\$35000.00	\$35,000.00
3	1408 Management Improvements	\$1000.	1000	0	
4	1410 Administration	\$1000.	1000	0	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$10,000	\$10,000	\$9526.01	\$9526.01
8	1440 Site Acquisition				
9	1450 Site Improvement	\$20,000	22,000.	\$22,000.00	\$17,010.00
10	1460 Dwelling Structures	\$103,596	101,596	\$93,473.99	\$90,728.82
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	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$170,596	170,596.	\$160,000.	\$152,264.83
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				

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

PHA Name: Exeter Housing Authority Exeter NH	Grant Type and Number Capital Fund Program Grant No: NH36P011450102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement
 Performance and Evaluation Report for Period Ending: 3/31/2004 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Exeter Housing Authority		Grant Type and Number Capital Fund Program Grant No: NH36-P014-501-03 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2003 <input type="checkbox"/> 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	35,000.00		\$35,000	\$35,000.
3	1408 Management Improvements	1,000.00			
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	4,500.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	2,500.00			
10	1460 Dwelling Structures	19,625.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	60,000.00			
13	1475 Non-dwelling Equipment	13,650.00		\$11,223.99	\$11,223.99
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				

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

PHA Name: Exeter Housing Authority	Grant Type and Number Capital Fund Program Grant No: NH36-P014-501-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement **Reserve for Disasters/ Emergencies** **Revised Annual Statement** (revision no:)
 Performance and Evaluation Report for Period Ending: 3/31/2003 **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	136,275.00		46223.99	46,223.99
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs	1,000.00			
26	Amount of line 21 Related to Energy Conservation Measures	1500.00			

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

PHA Name: Exeter Housing Authority 277 Water Street Exeter NH 03833	Grant Type and Number Capital Fund Program: NH36P01450203 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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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				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	27,159.			
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	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	27,159			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				

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

PHA Name: Exeter Housing Authority 277 Water Street Exeter NH 03833		Grant Type and Number Capital Fund Program: NH36P01450203 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
24	Amount of line 20 Related to Energy Conservation Measures				

Statement of Progress in Meeting the Five Year Plan Missions and Goals

The mission of the Exeter Housing Authority is commitment to excellence in offering quality affordable housing options and opportunities for the residents of Exeter. We feel we have come a very long way in achieving this goal.

We have maximized the number of projects we have completed with the capital fund grants. Our buildings and grounds have been upgraded and improved with various projects such as complete roofing & re-roofing, energy efficient windows, energy efficient lighting, insulation, vinyl siding, complete remodeling of community rooms and common hallways, re-carpeting & painting interior of elderly units, replacement of emergency generator, parking lot repairs & paving, remodeling of bathrooms with new vanities floors & the installation of low flow toilets, walk in showers in handicapped units. The list goes on & on.

We have placed a high priority up-grading our stock of Section 8 units. Exeter NH is a town of 12,000 located 8 miles from the NH Coast in Rockingham County. There are no large apartment complexes in the area. Most of our housing stock comes from 2, 3, & 4 bedroom houses. Many of these are owner occupied.

We attacked the problem of inferior housing stock from several angles at the same time. We carried out landlord outreach, eliminated landlords who refused to upgrade their apartments to minimum standards and most important of all we hired an independent HQS inspector who is also qualified as a lead paint inspector to inspect all Section 8 units. He is able to explain the repairs which needed to be completed and in many cases advise the landlords how to complete the repairs. He also points out repairs which may come up in the next year or two.

Our inspector has been in place for several years and the results are exactly what we were striving to achieve. We have also hired qualified, experienced Section 8 personnel provided them with professional training and schooling. Our customer satisfaction & landlord satisfaction has never been at a higher point and we will continually work to keep it at this level.

The EHA Goal of a PHAS score of +95% was achieved. The total score is 98%. We now feel we will continually score in this area. This can be attributed to the hard work & continuing education of our staff. We are obligating and expending our capital fund grants on time. The Army Corps of Engineers did a physical audit of our capital fund projects. The results were excellent.

Our Section 8 results are continually improving. The 88% SEMAP score does not reflect how far we have progressed in the Section 8 Program. WE have had problems with our software provider and PIC. We have solved most of these problems. We are well on our way to achieving full utilization on our Section 8, Program. Our current lease up rate is between 98 & 99 per cent. We feel we will have a lease up rate of at least 98% by the end of this fiscal year. This is in happening without changing to the 50th percentile or changing the payment standard to 120% of FMR.

Our waiting list has been purged. We will file for Elderly only at Water Street shortly.