

**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)

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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.

**Privacy Act Notice.** The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

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**Streamlined Annual PHA Plan**  
**Fiscal Year: 2004 / 2005**  
**Housing Authority of Douglas County**

**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:** Housing Authority of Douglas County

**PHA Number:** OR003

**PHA Fiscal Year Beginning:** (mm/yyyy) 04/2004

**PHA Programs Administered:**

**Public Housing and Section 8**

Number of public housing units: 155  
Number of S8 units: 650

**Section 8 Only**

Number of S8 units:

**Public Housing Only**

Number of public housing 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: Tonji Lee Elye  
TDD:

Phone: 541-673-6548, extension 28  
Email (if available): telye@hadcor.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**  
[24 CFR Part 903.12(c)]

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[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.

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**A. PHA PLAN COMPONENTS**

- 1. Site-Based Waiting List Policies  
**903.7(b)(2) Policies on Eligibility, Selection, and Admissions**
- 2. Capital Improvement Needs  
**903.7(g) Statement of Capital Improvements Needed**
- 3. Section 8(y) Homeownership  
**903.7(k)(1)(i) Statement of Homeownership Programs**
- 4. Project-Based Voucher Programs
- 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. **N/A**
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 8. Capital Fund Program 5-Year Action Plan

**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** 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;**

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

**Form SF-LLL &SF-LLL a, Disclosure of Lobbying Activities.**

**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. **NO**

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)

## **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):

<b>HOPE VI Revitalization Grant Status</b>	
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? **25**

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: **Under development**

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

**Under development**

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 down payment 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):  
**Dreamsavers IDA Program**  
**Administered AHP with the Federal Home Loan Bank**

#### **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) **N/A**
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)



## **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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	<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
X	<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
N/A	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	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
	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
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	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
	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	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
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	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
X	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
X	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 checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	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
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	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
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	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
	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
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	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
X	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
X	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
X	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
X	Other supporting documents (optional) (list individually; use as many lines as necessary) Public Housing Lease	(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

## 8. Capital Fund Program Five-Year Action Plan

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Housing Authority of Douglas County 902 West Stanton Street Roseburg, OR 97470			<b>Grant Type and Number</b> Capital Fund Program Grant No: OR16P00350104 Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> 2004
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no:    )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	30,000			
3	1408 Management Improvements	8,000			
4	1410 Administration	30,000			
5	1411 Audit	6,000			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	8,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	194,000			
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	8,000			
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	16,000			
21	Amount of Annual Grant: (sum of lines 2 – 20)	300,000			
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				

## 8. Capital Fund Program Five-Year Action Plan

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Housing Authority of Douglas County		<b>Grant Type and Number</b> Capital Fund Program Grant No: OR16P00350104 Replacement Housing Factor Grant No:				<b>Federal FY of Grant: 2004</b>		
Development Number	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	Operations	1406		30,000		0	0	
	Management *Computer Upgrade / \$4,000 * P/H Training & Travel / \$3,000 * Community – B/G Club / \$ 1,000	1408		8,000		0	0	
	Administration	1410		30,000		0	0	
	Audit	1411		6,000		0	0	
	A & E	1430		8,000		0	0	
	Relocation	1495.1		8,000		0	0	
	Contingency	1502		16,000		0	0	
OR003-01	Dwelling Structure	1460						
	Replace BR444 Light Fixtures		60 units	28,000		0	0	
	1460 Total			28,000		0	0	
OR003-04	Dwelling Structure	1460						
	Window Replacement		8 units	24,000		0	0	
	ADA Unit		1 unit	50,000		0	0	
	1460 Total			74,000		0	0	
OR003-05	Dwelling Structure	1460						
	Window Replacement		8 units	24,000		0	0	
	1460 Total			24,000		0	0	

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

## 8. Capital Fund Program Five-Year Action Plan

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Housing Authority of Douglas County			<b>Grant Type and Number</b> Capital Fund Program Grant No: OR16P00350104 Replacement Housing Factor Grant No:			<b>Federal FY of Grant: 2004</b>		
Development Number	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 Name: Housing Authority of Douglas County			<b>Grant Type and Number</b> Capital Fund Program Grant No: OR16P00350104 Replacement Housing Factor Grant No:			<b>Federal FY of Grant: 2004</b>		
Development Number 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	
OR003-07	Dwelling Structure	1460						
	ADA Unit		1 unit	50,000		0	0	
	Replace BR444 Light Fixtures		10 units	15,000		0	0	
	1460 Total			65,000		0	0	
OR003-08	Dwelling Structure	1460						
	Replace BR444 Light Fixtures		6 units	3,000		0	0	
	1460 Total			3,000		0	0	
	<b>Grand Total</b>			300,000		0	0	

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>					
PHA Name: Housing Authority of Douglas County		<b>Grant Type and Number</b> Capital Fund Program No: OR16P00350104 Replacement Housing Factor No:		<b>Federal FY of Grant: 2004</b>	

## **8. Capital Fund Program Five-Year Action Plan**

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	3/31/06			3/31/07			
OR003-01	3/31/06			3/31/07			
OR003-04	3/31/06			3/31/07			
OR003-05	3/31/06			3/31/07			
OR003-07	3/31/06			3/31/07			
OR003-08	3/31/06			3/31/07			

## 8. Capital Fund Program Five-Year Action Plan

<b>Capital Fund Program Five-Year Action Plan</b>						
<b>Part II: Supporting Pages — Work Activities</b>						
Activities for Year 1	Activities for Year : <u>  2  </u> FFY Grant: 2005 PHA FY: 2005			Activities for Year: <u>  3  </u> FFY Grant: 2006 PHA FY: 2006		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See</b>	HA- Wide	Operations	26,400	HA- Wide	Operations	30,000
<b>Annual</b>		Management	15,000		Management	18,300
<b>Statement</b>		Administration	35,000		Administration	35,000
		Audit	3,000		Audit	3,000
		A & E	8,000		A & E	8,000
		Relocation	8,000		Relocation	20,000
		Contingency	28,000		Contingency	28,000
	03-01 / Roseburg	Tubs & Surrounds – 14	50,000	03-01 / Roseburg	Tubs & Surrounds - 46	140,000
		Shelves in Storage - 60	3,600		Replace Maintenance Truck	25,000
	03-02 / Reedsport	Replace Service Lines - 14	50,000		Attic Access - 60	6,000
		Storage Roof & Siding - 14	20,000	03-02 / Reedsport	Attic Access - 14	2,500
	03-04 / Oakland	Replace Flooring – 8	20,000		Replace Mower	15,000
	03-07 / Reedsport	Cabinets, Sinks, Counters, & Hoods – 10	35,000		Replace Interior Doors	12,500
		Replace Maintenance Truck - 1	25,000	03-04 / Oakland	Attic Access – 8	1,600
		Doors & Locks – 34	3,000	03-05 / Riddle	Attic Access – 8	1,600
	03-08 / Yoncalla	Replace Flooring – 8	20,000	03-07 / Reedsport	Attic Access - 34	3,500
<b>Total CFP Estimated Cost</b>			<b>350,000</b>			<b>350,000</b>

## 8. Capital Fund Program Five-Year Action Plan

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part II: Supporting Pages — Work Activities</b>					
Activities for Year: <u>4</u> FFY Grant: 2007 PHA FY: 2007			Activities for Year: <u>5</u> FFY Grant: 2008 PHA FY: 2008		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA- Wide	Operations	34,000	HA- Wide	Operations	34,000
	Management	20,000		Management	20,000
	Administration	35,000		Administration	35,000
	Audit	3,000		Audit	3,000
	A & E	0		A & E	0
	Relocation	0		Relocation	0
	Contingency	28,000		Contingency	28,000
03-01 Roseburg	Upgrade Electrical Meter Base - 60	60,000	03-01 Roseburg	Roofs – 7 Buildings	100,000
	Roofs – 7 Buildings	100,000		Roof – Activity Center	10,000
				Replace Meter Base	85,000
03-05 Riddle	Patios – 8	10,000	03-07 / Reedsport	Replace Heating - 34	35,000
03-08 Yoncalla	Roofs – 15 Buildings	60,000			
<b>Total CFP Estimated Cost</b>		<b>350,000</b>			<b>350,000</b>



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

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

**Part I: Summary**

<b>PHA Name: The Housing Authority of Douglas County</b>				<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>	
<b>Development Number/Name/H A-Wide</b>	<b>Year 1</b>	<b><u>Work Statement for Year 2</u></b> <b>FFY Grant: 2005</b> <b>PHA FY: 2005</b>	<b><u>Work Statement for Year 3</u></b> <b>FFY Grant: 2006</b> <b>PHA FY: 2006</b>	<b><u>Work Statement for Year 4</u></b> <b>FFY Grant: 2007</b> <b>PHA FY: 2007</b>	<b><u>Work Statement for Year 5</u></b> <b>FFY Grant:2008</b> <b>PHA FY: 2008</b>
	Annual Statement				
HA Wide		123,400	142,300	120,000	120,000
03-01 Roseburg		53,600	171,000	160,000	195,000
03-02 Reedsport		70,000	30,000	0	0
03-04 Oakland		20,000	1,600	0	0
03-05 Riddle		0	1,600	10,000	0
03-06 Winston		0	0	0	0
03-07 Reedsport		63,000	3,500	0	35,000
03-08 Yoncalla		20,000	0	60,000	0
CFP Funds Listed for 5-year planning		350,000	350,000	350,000	350,000
Replacement Housing Factor Funds					

## 8. Capital Fund Program Five-Year Action Plan

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Housing Authority of Douglas County 902 West Stanton Street Roseburg, OR 97470			<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>OR16P00350102</b> Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/03 <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	23,500		23,500	23,500.00
3	1408 Management Improvements	21,900		21,900	21,900.00
4	1410 Administration	34,000		34,000	34,000.00
5	1411 Audit	3,000		3,000	0
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	7,250		7,250	3,400
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	6,000		6,000	0
10	1460 Dwelling Structures	204,868		204,868	1672.92
11	1465.1 Dwelling Equipment—Nonexpendable	0		0	0
12	1470 Nondwelling Structures	10,000		10,000	0
13	1475 Nondwelling Equipment	0		0	0
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0		0	0
16	1492 Moving to Work Demonstration	0		0	0
17	1495.1 Relocation Costs	15,000		15,000	0
18	1499 Development Activities	0		0	0
19	1501 Collateralization or Debt Service	0		0	0
20	1502 Contingency	23,808		0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	349,326		325,518	84,472.92
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 Measures				

## 8. Capital Fund Program Five-Year Action Plan

### 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 Douglas County</b>		Grant Type and Number Capital Fund Program Grant No: <b>OR16P00350102</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2002</b>			
Development Number	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	Operations	1406		23,500		23,500	23,500.00	Completed
	Management	1408		21,900		21,900	21,900.00	Completed
	Administration	1410		34,000		34,000	34,000	Completed
	Audit	1410		3,000		3,000	0	
	Fees & Costs	1430		7,250		7,250	3,400	In Progress
	Relocation	1495		15,000		15,000	0	
	Contingency	1502		23,808		0	0	
OR003-01	Replace Smoke Detectors	1460	60 Units	2,700		2,700	944.89	Completed
OR003-04	Kitchen Cabinets	1460	8 Units	32,000		32,000	0	
	Replace Smoke Detectors	1460	8 Units	360		360	123.92	Completed
	Replace Tubs & Surrounds	1460	8 Units	28,000		28,000	0	
	Cover deck due to safety	1460	1 Unit	2,868		2,868	0	
	Upgrade to fluorescent lights	1460	8 Units	1,600		1,600	0	
OR003-05	Kitchen Cabinets	1460	8 Units	24,000		24,000	0	
	Replace Smoke Detectors	1460	8 Units	360		360	123.92	Completed
	Replace Tubs & Surrounds	1460	8 Units	28,000		28,000	0	
	Upgrade to fluorescent lights	1460	8 Units	1,600		1,600	0	
OR003-06	Replace Smoke Detectors	1460	16 Units	720		720	320.19	Completed
	Replace Windows	1460	16 Units	45,000		45,000	0	
OR003-07	Replace Tubs & Surrounds	1460	34 Units	30,000		30,000	0	
	Replace Bathroom Fans	1460	34 Units	1,000		1,000	0	
OR003-08	Replace Smoke Detectors	1460	15 Units	160		160	160.00	Completed
	Landscape hillside / burm	1450	6 Units	6,000		6,000	0	
	Add thermal attic vents	1460	9 Units	2,000		2,000	0	
	Install Bathroom Vanities	1460	15 Units	4,500		4,500	0	
	Off Street Parking	1470	6 Units	10,000		10,000	0	
<b>Total</b>				<b>349,326</b>		<b>325,518</b>	<b>84,472.92</b>	

## 8. Capital Fund Program Five-Year Action Plan

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
<b>PHA Name: Housing Authority of Douglas County</b>			<b>Grant Type and Number</b> Capital Fund Program No: <b>OR16P00350102</b> Replacement Housing Factor No:				<b>Federal FY of Grant: 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	3/31/03			3/31/04			
OR003-01	3/31/03			3/31/04			
OR003-02	3/31/03			3/31/04			
OR003-04	3/31/03			3/31/04			
OR003-05	3/31/03			3/31/04			
OR003-06	3/31/03			3/31/04			
OR003-07	3/31/03			3/31/04			
OR003-08	3/31/03			3/31/04			

## 8. Capital Fund Program Five-Year Action Plan

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Housing Authority of Douglas County 902 West Stanton Street Roseburg, OR 97470			<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>OR16P00350103</b> Replacement Housing Factor Grant No:		<b>Federal FY of Grant:</b> 2003
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/03 <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	\$42,600.00	\$25,512.00	0	0
3	1408 Management Improvements	0	0	0	0
4	1410 Administration	\$35,000.00	\$27,000.00	0	0
5	1411 Audit	\$3,000.00	\$3,000.00	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	\$10,000.00	\$10,000.00	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	\$28,000.00	\$8,000.00	0	0
10	1460 Dwelling Structures	\$167,400.00	\$161,000.00	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Nondwelling Structures	\$28,000.00	\$7,000.00	0	0
13	1475 Nondwelling Equipment	0	0	0	0
14	1485 Demolition	0	0	0	0
15	1490 Replacement Reserve	0	0	0	0
16	1492 Moving to Work Demonstration	0	0	0	0
17	1495.1 Relocation Costs	\$8,000.00	\$8,000.00	0	0
18	1499 Development Activities	0	0	0	0
19	1501 Collateralization or Debt Service	0	0	0	0
20	1502 Contingency	\$28,000.00	\$21,696.00	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$350,000.00	\$271,208.00	0	0
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 Measures				

## 8. Capital Fund Program Five-Year Action Plan

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: <b>Housing Authority of Douglas County</b>			Grant Type and Number Capital Fund Program Grant No: <b>OR16P00350103</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2003</b>		
Development Number	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	
<b>HA-Wide</b>	Operation	1406		42,600.00	\$25,512.00	0	0	
	Management	1408		0	0	0	0	
	Administration	1410		35,000.00	\$27,000.00	0	0	
	Audit	1411		3,000.00	3,000.00	0	0	
	A & E	1430		10,000.00	10,000.00	0	0	
	Relocation	1495.1		8,000.00	8,000.00	0	0	
	Contingency	1502		28,000.00	21,696.00	0	0	
<b>OR003-01</b>	Site Improvement	1450						
	Cloths Line Conversion & Curb		60	8,000.00	8,000.00	0	0	
	<b>1450 Sub Total OR003-1</b>			<b>8,000.00</b>	<b>8,000.00</b>			
	Non Dwelling Structures	1470						
	Interior Renovation-Meyer Center		1	18,000.00	0	0	0	
	Alarm System-Admin Bldg		1	3,000.00	0	0	0	
	<b>1470 Sub Total OR003-1</b>			<b>21,000.00</b>	<b>0</b>	0	0	
	<b>Total</b>			<b>29,000.00</b>	<b>8,000.00</b>	0	0	
<b>OR003-02</b>	Dwelling Structures	1460						
	Replace Smoke Detectors -Lithium		14	680.00	0	0	0	
	<b>Total OR003-02</b>			<b>680.00</b>	0	0	0	
<b>OR003-04</b>	Dwelling Structures	1460						
	Manual Doorbells		8	230.00	0	0	0	
	<b>Total OR003-04</b>			<b>230.00</b>	<b>0</b>	0	0	
<b>OR003-05</b>	None							
	<b>Total OR003-05</b>			<b>0</b>	<b>0</b>			
<b>OR003-06</b>	Dwelling Structures	1460						
	Exterior Doors & Hardware		16	12,500.00	12,500.00	0	0	
	Upgrade Interior Lights to Flour.		16	3,500.00	3,500.00	0	0	
	Manual Doorbells		16	265.00	0	0	0	

## 8. Capital Fund Program Five-Year Action Plan

### 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 Douglas County</b>		Grant Type and Number Capital Fund Program Grant No: <b>OR16P00350103</b> Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2003</b>		
Development Number	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	
	<b>Total OR003-06</b>			<b>16265.00</b>	<b>16,000.00</b>	0	0	
<b>OR003-07</b>	Dwelling Structures	1460						
	Window & Patio Door Replacement		34	50,000.00	50,000.00	0	0	
	Water Shut Offs		34	4,000.00	0	0	0	
	Replace Smoke Detectors		34	1,000.00	0	0	0	
	<b>1460 Sub Total OR003-07</b>			<b>55,000.00</b>	<b>50,000.00</b>	0	0	
	Non Dwelling Structures	1470						
	Retaining Walls		34	3,000.00	3,000.00	0	0	
	Drainage		34	4,000.00	4,000.00	0	0	
	<b>1470 Sub Total OR003-07</b>			<b>7,000.00</b>	<b>7,000.00</b>	0	0	
	<b>Total</b>			<b>62,000.00</b>	<b>57,000.00</b>	0	0	
<b>OR003-08</b>	Dwelling Structures	1460						
	Kitchen Cabinets, Counters, Sinks		6	20,000.00	20,000.00	0	0	
	ADA Unit		1	75,000.00	75,000.00	0	0	
	Manual Doorbells		15	225.00	0	0	0	
	<b>1460 Sub Total OR003-08</b>			<b>95,225.00</b>	<b>95,000.00</b>	0	0	
	Site Improvement	1450						
	Off Street Parking		700 ft	20,000.00	0	0	0	
	<b>1450 Sub Total OR003-08</b>			<b>20,000.00</b>	<b>0</b>	0	0	
	<b>Total OR003-08</b>			<b>115,225.00</b>	<b>95,000.00</b>	0	0	
	<b>Grand Total</b>			<b>350,000.00</b>	<b>271,208.00</b>	0	0	

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

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part III: Implementation Schedule</b>							
<b>PHA Name: Housing Authority of Douglas County</b>		<b>Grant Type and Number</b> Capital Fund Program No: <b>OR16P00350103</b> Replacement Housing Factor No:					<b>Federal FY of Grant: 2003</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	3/31/05			3/31/06			
OR003-01	3/31/05			3/31/06			
OR003-02	3/31/05			3/31/06			
OR003-04	3/31/05			3/31/06			
OR003-06	3/31/05			3/31/06			
OR003-07	3/31/05			3/31/06			
OR003-08	3/31/05			3/31/06			