

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2005

**CONCORD HOUSING AUTHORITY
CONCORD, NEW HAMPSHIRE**

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

**PHA Plan
Agency Identification**

PHA Name: Concord Housing Authority

PHA Number: NH005

PHA Fiscal Year Beginning: 10/2005

Public Access to Information

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

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

Display Locations for PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

A. Mission

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: The mission of Concord Housing Authority is to advocate, develop, operate and manage affordable housing programs to provide decent, safe and affordable housing for families in a manner that promotes and improves the economic independence and social well being of its residents.

B. Goals

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)
- PHA Goal: Increase assisted housing choices
Objectives:
- Provide voucher mobility counseling:

- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

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

- PHA Goal: Provide an improved living environment
Objectives:
 - Implement measures to de-concentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:

- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: (list below)

Other PHA Goals and Objectives: (list below)

GOAL 1. Improve the management and operating efficiencies of our current affordable housing unit.

GOAL 2. Raise capital and resources then use to improve the physical needs of our existing housing inventory.

GOAL 3. Encourage partnerships to improve the economic independence and social well being of our residents.

GOAL 4. Advocate “Affordable Housing” in our communities.

Annual PHA Plan
PHA Fiscal Year 2005
[24 CFR Part 903.7]

i. Annual Plan Type:

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

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Annual Plan

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 - 18. Other Information

Attachments

Required Attachments:

- Admissions Policy for De-concentration
- FY 2005 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2005 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing De-concentration and Income Mixing Documentation: 1. PHA board certifications of compliance with de-concentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance</i> ; <i>Notice</i> and any further HUD guidance) and 2. Documentation of the required de-concentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input 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 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 <input 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	Public housing grievance procedures	Annual Plan: Grievance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<input type="checkbox"/> check here if included in the public housing A & O Policy	Procedures
X	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CFP Budget/Progress Report (HUD 52825) for any active CFP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI							
Income >30% but <=50% of AMI							
Income >50% but <80% of AMI							
Elderly							
Families with Disabilities							
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

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

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

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

Housing Needs of Families on the Waiting List

Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	254		
Extremely low income <=30% AMI	191	75	
Very low income (>30% but <=50% AMI)	45	17	
Low income (>50% but <80% AMI)	18	7	
Families with children	99	39	
Elderly families	27	11	
Families with Disabilities	82	32	
Race/ethnicity			
Race/ethnicity			
Race/ethnicity			
Race/ethnicity			

Housing Needs of Families on the Waiting List	
Characteristics by Bedroom Size (Public Housing Only)	
1BR	
2 BR	
3 BR	
4 BR	
5 BR	
5+ BR	
Is the waiting list closed (select one)?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
If yes:	
How long has it been closed (# of months)?	
Does the PHA expect to reopen the list in the PHA Plan year?	<input type="checkbox"/> No <input type="checkbox"/> Yes
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?	<input type="checkbox"/> No <input type="checkbox"/> Yes

C. Strategy for Addressing Needs

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development

- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

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

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

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

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

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

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

- Employ admissions preferences aimed at families who are working

- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

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

Strategy 2: Conduct activities to affirmatively further fair housing

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units

- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	300,000	
b) Public Housing Capital Fund	300,000	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	1,100,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (un-obligated funds only) (list below)		
3. Public Housing Dwelling Rental Income		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
4. Other income (list below)		
Utilities	8,000	Operations
Interest	10,000	Operations
4. Non-federal sources (list below)		
Bond	1,290,000	
Total resources	3,009,000	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

(1) Eligibility

- a. When does the PHA verify eligibility for admission to public housing? (Select all that apply)
 - When families are within a certain number of being offered a unit: (state number)
 - When families are within a certain time of being offered a unit: 90 days
 - Other: (describe)

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

- Rental history
- Housekeeping
- Other (describe)

- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (Either directly or through an NCIC-authorized source)

(2)Waiting List Organization

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

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

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

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

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

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

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

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

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

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

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability

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

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

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) De-concentration and Income Mixing

- a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote de-concentration of poverty or income mixing?
- b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote de-concentration of poverty or to assure income mixing?
- c. If the answer to b was yes, what changes were adopted? (Select all that apply)
- Adoption of site-based waiting lists
 - If selected, list targeted developments below:
 - Employing waiting list "skipping" to achieve de-concentration of poverty or income mixing goals at targeted developments
 - If selected, list targeted developments below:
 - Employing new admission preferences at targeted developments
 - If selected, list targeted developments below:
 - Other (list policies and developments targeted below)
- d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for de-concentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (Select all that apply)
- Additional affirmative marketing
 - Actions to improve the marketability of certain developments
 - Adoption or adjustment of ceiling rents for certain developments
 - Adoption of rent incentives to encourage de-concentration of poverty and income-mixing
 - Other (list below)
- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (Select all that apply)

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

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

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

B. Section 8

(1) Eligibility

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

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

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

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

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

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

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

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (Select all that apply)
- None
 - Federal public housing
 - Federal moderate rehabilitation
 - Federal project-based certificate program
 - Other federal or local program (list below)

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

- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

(4) Admissions Preferences

- a. Income targeting

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

- b. Preferences

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

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

Former Federal preferences
 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

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

Other preferences (select all that apply)

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

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

1 Date and Time

Former Federal preferences
 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
 - Veterans and veterans' families
 - Residents who live and/or work in your jurisdiction
 - Those enrolled currently in educational, training, or upward mobility programs
 - Households that contribute to meeting income goals (broad range of incomes)
 - Households that contribute to meeting income requirements (targeting)
 - Those previously enrolled in educational, training, or upward mobility programs
 - Victims of reprisals or hate crimes
 - Other preference(s) (list below)
4. Among applicants on the waiting list with equal preference status, how are applicants selected? (Select one)
- Date and time of application
 - Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)
- This preference has previously been reviewed and approved by HUD
 - The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)
- The PHA applies preferences within income tiers
 - Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (Select all that apply)
- The Section 8 Administrative Plan
 - Briefing sessions and written materials
 - Other (list below)

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

Through published notices

Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

(1) Income Based Rent Policies

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

\$0

\$1-\$25

\$26-\$50

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

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

e. Ceiling rents

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

- Yes for all developments
- Yes but only for some developments
- No

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

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

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

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

f. Rent re-determinations:

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

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

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

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (Select all that apply.)
- The section 8 rent reasonableness study of comparable housing
 - Survey of rents listed in local newspaper
 - Survey of similar unassisted units in the neighborhood
 - Other NHHFA annual survey

B. Section 8 Tenant-Based Assistance

(1) Payment Standards

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

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

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

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

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

- FMR are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or sub market
- To increase housing options for families

Other (list below)

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

Annually

Other (list below)

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

Success rates of assisted families

Rent burdens of assisted families

Other (list below)

(2) Minimum Rent

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

\$0

\$1-\$25

\$26-\$50

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

A. PHA Management Structure

An organization chart showing the PHA's management structure and organization is attached.

A brief description of the management structure and organization of the PHA follows:

B. HUD Programs under PHA Management

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	262	105
Section 8 Vouchers	224	30
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

6. PHA Grievance Procedures

[24 CFR Part 903.7.9 (f)]

A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (Select all that apply)
- PHA main administrative office
 - PHA development management offices
 - Other (list below)

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (Select all that apply)
- PHA main administrative office
 - Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

A. Capital Fund Activities

(1) Capital Fund Program Annual Statement

Select one:

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

-Of-

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

(2) Optional 5-Year Action Plan

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

B. If yes to question a, select one:

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

-of-

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

[24 CFR Part 903.7 9 (i)]

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

2. Activity Description

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

B. Section 8 Tenant Based Assistance

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

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)
- Client referrals
 - Information sharing regarding mutual clients (for rent determinations and otherwise)
 - Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
 - Jointly administer programs
 - Partner to administer a HUD Welfare-to-Work voucher program
 - Joint administration of other demonstration program
 - Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

- Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (Select all that apply)
- Public housing rent determination policies
 - Public housing admissions policies
 - Section 8 admissions policies
 - Preference in admission to section 8 for certain public housing families
 - Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
 - Preference/eligibility for public housing homeownership option participation
 - Preference/eligibility for section 8 homeownership option participation
 - Other policies (list below)

B. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Program	Family Self Sufficiency (FSS) Participation	
	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

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

C. Welfare Benefit Reductions

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

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)
- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
 - High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
 - Residents fearful for their safety and/or the safety of their children
 - Observed lower-level crime, vandalism and/or graffiti

- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

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

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

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

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

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)
- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
 - Crime Prevention through Environmental Design
 - Activities targeted to at-risk youth, adults, or seniors
 - Volunteer Resident Patrol/Block Watchers Program
 - Other (describe below)

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

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. PET POLICY

[24 CFR Part 903.7 9 (n)]

CONCORD HOUSING AUTHORITY PET POLICY

EXCLUSIONS

This policy does not apply to animals that are certified service animals i.e. seeing-eye dogs. Service animals are exempt from pet fees, weight and height restrictions all other rules apply to service animals.

PETS IN SENIOR BUILDINGS

The Concord Housing Authority will allow for pet ownership in projects or buildings designated for use by elderly and/or disabled families and in any project or building for which elderly and/or disabled families are given preference. Visiting pets **ARE NOT PERMITTED** on Concord Housing property at any time. Concord Housing reserves the right to refuse entry occupancy of a pet to any resident whose past history indicates that the resident would not be a responsible owner. A pet's temperament will be considered as a factor in deciding whether the pet will be accepted.

Approval

Residents must have the prior written approval of the Housing Authority before moving a pet into their unit. Residents must request approval on the 'Authorization for Pet Ownership' form that must be fully completed before the Housing Authority will approve the request. Written proof from a Veterinarian is required before approval, and annually thereafter stating that the pet is in good health, free from ticks, fleas and other infestations, spayed or neutered and current with all shots and vaccines. All dogs must have current licenses from the City of Concord before they move-in and annually thereafter.

Types and Number of Pets

The Concord Housing Authority will allow; one (1) birdcage with bird only or 1 ten-(10) gallon fish tank with fish only in aquarium, in units.

A domesticated dog or cat may be considered for admission into qualified households of elderly and/or handicapped/disabled households. All dogs and cats must not exceed the weight and height restrictions,

Only one (1) pet per unit allowed.

Any animal deemed to be potentially harmful to the health or safety of others, including attack or fight trained dogs, will not be allowed.

At maturity no animal may exceed twenty (20) pounds, nor stand higher than twenty (20) inches at the shoulder. American Kennel Club standards shall be used for the height, weight and temperament at maturity of the breed.

Inoculations

In order to be registered, pets must be appropriately inoculated against rabies and other conditions prescribed by local ordinances.

Pet Fee

A pet fee of \$150.00 is required at the time of registering a new pet. The fee is non-refundable. Any damages beyond normal wear and tear that are caused by a pet are due immediately and may be taken out of moneys in security deposits at time of move-out.

Obligation of Residents

- The pet and its living quarters must be maintained in a manner to prevent odors and any other unsanitary conditions in the owner's unit and surrounding areas. Repeated substantiated complaints by neighbors or Concord Housing Authority personnel regarding pets disturbing the peace of neighbors through noise, odor, animal waste, or other nuisance will result in the owner having to remove the pet or move him/herself.
- Pets will be allowed only in designated areas on the grounds of the projects
- The Concord Housing Authority, or an appropriate community authority, shall require the removal of any pet from a project if the pet's conduct or condition is determined to be a nuisance or threat to the health or safety of other occupants of the project or of other persons in

the community where the project is located.

- Any resident who owns or keeps a pet in their dwelling unit will be required to pay for any damages caused by the pet. Also, any pet-related insect infestation will be the financial responsibility of the pet owner. Concord Housing Authority reserves the right to exterminate and charge the resident.
- Pet owners shall immediately clean up after their pet.
- Pets are not allowed to run loose on Concord Housing property.
- All local regulation regarding animals must be adhered to.
- Litter boxes must be lined with plastic bags or liners. The bag or liner must then be lifted out of the box and secured with a twist tie. Litter shall be changed at least twice a week. It shall be disposed of in the same manner as trash.
- All pets must be on a leash or carried by the owner outside the confines of the owner's unit. Pets shall not be tied outside at any time. No outdoor cages may be constructed.
- Pets shall not be brought into any Concord Housing public areas except as necessary to enter/exit the building.
- Any pet that exceeds the weight and/or height restrictions must be removed from the [property within 30 days of Concord Housing Authority determination that the pet is no longer a qualified pet.
- Tenant agrees to remove a pet immediately if the Concord Housing Authority revokes that approval of the pet for just cause and/or violations of the pet policy contract.

OBLIGATION OF CONCORD HOUSING

- Concord Housing has the right to revoke approval of any given pet should the animal create a disturbance or be guilty of interrupting the quiet enjoyment and comfort of other residents or the failure of the owner to adhere to the Pet Policy.
- Concord Housing reserves the right to make periodic inspections of any or all pet occupied units to assure compliance with the Pet Policy.
- Concord Housing reserves the right to prohibit entry into its buildings of pets not complying with any of the above policies, rules and regulations or any such policies, rules and regulations in the future.
- Concord Housing reserves the right to determine whether pet selection is reasonable and will qualify to accommodate the tenant.
- Concord Housing Authority reserves the right to negotiate the selection of qualifying pets.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)? _____

5(h) (2) of the U.S. Housing Act of

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

- 1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
- 2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 - Attached at Attachment (File name)
 - Provided below:
- 3. In what manner did the PHA address those comments? (Select all that apply)
 - Considered comments, but determined that no changes to the PHA Plan were necessary.
 - The PHA changed portions of the PHA Plan in response to comments
 - List changes below:
 - Other: (list below)

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

- 1. Yes No: Does the PHA meet the exemption criteria provided section 2(b) (2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
- 2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)
- 3. Description of Resident Election Process
 - a. Nomination of candidates for place on the ballot: (select all that apply)
 - Candidates were nominated by resident and assisted family organizations
 - Candidates could be nominated by any adult recipient of PHA assistance
 - Self-nomination: Candidates registered with the PHA and requested a place on ballot
 - Other: (describe)

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

1. Consolidated Plan jurisdiction: CONCORD MASTER PLAN

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

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

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

Attachments

**PHA Plan
Table Library**

**Component 7
Capital Fund Program Annual Statement
Parts I, II, and III**

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

PHA Name: CONCORD HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
	NH36P005501-03	

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 1)

Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

No.		Total Estimated Cost			Total Actual Cost		
		Original	Revised	Obligated	Obligated	Expended	Expended
1							
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5	Audit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$9,872.00	\$9,872.00	\$9,872.00	\$9,872.00	\$3,728.60	\$3,728.60
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$212,404.00	\$300,404.00	\$300,404.00	\$300,404.00	\$31,232.00	\$31,232.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$88,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2-20)	\$310,276.00	\$310,276.00	\$310,276.00	\$310,276.00	\$34,960.60	\$34,960.60
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

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

PHA Name: CONCORD HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No NH36P005501-03 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Fees and Cost Collateralization or Debt Service	1430 1501		\$9,872.00 \$88,000.00	\$9,872.00 \$0.00	\$9,872.00 \$0.00	\$3,728.60 \$0.00	

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

Development Number Name/HA-Wide Activities	CONCORD HOUSING AUTHORITY	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Federal FY of Grant:	Status of Work
					Original	Revised	Obligated	Expended		
			1450	Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	2003	
		Mechanical and Electrical: Fire Alarm	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00		
		Building Exterior: New Roof Windows	1460	271	\$0.00	\$89,547.50 \$96,214.00	\$96,214.00	\$0.00		
		Dwelling Units: Interior Doors	1460	Total B.E.:	\$0.00	\$185,761.50	\$96,214.00	\$0.00		
		Dwelling Equipment: None	1465.1	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00		
		Interior Common Areas: None	1470	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
		Site-Wide Facilities: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
		Nondwelling Equipment: None	1475	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,			0	Project Total:	\$0.00	\$185,761.50	\$96,214.00	\$0.00		

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

Development Number Name/HA-Wide Activities	CONCORD HOUSING AUTHORITY	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Federal FY of Grant:	Status of Work
					Original	Revised	Obligated	Expended		
			1450	Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	2003	
		Mechanical and Electrical: None	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00		
		Building Exterior: Windows	1460	76	\$0.00	\$70,160.50	\$70,160.50	\$0.00		
		Dwelling Units: None	1460	Total B.E.:	\$0.00	\$70,160.50	\$70,160.50	\$0.00		
		Dwelling Equipment: None	1465.1	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00		
		Interior Common Areas: None	1470	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
		Site-Wide Facilities: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
		Nondwelling Equipment: None	1475	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,			0	Project Total:	\$0.00	\$70,160.50	\$70,160.50	\$0.00		

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

Development Number Name/HA-Wide Activities	CONCORD HOUSING AUTHORITY	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Federal FY of Grant:	Status of Work
					Original	Revised	Obligated	Expended		
			1450	Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	2003	
		Mechanical and Electrical: Fire Alarm	1460	Total M&E:	\$0.00	\$17,982.00	\$17,982.00	\$17,982.00		
		Building Exterior: Windows	1460	423	\$163,676.00	\$0.00	\$89,547.50	\$0.00		
		Dwelling Units: Structural - structural support to Buildings at property	1460	Total B.E.:	\$163,676.00	\$0.00	\$89,547.50	\$0.00		
		Dwelling Equipment: None	1465.1	Total DUs:	\$48,728.00	\$0.00	\$0.00	\$0.00		
		Interior Common Areas: None	1470	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
		Site-Wide Facilities: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
		Nondwelling Equipment: None	1475	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,			0	Project Total:	\$212,404.00	\$17,982.00	\$107,529.50	\$17,982.00		

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

Development Number Name/HA-Wide Activities	CONCORD HOUSING AUTHORITY	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Federal FY of Grant:	Status of Work
					Original	Revised	Obligated	Expended		
			1450	Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	2003	
		Mechanical and Electrical:	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00		
		Building Exterior:	1460	Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
		Dwelling Units: Doors	1460	80	\$0.00	\$26,500.00	\$26,500.00	\$13,250.00		
		Dwelling Equipment: None	1465.1	Total DUs:	\$0.00	\$26,500.00	\$26,500.00	\$13,250.00		
		Interior Common Areas: None	1470	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00		
		Site-Wide Facilities: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00		
		Nondwelling Equipment: None	1475	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00		
				Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00		
Total,			0	Project Total:	\$0.00	\$26,500.00	\$26,500.00	\$13,250.00		

Annual Statement /Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: CONCORD HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No.: NH36P005501-03 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003			
	Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Reasons for Revised Target Dates		
	Original	Revised	Actual	Original	Revised	Actual
HA WIDE	09/16/07			09/16/07		
	09/16/07			09/16/07		
	09/16/07			09/16/07		
	09/16/07			09/16/07		

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

PHA Name: CONCORD HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No. NH36-P005-502-03 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: 1)		
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" 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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
4	1410 Administration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
7	1430 Fees and Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
10	1460 Dwelling Structures	\$65,533.00	\$0.00	\$65,533.00	\$57,082.00	\$57,082.00	
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
13	1475 Nondwelling Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
17	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
19	1501 Collateralization or Debt Service	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
21	Amount of Annual Grant: (sum of lines 2-20)	\$65,533.00	\$0.00	\$65,533.00	\$57,082.00	\$57,082.00	
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
24	Amount of line 21 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
25	Amount of line 21 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

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

PHA Name: CONCORD HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No NH36-P005-502-03 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide Mgmt. Improvmts	Debt Service	1501		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide Admin	Administration	1410		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide Fees and Costs	Professional Fees	1430		\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Replace GFI Kitchen/Bath	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Nonroutine PM repairs	1460		\$0.00	\$0.00	\$0.00	\$0.00	
"	Appliances	1465		\$0.00	\$0.00	\$0.00	\$0.00	
"	Vehicle replacement	1475		\$0.00	\$0.00	\$0.00	\$0.00	
"	Demolition (specify location[s])	1485		\$0.00	\$0.00	\$0.00	\$0.00	
"	Relocation expenses	1495.1		\$0.00	\$0.00	\$0.00	\$0.00	

**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	Federal FY of Grant:
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CONCORD HOUSING AUTHORITY

Capital Fund Program Grant No NH136-P005-502-03
Replacement Housing Factor Grant No:

2003

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Obligated	Expended	
Site: 5-1 None		1450		\$0.00	\$0.00	\$0.00	\$0.00	
Mechanical and Electrical: None		1460	Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	
Building Exterior: Windows		1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
Dwelling Units: None		1460	271 Total B.E.:	\$3,761.00	\$0.00	\$3,761.00	\$0.00	
Dwelling Equipment: None		1465.1	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	
Interior Common Areas: None		1470	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
Site-Wide Facilities: None		1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
Nondwelling Equipment: None		1475	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
Total,		0	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00	
			Project Total:	\$3,761.00	\$0.00	\$3,761.00	\$0.00	

**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		Federal FY of Grant:			Status of Work
CONCORD HOUSING AUTHORITY		Capital Fund Program Grant No NH36-P005-502-03 Replacement Housing Factor Grant No:		2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Obligated	Expended
	Site: 5-2 None	1450	Total Site:	\$0.00	\$0.00	\$0.00	\$0.00
	Mechanical and Electrical: None	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00
	Building Exterior: Windows	1460	76	\$1,054.00	\$0.00	\$1,054.00	\$0.00
	Dwelling Units: None	1460	Total B.E.:	\$1,054.00	\$0.00	\$1,054.00	\$0.00
	Dwelling Equipment: None	1465.1	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00
	Interior Common Areas: None	1470	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00
	Site-Wide Facilities: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00
	Nondwelling Equipment: None	1475	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00
	Total,	0	Project Total:	\$1,054.00	\$0.00	\$1,054.00	\$0.00

**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		Federal FY of Grant:		Status of Work	
CONCORD HOUSING AUTHORITY		Capital Fund Program Grant No NH36-P005-502-03 Replacement Housing Factor Grant No:		2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Obligated	Expended
	Site: 5-3 None	1450	Total Site:	\$0.00	\$0.00	\$0.00	\$0.00
	Mechanical and Electrical: None	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00
	Building Exterior:	1460	Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00
	Dwelling Units: Structural - support columns	1460	Total DUs:	\$57,082.00	\$0.00	\$57,082.00	\$57,082.00
	Dwelling Equipment: None	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00
	Interior Common Areas: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00
	Site-Wide Facilities: None	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00
	Non dwelling Equipment: None	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00
Total,		0	Project Total:	\$57,082.00	\$0.00	\$57,082.00	\$57,082.00

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

PHA Name:		CONCORD HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No NH36-P005-502-03 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003		Status of Work	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Obligated	Expended
				Original	Revised	Obligated	Expended		
	Site: 5-3 None	1450	Total Site:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Mechanical and Electrical: None	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Building Exterior: Windows	1460	262	\$3,636.00	\$0.00	\$3,636.00	\$0.00	\$3,636.00	\$0.00
	Dwelling Units: None	1460	Total B.E.:	\$3,636.00	\$0.00	\$3,636.00	\$0.00	\$3,636.00	\$0.00
	Dwelling Equipment: None	1465.1	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Interior Common Areas: None	1470	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Site-Wide Facilities: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Nondwelling Equipment: None	1475	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total,	0	Project Total:	\$3,636.00	\$0.00	\$3,636.00	\$0.00	\$3,636.00	\$0.00

Annual Statement /Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part III: Implementation Schedule

PHA Name: CONCORD HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No.: NH36-P005-502-03 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003		
	Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Reasons for Revised Target Dates	
	Original	Revised	Original	Revised	Actual
5-1	09/16/05	06/13/05	09/16/05	06/13/05	
5-3	09/16/05	09/15/04	09/16/05	09/15/04	

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

PHA Name: CONCORD HOUSING AUTHORITY
 Grant Type and Number: NH36P005501-04
 Capital Fund Program Grant No. Replacement Housing Factor Grant No.:
 Federal FY of Grant: 2004

Original Annual Statement
 Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending:
 Reserve for Disasters/Emergencies
 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	\$0.00	\$0.00	\$0.00	\$0.00		
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00		
4	1410 Administration	\$0.00	\$0.00	\$0.00	\$0.00		
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00		
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00		
7	1430 Fees and Costs	\$12,500.00	\$14,132.39	\$9,750.00	\$9,750.00		
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00		
9	1450 Site Improvement	\$5,125.00	\$5,125.00	\$5,125.00	\$5,125.00		
10	1460 Dwelling Structures	\$234,955.00	\$234,955.00	\$130,555.00	\$0.00		
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00		
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00		
13	1475 Nondwelling Equipment	\$22,500.00	\$20,867.61	\$13,367.61	\$13,367.61		
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00		
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00		
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00		
17	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00		
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00		
19	1501 Collateralization or Debt Service	\$88,000.00	\$88,000.00	\$0.00	\$0.00		
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00		
21	Amount of Annual Grant: (sum of lines 2-20)	\$363,080.00	\$363,080.00	\$158,797.61	\$28,242.61		
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00		
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00		
24	Amount of line 21 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00		
25	Amount of line 21 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00		
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00		

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

PHA Name: CONCORD HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No NH36P005501-04 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004		Status of Work	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Total Estimated Cost		Total Actual Cost			
		Development Account Number	Quantity	Original	Revised	Funds Obligated	Funds Expended
HA-Wide Mgmt. Improvmts	1) Computers 2) Copier	1475 "	6 1 Total 1408	\$15,000.00	\$13,367.61	\$13,367.61	\$13,367.61
				\$7,500.00	\$7,500.00	\$0.00	\$0.00
HA-Wide Admin	Debt Service	1501		\$88,000.00	\$88,000.00	\$0.00	\$0.00
				\$22,500.00	\$20,867.61	\$13,367.61	\$13,367.61

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

PHA Name: CONCORD HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No NH36P005501-04 Replacement Housing Factor Grant No:		Federal FY of Grant: 2004		Status of Work		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost			Total Actual Cost	
				Original	Revised		Obligated	Expended
	Site: 5-5 None: Professional Fees	1430	Total Site:	\$12,500.00	\$14,132.39	\$9,750.00	\$9,750.00	
	Mechanical and Electrical: None	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00	
	Building Exterior: Central Make-Up Air	1460	Total B.E.:	\$234,955.00	\$104,400.00	\$0.00	\$0.00	
	Dwelling Units: Windows	1460	Total DUs:	\$0.00	\$130,555.00	\$130,555.00	\$0.00	
	Dwelling Equipment: None	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00	
	Interior Common Areas: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Site-Wide Facilities: None	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00	
	Nondwelling Equipment: None	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00	
Total,		0	Project Total:	\$247,455.00	\$249,087.39	\$140,305.00	\$9,750.00	

Annual Statement /Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part I: Summary

PHA Name: CONCORD HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No. Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report
<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> NH36P005501-05

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements	\$0.00	\$0.00	\$0.00	\$0.00
4	1410 Administration	\$0.00	\$0.00	\$0.00	\$0.00
5	1411 Audit	\$0.00	\$0.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$10,000.00	\$0.00	\$0.00	\$0.00
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$0.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$230,000.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$5,998.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Cost	\$0.00	\$0.00	\$0.00	\$0.00
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service	\$96,748.00	\$0.00	\$0.00	\$0.00
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2-20)	\$342,746.00	\$0.00	\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 Compliance	\$0.00	\$0.00	\$0.00	\$0.00
24	Amount of line 21 Related to Security -- Soft Costs	\$0.00	\$0.00	\$0.00	\$0.00
25	Amount of line 21 Related to Security -- Hard Costs	\$0.00	\$0.00	\$0.00	\$0.00
26	Amount of line 21 Related to Energy Conservation Measures	\$0.00	\$0.00	\$0.00	\$0.00

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

PHA Name: CONCORD HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No NH36P005501-05 Replacement Housing Factor Grant No:		Federal FY of Grant: 2005		Status of Work	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Total Estimated Cost		Total Actual Cost			
		Development Account Number	Quantity	Original	Revised	Funds Obligated	Funds Expended
HA-Wide Mgmt. Improvmts	Debt Service	1501		\$96,748.00	\$0.00	\$0.00	\$0.00
HA-Wide Admin	Administration	1410		\$0.00	\$0.00	\$0.00	\$0.00
HA-Wide Fees and Costs	Professional Fees	1430		\$10,000.00	\$0.00	\$0.00	\$0.00
HA-Wide	Lawn Mower (industrial) Turf Tracher HP	1475	1	\$5,998.00	\$0.00	\$0.00	\$0.00

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

PHA Name: CONCORD HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No NH36P005501-05 Replacement Housing Factor Grant No:		Federal FY of Grant: 2005		Status of Work	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost			Total Actual Cost
				Original	Revised	Obligated	Expended
	Site: 005 - 001 None	1450	Total Site:	\$0.00	\$0.00	\$0.00	\$0.00
	Mechanical and Electrical:	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00
	Building Exterior: None	1460	Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00
	Dwelling Units:	1460	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00
	Dwelling Equipment: None	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00
	Interior Common Areas: ADA Door	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00
	Site-Wide Facilities: None	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00
	Nondwelling Equipment: None	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00
Total,		0	Project Total:	\$0.00	\$0.00	\$0.00	\$0.00

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

Development Number Name/HA-Wide Activities	CONCORD HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No NH36P005501-05 Replacement Housing Factor Grant No:	Federal FY of Grant:		Status of Work	
			2005			
General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
			Original	Revised	Obligated	Expended
Site: 005 - 002 None	1450	Total Site:	\$0.00	\$0.00	\$0.00	\$0.00
Mechanical and Electrical:	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00
Building Exterior: None	1460	Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00
Dwelling Units: None	1460	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00
Dwelling Equipment: None	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00
Interior Common Areas: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00
Site-Wide Facilities: None	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00
Nondwelling Equipment: None	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00
Total,	0	Project Total:	\$0.00	\$0.00	\$0.00	\$0.00

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

PHA Name: CONCORD HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No NH36P005501-05 Replacement Housing Factor Grant No:		Federal FY of Grant: 2005		Status of Work	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost			Total Actual Cost
				Original	Revised	Obligated	Expended
	Site: 5-3 None	1450	Total Site:	\$0.00	\$0.00	\$0.00	\$0.00
	Mechanical and Electrical: None	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00
	Building Exterior: Roof	1460	12	\$84,400.00	\$0.00	\$0.00	\$0.00
	Dwelling Units: Renovations	1460	Total B.E.:	\$84,400.00	\$0.00	\$0.00	\$0.00
	Dwelling Equipment: None	1465.1	0	\$0.00	\$0.00	\$0.00	\$0.00
	Interior Common Areas: None	1470	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00
	Site-Wide Facilities: None	1470	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00
	Nondwelling Equipment: None	1475	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00
			Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00
			Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00
Total,		0	Project Total:	\$84,400.00	\$0.00	\$0.00	\$0.00

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

PHA Name: CONCORD HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No NH36P005501-05 Replacement Housing Factor Grant No:		Federal FY of Grant: 2005		Status of Work	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost			Total Actual Cost
				Original	Revised	Obligated	Expended
	Site: 005 - 005 None	1450	Total Site:	\$0.00	\$0.00	\$0.00	\$0.00
	Mechanical and Electrical: Make up air and exhaust	1460	1	\$145,600.00	\$0.00	\$0.00	\$0.00
	Building Exterior: None	1460	Total M&E:	\$145,600.00	\$0.00	\$0.00	\$0.00
	Dwelling Units: None	1460	Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00
	Dwelling Equipment: None	1465.1	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00
	Interior Common Areas: None	1470	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00
	Site-Wide Facilities: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00
	Nondwelling Equipment: None	1475	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00
			Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00
Total,		0	Project Total:	\$145,600.00	\$0.00	\$0.00	\$0.00

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

PHA Name: CONCORD HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No NH36P005501-05 Replacement Housing Factor Grant No:		Federal FY of Grant: 2005		Status of Work	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost			Total Actual Cost
				Original	Revised	Obligated	Expended
	Site: 005 - 006 None	1450	Total Site:	\$0.00	\$0.00	\$0.00	\$0.00
	Mechanical and Electrical: None	1460	Total M&E:	\$0.00	\$0.00	\$0.00	\$0.00
	Building Exterior: None	1460	Total B.E.:	\$0.00	\$0.00	\$0.00	\$0.00
	Dwelling Units: None	1460	Total DUs:	\$0.00	\$0.00	\$0.00	\$0.00
	Dwelling Equipment: None	1465.1	Total D.E.:	\$0.00	\$0.00	\$0.00	\$0.00
	Interior Common Areas: None	1470	Total ICAs:	\$0.00	\$0.00	\$0.00	\$0.00
	Site-Wide Facilities: None	1470	Total SWFs:	\$0.00	\$0.00	\$0.00	\$0.00
	Nondwelling Equipment: None	1475	Total NDE:	\$0.00	\$0.00	\$0.00	\$0.00
Total,		0	Project Total:	\$0.00	\$0.00	\$0.00	\$0.00

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

PHA Name: CONCORD HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No.: NH36P005501-05 Replacement Housing Factor Grant No:		Federal FY of Grant: 2005			
	Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Reasons for Revised Target Dates		
	Original	Revised	Actual	Original	Revised	Actual
HA WIDE	09/30/06			09/30/06		
5-3	09/30/06			09/30/06		
5-5	09/30/06			09/30/06		

Capital Fund Program Five-Year Action Plan
Part I: Summary

PHA Name: CONCORD HOUSING AUTHORITY		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No: ____				
Development Number/Name/HA-Wide	Year 1 2005	Work Statement for Year 2 FFY Grant: 2006 PHA FY:	Work Statement for Year 3 FFY Grant: 2007 PHA FY:	Work Statement for Year 4 FFY Grant: 2008 PHA FY:	Work Statement for Year 5 FFY Grant: 2009 PHA FY:	
005 - 001		\$59,000	\$128,190	\$131,585	\$0	
005 - 002		\$36,000	\$11,450	\$0	\$100,000	
005 - 003		\$75,000	\$0	\$143,415	\$175,000	
005 - 005		\$75,000	\$135,360	\$0	\$0	
005 - 006	Annual	\$30,000	\$0	\$0	\$0	
Debt Service	Statement	\$96,748	\$96,748	\$96,748	\$96,748	
CFP Funds Listed for 5-year planning		\$371,748	\$371,748	\$371,748	\$371,748	
Replacement Housing Factor Funds		\$0	\$0	\$0	\$0	

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

Activities for Year 1 2005	Activities for Year 2 FFY Grant: 2006 PHA FY:			Activities for Year 3 FFY Grant: 2007 PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
HA-Wide Physical Improvements	HA-WIDE Site: None	\$0	HA-Wide Physical Improvements	HA-WIDE Site: None	\$0	
	Total Site:	\$0		Total Site:	\$0	
	ON-DEMAND Mech. and Electrical: None	\$0		ON-DEMAND Mech. and Electrical: None	\$0	
	Total M&E:	\$0		Total M&E:	\$0	
	ON-DEMAND Building Exterior: None	\$0		ON-DEMAND Building Exterior: None	\$0	
	Total B.E.:	\$0		Total B.E.:	\$0	
	ON-DEMAND Dwelling Units: None	\$0		ON-DEMAND Dwelling Units: None	\$0	
	Total DUs:	\$0		Total DUs:	\$0	
	HA-WIDE Dwelling Equipment: None	\$0		HA-WIDE Dwelling Equipment: None	\$0	
	Total D.E.:	\$0		Total D.E.:	\$0	
	HA-WIDE Interior Common Areas: None	\$0		HA-WIDE Interior Common Areas: None	\$0	
	Total ICAs:	\$0		Total ICAs:	\$0	
	HA-WIDE Site-Wide Facilities: None	\$0		HA-WIDE Site-Wide Facilities: None	\$0	
	Total SWFs:	\$0		Total SWFs:	\$0	
	HA-WIDE Nondwelling Equipment: None	\$0		HA-WIDE Nondwelling Equipment: None	\$0	
	Total INDE:	\$0		Total INDE:	\$0	
Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost		\$0	

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

Activities for Year 1 2005	Activities for Year 4 FFY Grant: 2008 PHA FY:	Activities for Year 5 FFY Grant: 2009 PHA FY:
Development Name/Number	Major Work Categories	Major Work Categories
Development Name/Number	Major Work Categories	Major Work Categories
Development Name/Number	Major Work Categories	Major Work Categories
Development Name/Number	Major Work Categories	Major Work Categories
Development Name/Number	Major Work Categories	Major Work Categories
Development Name/Number	Major Work Categories	Major Work Categories
Development Name/Number	Major Work Categories	Major Work Categories
Development Name/Number	Major Work Categories	Major Work Categories
Development Name/Number	Major Work Categories	Major Work Categories
Development Name/Number	Major Work Categories	Major Work Categories
Development Name/Number	Major Work Categories	Major Work Categories
Development Name/Number	Major Work Categories	Major Work Categories
Subtotal of Estimated Cost	Subtotal of Estimated Cost	Subtotal of Estimated Cost
HA-Wide Physical Improvements	HA-WIDE Site: None	HA-WIDE Site: None
Total Site:	Total Site:	Total Site:
ON-DEMAND Mech. and Electrical:	ON-DEMAND Mech. and Electrical: None	ON-DEMAND Mech. and Electrical: None
Total M&E:	Total M&E:	Total M&E:
ON-DEMAND Building Exterior:	ON-DEMAND Building Exterior: None	ON-DEMAND Building Exterior: None
Total B.E.:	Total B.E.:	Total B.E.:
ON-DEMAND Dwelling Units:	ON-DEMAND Dwelling Units: None	ON-DEMAND Dwelling Units: None
Total DUs:	Total DUs:	Total DUs:
HA-WIDE Dwelling Equipment:	HA-WIDE Dwelling Equipment: None	HA-WIDE Dwelling Equipment: None
Total D.E.:	Total D.E.:	Total D.E.:
HA-WIDE Interior Common Areas:	HA-WIDE Interior Common Areas: None	HA-WIDE Interior Common Areas: None
Total ICAs:	Total ICAs:	Total ICAs:
HA-WIDE Site-Wide Facilities:	HA-WIDE Site-Wide Facilities: None	HA-WIDE Site-Wide Facilities: None
Total SWFs:	Total SWFs:	Total SWFs:
HA-WIDE Nondwelling Equipment:	HA-WIDE Nondwelling Equipment: None	HA-WIDE Nondwelling Equipment: None
Total NDE:	Total NDE:	Total NDE:
Subtotal of Estimated Cost	Subtotal of Estimated Cost	Subtotal of Estimated Cost

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

Activities for Year 1 2005		Activities for Year 2 FFY Grant: 2006 PHA FY:		Activities for Year 3 FFY Grant: 2007 PHA FY:	
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
005 - 001	Site: None Total Site: Mechanical and Electrical: None Total M&E: \$0 Building Exterior: Roof and Brick Veneer Total B.E.: \$59,000 Dwelling Units: None Total DUs: \$0 Dwelling Equipment: None Total D.E.: \$0 Interior Common Areas: None Total ICAs: \$0 Site-Wide Facilities: None Total SWFs: \$0 Nondwelling Equipment: None Total NDE: \$0	\$0 \$0 \$0 \$0 \$59,000 \$59,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	005 - 001	Site: None Mechanical and Electrical: None Total M&E: Building Exterior: None Total B.E.: Dwelling Units: Fire Rated Doors Total DUs: Dwelling Equipment: None Total D.E.: Interior Common Areas: None Total ICAs: Site-Wide Facilities: None Total SWFs: Nondwelling Equipment: None Total NDE:	\$0 \$0 \$0 \$0 \$0 \$0 \$128,190 \$128,190 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
Subtotal of Estimated Cost		\$59,000	Subtotal of Estimated Cost		\$128,190

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

Activities for Year 1 2005	Activities for Year 4 FFY Grant: 2008 PHA FY:		Activities for Year 5 FFY Grant: 2009 PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
005 - 001	Site: None Total Site: Mechanical and Electrical: Sprinkler System Total M&E: Building Exterior: None Total B.E.: Dwelling Units: Replace Door Knobs w/Levers Total DUs: Dwelling Equipment: None Total D.E.: Interior Common Areas: None Total ICAs: Site-Wide Facilities: None Total SWFs: Nondwelling Equipment: None Total NDE:	\$0 \$0 \$95,985 \$95,985 \$0 \$0 \$35,600 \$35,600 \$0 \$0 \$0 \$0 \$0 \$0 \$0	005 - 001	Site: None Total Site: Mechanical and Electrical: None Total M&E: Building Exterior: None Total B.E.: Dwelling Units: Total DUs: Dwelling Equipment: None Total D.E.: Interior Common Areas: None Total ICAs: Site-Wide Facilities: None Total SWFs: Nondwelling Equipment: None Total NDE:	\$0 \$0 \$95,985 \$95,985 \$0 \$0 \$35,600 \$35,600 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
	Subtotal of Estimated Cost	\$131,585		Subtotal of Estimated Cost	\$0

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

Activities for Year 1 2005		Activities for Year 2 FFY Grant: 2006 PHA FY:			Activities for Year 3 FFY Grant: 2007 PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost		
005 - 002	Site: Drainage	\$11,000	005 - 002	Site: None	\$0		
	Total Site:	\$11,000		Total Site:	\$0		
	Mechanical and Electrical: None	\$0		Mechanical and Electrical: None	\$0		
	Total M&E:	\$0		Total M&E:	\$0		
	Building Exterior: None	\$0		Building Exterior: None	\$0		
	Total B.E.:	\$0		Total B.E.:	\$0		
	Dwelling Units: None	\$0		Dwelling Units: Fire Rated Doors	\$11,450		
	Total DUs:	\$0		Total DUs:	\$11,450		
	Dwelling Equipment: None	\$0		Dwelling Equipment: None	\$0		
	Total D.E.:	\$0		Total D.E.:	\$0		
	Interior Common Areas: Insulate Flue	\$25,000		Interior Common Areas: None	\$0		
	Total ICAs:	\$25,000		Total ICAs:	\$0		
	Site-Wide Facilities: None	\$0		Site-Wide Facilities: None	\$0		
	Total SWFs:	\$0		Total SWFs:	\$0		
	Nondwelling Equipment: None	\$0		Nondwelling Equipment: None	\$0		
	Total NDE:	\$0		Total NDE:	\$0		
Subtotal of Estimated Cost		\$36,000	Subtotal of Estimated Cost		\$11,450		

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

Activities for Year 1 2005	Activities for Year 4 FFY Grant: 2008 PHA FY:		Activities for Year 5 FFY Grant: 2009 PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
005 - 002	Site: None Total Site: Mechanical and Electrical: None Total M&E: Building Exterior: None Total B.E.: Dwelling Units: None Total DUs: Dwelling Equipment: None Total D.E.: Interior Common Areas: None Total ICAs: Site-Wide Facilities: None Total SWFs: Nondwelling Equipment: None Total NDE:	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	005 - 002	Site: None Total Site: Mechanical and Electrical: None Total M&E: Building Exterior: Roof Total B.E.: Dwelling Units: None Total DUs: Dwelling Equipment: None Total D.E.: Interior Common Areas: None Total ICAs: Site-Wide Facilities: None Total SWFs: Nondwelling Equipment: None Total NDE:	\$0 \$0 \$0 \$0 \$100,000 \$100,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
	Subtotal of Estimated Cost	\$0	Subtotal of Estimated Cost	Subtotal of Estimated Cost	\$100,000

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

Activities for Year 1 2005		Activities for Year 2 FFY Grant: 2006 PHA FY:			Activities for Year 3 FFY Grant: 2007 PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost		
005 -003	Site: Drainage/Landscaping	\$60,000	005 -003	Site: None	\$0		
	Total Site:	\$60,000		Total Site:	\$0		
	Mechanical and Electrical: None	\$0		Mechanical and Electrical: None	\$0		
	Total M&E:	\$0		Total M&E:	\$0		
	Building Exterior: Repair Chimneys	\$10,000		Building Exterior: None	\$0		
	Total B.E.:	\$10,000		Total B.E.:	\$0		
	Dwelling Units: None	\$0		Dwelling Units: None	\$0		
	Total DUs:	\$0		Total DUs:	\$0		
	Dwelling Equipment: None	\$0		Dwelling Equipment: None	\$0		
	Total D.E.:	\$0		Total D.E.:	\$0		
	Interior Common Areas: None	\$0		Interior Common Areas: None	\$0		
	Total ICAs:	\$0		Total ICAs:	\$0		
	Site-Wide Facilities: Playground	\$5,000		Site-Wide Facilities: None	\$0		
	Total SWFs:	\$5,000		Total SWFs:	\$0		
	Nondwelling Equipment: None	\$0		Nondwelling Equipment: None	\$0		
	Total NDE:	\$0		Total NDE:	\$0		
Subtotal of Estimated Cost		\$75,000	Subtotal of Estimated Cost		\$0		

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

Activities for Year 1 2005	Activities for Year 4 FFY Grant: 2008 PHA FY:		Activities for Year 5 FFY Grant: 2009 PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
005-003	Site: None Total Site: Mechanical and Electrical: None Total M&E: Building Exterior: None Total B.E.: Dwelling Units: Install Levers in Doors/Rehab Total DUs: Dwelling Equipment: None Total D.E.: Interior Common Areas: None Total ICAs: Site-Wide Facilities: None Total SWFs: Nondwelling Equipment: None Total INDE:	\$0 \$0 \$0 \$0 \$0 \$0 \$143,415 \$143,415 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	005-003	Site: None Total Site: Mechanical and Electrical: None Total M&E: Building Exterior: None Total B.E.: Dwelling Units: Kitchen Exhaust/Unit Rehab Total DUs: Dwelling Equipment: None Total D.E.: Interior Common Areas: None Total ICAs: Site-Wide Facilities: None Total SWFs: Nondwelling Equipment: None Total NDE:	\$0 \$0 \$0 \$0 \$0 \$0 \$175,000 \$175,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
	Subtotal of Estimated Cost	\$143,415	Subtotal of Estimated Cost	Subtotal of Estimated Cost	\$175,000

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

Activities for Year 1 2005		Activities for Year 2 FFY Grant: 2006 PHA FY:			Activities for Year 3 FFY Grant: 2007 PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost		
005 - 005	Site: None	\$0	005 - 005	Site: None	\$0		
	Total Site:	\$0		Total Site:	\$0		
	Mechanical and Electrical: Generator	\$75,000		Mechanical and Electrical: Sprinkler	\$95,985		
	Total M&E:	\$75,000		Total M&E:	\$95,985		
	Building Exterior: None	\$0		Building Exterior: None	\$0		
	Total B.E.:	\$0		Total B.E.:	\$0		
	Dwelling Units: None	\$0		Dwelling Units: Fire Rated Doors	\$39,375		
	Total DUs:	\$0		Total DUs:	\$39,375		
	Dwelling Equipment: None	\$0		Dwelling Equipment: None	\$0		
	Total D.E.:	\$0		Total D.E.:	\$0		
	Interior Common Areas: None	\$0		Interior Common Areas: None	\$0		
	Total ICAs:	\$0		Total ICAs:	\$0		
	Site-Wide Facilities: None	\$0		Site-Wide Facilities: None	\$0		
	Total SWFs:	\$0		Total SWFs:	\$0		
	Nondwelling Equipment: None	\$0		Nondwelling Equipment: None	\$0		
	Total INDE:	\$0		Total INDE:	\$0		
Subtotal of Estimated Cost		\$75,000	Subtotal of Estimated Cost		\$135,360		

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

Activities for Year 1 2005	Activities for Year 4 FFY Grant: 2008 PHA FY:			Activities for Year 5 FFY Grant: 2009 PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	005 - 005	Site: None Total Site: Mechanical and Electrical: None Total M&E: Building Exterior: None Total B.E.: Dwelling Units: None Total DUs: Dwelling Equipment: None Total D.E.: Interior Common Areas: None Total ICAs: Site-Wide Facilities: None Total SWFs: Nondwelling Equipment: None Total INDE: None	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	005 - 005	Site: None Total Site: Mechanical and Electrical: None Total M&E: Building Exterior: None Total B.E.: Dwelling Units: None Total DUs: Dwelling Equipment: None Total D.E.: Interior Common Areas: None Total ICAs: Site-Wide Facilities: None Total SWFs: Nondwelling Equipment: None Total NDE: None	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0
	Subtotal of Estimated Cost		\$0	Subtotal of Estimated Cost		\$0

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

Activities for Year 1 2005		Activities for Year 2 FFY Grant: 2006 PHA FY:			Activities for Year 3 FFY Grant: 2007 PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost		
005 - 006	Site: Drainage/Landscaping Total Site: Mechanical and Electrical: None Total M&E: Building Exterior: None Total B.E.: Dwelling Units: None Total DUs: Dwelling Equipment: None Total D.E.: Interior Common Areas: None Total ICAs: Site-Wide Facilities: None Total SWFs: Nondwelling Equipment: Playground Total NDE:	\$25,000 \$25,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$5,000 \$5,000 \$30,000	005 - 006	Site: None Mechanical and Electrical: None Total M&E: Building Exterior: None Total B.E.: Dwelling Units: None Total DUs: Dwelling Equipment: None Total D.E.: Interior Common Areas: None Total ICAs: Site-Wide Facilities: None Total SWFs: Nondwelling Equipment: None Total NDE:	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0		
Subtotal of Estimated Cost			Subtotal of Estimated Cost		\$0		

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

Activities for Year 1 2005	Activities for Year 4 FFY Grant: 2008 PHA FY:		Activities for Year 5 FFY Grant: 2009 PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
005 - 006	Site: None	\$0	005 - 006	Site: None	\$0
	Total Site:	\$0		Total Site:	\$0
	Mechanical and Electrical: None	\$0		Mechanical and Electrical: None	\$0
	Total M&E:	\$0		Total M&E:	\$0
	Building Exterior: None	\$0		Building Exterior: None	\$0
	Total B.E.:	\$0		Total B.E.:	\$0
	Dwelling Units: None	\$0		Dwelling Units: None	\$0
	Total DUs:	\$0		Total DUs:	\$0
	Dwelling Equipment: None	\$0		Dwelling Equipment: None	\$0
	Total D.E.:	\$0		Total D.E.:	\$0
	Interior Common Areas: None	\$0		Interior Common Areas: None	\$0
	Total ICAs:	\$0		Total ICAs:	\$0
	Site-Wide Facilities: None	\$0		Site-Wide Facilities: None	\$0
	Total SWFs:	\$0		Total SWFs:	\$0
	Nondwelling Equipment: None	\$0		Nondwelling Equipment: None	\$0
	Total NDE:	\$0		Total NDE:	\$0
	Subtotal of Estimated Cost	\$0		Subtotal of Estimated Cost	\$0

Detailed Borrowing Analysis

Capital Fund Grant Leveraging

Completed for	NH005 Concord Housing Authority	
Assumed Interest Rate		4.50%
Origination Fee		1.00%
Mgt. Assessment, Fairness Opinion, Lender Legal & Closing Costs	\$ 30,000	
DSR Initial Deposit		100%
Term of This Borrowing		20
Months of Cap Interest		3
P&I per Year		12

Computation of Base Capital Fund for Borrowing

Assumed Base Year Capital Funds Allocation	342,746
Planned Demolition	
Housing Brought Back On Line	
Other Adjustments #1	
Other Adjustments #2	0
Net Capital Fund	342,746
Annual Debt Service Pledge	98,700
Annual Debt Service Pledge as % of Base Cap Funds	28.8%

Proceeds Analysis

Gross Borrowing	1,290,004
Less Fees	(42,900)
Reserve Deposit	(98,700)
Less Cap Interest	(14,513)
Net Proceeds to PHA Project Fund	1,133,892
PHA Fiscal Year Ends	3/31/2005

All interest rates and expenses are assumptions and subject to revision. This is to be used for planning purposes only.

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

PHA Name: **NH005 Concord Housing Authority** Grant Type and Number
Capital Fund Program Grant No:
Replacement Housing Factor

Original Annual Statement Reserve for Disasters / Emergencies Revised Annual Statement
 Performance and Evaluation Report for Period Ending Final Performance and Evaluation Report

Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Summary by Development Account

Line No.	Description	Total Estimated Cost		Total Actual Cost
		Original	Revised	
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	105,700		
8	1440 Site Acquisition			
9	1450 Site Improvement			
10	1460 Dwelling Structures	1,026,075		
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	113,213		
20	1502 Contingency	45,017		
21	Amount of Proposed Project: (sum of lines 2 – 20)	1,290,004		
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			

Revision Number

Federal FY of Grant:
Cap Fund
Borrowing

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

Part II: Supporting Pages

PHA Name: NH005 Concord Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Federal FY of Grant: Capital Fund Borrowing		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Status of Work
				Original	Revised	
	Fees and Costs					
PHA Wide	CFPP Fees	1430		42,900		
PHA Wide	A&E Fees	1430		62,800		
	Subtotal 1430			105,700		
	Dwelling Structures					
005-001	Waste Pipes	1460		257,500		
John F. Kennedy	Electical	1460		187,310		
005-005	Waste Pipes	1460		347,550		
Robert F. Crutchfield	Electical	1460		110,545		
005-003	Site/Drainage Work	1460		123,170		
Haller				1,026,075		
	Subtotal 1460					
	Collateralization or Debt Service					
PHA Wide	Reserve Deposit	1501		98,700		
PHA Wide	Capitalized Interest	1501		14,513		
	Subtotal 1501			113,213		
	Contingency					
005-001/005-005	Contingency	1502		45,017		
	GRAND TOTAL			1,290,004		

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

Part II: Supporting Pages

PHA Name: NH005 Concord Housing Authority		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:		Federal FY of Grant: Capital Fund Borrowing	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Status of Work
				Original Revised	Funds Obligated Funds Expended

