

# PHA Plans

## Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226  
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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# Streamlined 5-Year Plan for Fiscal Years 2006 - 2010

## Streamlined Annual Plan for Fiscal Year 2006

**NOTE:** This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

## Streamlined Five-Year PHA Plan Agency Identification

**PHA Name:** Housing Authority of Douglas County      **PHA Number:** OR003

**PHA Fiscal Year Beginning: (mm/yyyy)** 04/2006

**PHA Programs Administered:**

- Public Housing and Section 8**     
  **Section 8 Only**     
  **Public Housing Only**  
 Number of public housing units: 154     
 Number of S8 units:     
 Number of public housing units:  
 Number of S8 units: 651

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

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

**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 and attachments (if any) 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)

## Streamlined Five-Year PHA Plan

### PHA FISCAL YEARS 20\_\_ - 20\_\_

[24 CFR Part 903.12]

### A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here) We are committed to provide the opportunity for affordable housing that is safe, decent, sanitary and free from discrimination.

### B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing  
Objectives:
  - Apply for additional rental vouchers:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)
  
- PHA Goal: Improve the quality of assisted housing  
Objectives:
  - Improve public housing management: (PHAS score) 94 / 2004
  - Improve voucher management: (SEMAP score) 93 / 2005
  - Increase customer satisfaction:
  - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
  - Renovate or modernize public housing units:
  - Demolish or dispose of obsolete public housing:
  - Provide replacement public housing:
  - Provide replacement vouchers:
  - Other: (list below)

- PHA Goal: Increase assisted housing choices  
Objectives:
- Provide voucher mobility counseling:
  - Conduct outreach efforts to potential voucher landlords
  - Increase voucher payment standards
  - Implement voucher homeownership program:
  - Implement public housing or other homeownership programs:
  - Implement public housing site-based waiting lists:
  - Convert public housing to vouchers:
  - Other: (list below)

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

- PHA Goal: Provide an improved living environment  
Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
  - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
  - Implement public housing security improvements:.
  - 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)**

## Streamlined Annual PHA Plan

### PHA Fiscal Year 2006

[24 CFR Part 903.12(b)]

### Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

#### **A. ANNUAL STREAMLINED PHA PLAN COMPONENTS**

- 1. Housing Needs / page 7
- 2. Financial Resources / page 12
- 3. Policies on Eligibility, Selection and Admissions / page 12
- 4. Rent Determination Policies / page 20
- 5. Capital Improvements Needs / page 24
- 6. Demolition and Disposition / page 24
- 7. Homeownership / page 26
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)/ page 27
- 9. Additional Information / page 27
  - a. PHA Progress on Meeting 5-Year Mission and Goals / page 27
  - b. Criteria for Substantial Deviations and Significant Amendments / page 28
  - c. Other Information Requested by HUD / page 29
    - i. Resident Advisory Board Membership and Consultation Process / page 29
    - ii. Resident Membership on the PHA Governing Board / page 29
    - iii. PHA Statement of Consistency with Consolidated Plan / page 30
    - iv. RASS Follow-up Plan / page 34
- 10. Project-Based Voucher Program / page 31
- 11. Supporting Documents Available for Review / page 32
- 12. FY 2006 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report / page 48
- 13. Capital Fund Program 5-Year Action Plan / page 48
- 14. Other (List below, providing name for each item)

**B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

**Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans; Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.**

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

**Form HUD-50070, Certification for a Drug-Free Workplace;**

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

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

**Executive Summary (optional)**

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan. N/A

**1. Statement of Housing Needs** [24 CFR Part 903.12 (b), 903.7(a)]

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

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

<b>Housing Needs of Families on the PHA’s Waiting Lists</b>			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	636		
Extremely low income <=30% AMI	540	85	
Very low income (>30% but <=50% AMI)	83	13	
Low income (>50% but <80% AMI)	13	2	
Families with children	372	.5849	

<b>Housing Needs of Families on the PHA's Waiting Lists</b>			
Elderly families	62	.0974	
Families with Disabilities	150	.2358	
Race/ethnicity – white	634	.9968	
Race/ethnicity- African Ame	2	.0032	
Race/ethnicity			
Race/ethnicity			
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 checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

**1. Statement of Housing Needs** [24 CFR Part 903.12 (b), 903.7(a)]

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

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

<b>Housing Needs of Families on the PHA's Waiting Lists</b>			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover



<b>Housing Needs of Families on the PHA's Waiting Lists</b>			
Waiting list total	827		44
Extremely low income <=30% AMI	624	75.4534%	
Very low income (>30% but <=50% AMI)	181	21.8863%	
Low income (>50% but <80% AMI)	20	2.4184%	
Families with children	437	52.9%	
Elderly families	95	11.5%	
Families with Disabilities	171	20.7%	
Race/ethnicity-	822	99.3954%	
Race/ethnicity-Black	2	0.2418%	
Race/ethnicity-Amer Ind	3	0.6328%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	332	40.2%	10
2 BR	340	41.2%	13
3 BR	136	16.5%	19
4 BR	19	2.3%	2
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			

**B. Strategy for Addressing Needs**

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

**(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available

- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

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

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

Select if applicable

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

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

Select all that apply

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

**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 903.12 (b), 903.7 (c)]

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

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2006 grants) CY2006</b>		
a) Public Housing Operating Fund	371,196	
b) Public Housing Capital Fund FFY206	278,000	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,944,000	
f) Resident Opportunity and Self-Sufficiency Grants		

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>	280,000	
<b>4. Other income (list below)</b>		
Section 8 Office Rent	12,000	
Interest	720	
<b>4. Non-federal sources (list below)</b>		
Orchard Knoll – CSC	14,000	
<b>Total resources</b>	3,899,916	

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

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

**A. Public Housing**

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

**(1) Eligibility**

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

When families are within a certain number of being offered a unit: (state number) 3

- When families are within a certain time of being offered a unit: (state time) as much as 30 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. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.

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

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

d. Site-Based Waiting Lists – Coming Year

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

1. How many site-based waiting lists will the PHA operate in the coming year?
2.  Yes  No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?
3.  Yes  No: May families be on more than one list simultaneously  
If yes, how many lists?



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

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

**(3) Assignment**

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

- One
- Two
- Three or More

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

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

**(4) Admissions Preferences**

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
- 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.

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) Deconcentration and Income Mixing**

- a.  Yes  No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b.  Yes  No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

**B. Section 8**

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.  
**Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

**(1) Eligibility**

- a. What is the extent of screening conducted by the PHA? (select all that apply)
  - Criminal or drug-related activity only to the extent required by law or regulation
  - Criminal and drug-related activity, more extensively than required by law or regulation
  - More general screening than criminal and drug-related activity (list factors):
  - Other (list below) Happy Software.
- 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) Compliance with the Section 8 Program, if requested by the landlord.

**(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: Reasonable Accommodation, family emergency or unable to locate unit.

**(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.

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 903.12(b), 903.7(d)]

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

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

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

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

a. Use of discretionary policies: (select one of the following two)

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \_\_\_\_\_
- Other (list below) Anytime a family has a composition change.

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**

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

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

**B. Section 8 Tenant-Based Assistance**

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

**(1) Payment Standards**

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually  
 Other (list below)

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

- Success rates of assisted families  
 Rent burdens of assisted families  
 Other (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. Capital Improvement Needs**

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

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

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

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

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

- a.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b.  Yes  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where

such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

### **(1) Hope VI Revitalization**

- a.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below 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)  
Development name:  
Development (project) number:  
Status of grant: (select the statement that best describes the current status)  
 Revitalization Plan under development  
 Revitalization Plan submitted, pending approval  
 Revitalization Plan approved  
 Activities pursuant to an approved Revitalization Plan underway
- c.  Yes  No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d.  Yes  No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
- e.  Yes  No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

**6. Demolition and Disposition**

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

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

**7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

- (1)  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

## (2) Program Description

### a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? 25

### b. PHA-established eligibility criteria

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

If yes, list criteria below: under development.

c. What actions will the PHA undertake to implement the program this year (list)? Our FSS Coordinator will be in charge of our homeownership program. Our coordinator is currently training with another HA, gathering information from other successful homeownership programs and attending trainings. Our coordinator will continue to work actively with HUD to implement this program.

## (3) Capacity of the PHA to Administer a Section 8 Homeownership Program

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

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

Dreamsavers IDA Program and Administered AHP with Federal Home Loan Bank.

## **8. Civil Rights Certifications**

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is

submitted to the Field Office in hard copy—see Table of Contents.

## **9. Additional Information**

[24 CFR Part 903.12 (b), 903.7 (r)]

### **A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan**

*(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2006 - 2010.)*

#### **Goal 1**

Expand the supply of assisted housing.

- Objective: Apply for additional rental vouchers
- Objective: Leverage private or other public funds to create additional housing opportunities
- Progress: HADCO applies for vouchers when available.
- Progress: HADCO is considering the purchase of an RD project, in Riddle Oregon.

#### **Goal 2**

Improve the quality of assisted housing.

- Objective: Improve public housing management (PHAS score) 94 / 2004
- Objective: Improve voucher management (SEMAP score) 93 / 2005
- Objective: Increase customer satisfaction
- Objective: Concentrate on efforts to improve specific management functions
- Progress: PHAS score was high performer
- Progress: SEMAP score was high performer
- Progress: Train all staff to serve the public with professionalism
- Progress: Send staff to training

#### **Goal 3**

Increase assisted housing choices.

- Objective: Provide voucher mobility counseling
- Objective: Conduct outreach efforts to potential voucher landlords
- Objective: Implement voucher homeownership program
- Objective: Implement public housing or other homeownership programs
- Progress: Provide information in the briefing packet and during the actual briefing
- Progress: Referral sheets, Homeless Coalition, CSC Coordinator, and The 2<sup>nd</sup> Chance Renters Program
- Progress: FSS Coordinator is gathering information from other Housing Authorities and from HUD
- Progress: FSS Coordinator is gathering information from other Housing Authorities and from HUD

#### **Goal 4**



Provide an improved living environment.

- Objective: Implement public housing security improvements  
Progress: Team effort between HADCO, residents, and local police department  
Progress: HADCO has applied for CFP monies to install deadbolts

**Goal 5**

Promote self-sufficiency and asset development of assisted households.

- Objective: Provide or attract supportive services to improve assistance recipients' employability  
Progress: HADCO has a FSS program and a CSC Coordinator to provide resources and referrals

**Goal 6**

Ensure equal opportunity and affirmatively further fair housing.

- Objective: Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability  
Objective: 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  
Objective: Undertake affirmative measures to ensure accessible housing to person with all varieties of disabilities regardless of unit size required  
Progress: HADCO provides ADA units, we have a Reasonable Accommodation process, and staff has been to Fair Housing Training

**B. Criteria for Substantial Deviations and Significant Amendments**

**(1) Amendment and Deviation Definitions**

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

a. Substantial Deviation from the 5-Year Plan

b. Significant Amendment or Modification to the Annual Plan

HADCO will consider the following to be significant amendments or modifications:

- Changes to rent, admission policies or organization of the waiting list;
- Additions of non-emergency work items (items not included in the current annual statement or 5-year action plan) or change in use of replacement reserve funds under the Capital Fund.

### **C. Other Information**

[24 CFR Part 903.13, 903.15]

#### **(1) Resident Advisory Board Recommendations**

a.  Yes  No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?  
If yes, provide the comments below:

- To add cloths lines and back patio porch covers for Roseburg CFP.

b. 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)
  - Will review suggestions and if appropriate add to the 5-Year Plan in 2007.

#### **(2) Resident Membership on PHA Governing Board**

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes  No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: Joy Mayorga

Method of Selection:

Appointment

**The term of appointment is (include the date term expires): 4/14/2009**

Election by Residents (if checked, complete next section--Description of Resident Election Process)

**Description of Resident Election Process**

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)

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)

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)

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

Date of next term expiration of a governing board member: 4/14/2006

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position):

Douglas County Commissioners

**(3) PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

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

**Consolidated Plan jurisdiction: (provide name here) “State of Oregon”**

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

- The PHA has based its statement of needs of families on its waiting list 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)

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

**(4) (Reserved)**

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

**10. Project-Based Voucher Program**

- a.  Yes  No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b.  Yes  No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

## **11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans**

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All

listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program	Annual Plan:

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	(Section _____ of the Section 8 Administrative Plan)	Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
X	Other supporting documents (optional). List individually. Public Housing Lease	(Specify as needed)

### **RASS FOLLOW UP PLAN**

To increase resident communication by implementing the following:

- Hold two resident meetings, one in the fall and one in the spring
- Attach a letter with annual paperwork to address concerns or schedule an appointment
- Continue to encourage residents to form Resident Council.



Annual Statement / Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPHF)				Part I : Summary	
PHA Name: <b>HOUSING AUTH OF DOUGLAS COUNTY, OREGON</b> 902 West Stanton Street; Roseburg, OR 97470		Grant Type and Number Capital Fund Program Grant No. <b>OR16P003501-04</b> Replacement Housing Factor Grant No.		Federal FY of Grant <b>2004</b>	
Original Annual Statement Reserve for Disasters/Emergencies Performance and Evaluation Report for Period Ending: <b>9-30-2005</b>			Revised Annual Statement ( Revision no: ) Final Performance and Evaluation Report		
Line	Summary of Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	40,432.40	58,432.40	40,432.40	40,432.40
3	1408 Management Improvements	8,000.00	8,000.00	8,000.00	8,000.00
4	1410 Administration	33,286.00	33,286.00	33,286.00	33,286.00
5	1411 Audit	567.60	567.60	567.60	567.60
6	1415 Liquidated Damages				
7	1430 Fees and Costs	18,000.00	19,000.00	18,380.18	14,128.28
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	199,400.00	204,378.33	48,534.59	41,822.39
11	1465.1 Dwelling Equipment – Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation	17,000.00	9,195.67		
18	1499 Development Activities				
19	1501 Collateralization or Debt Services				
20	1502 Contingency	16,174.00			
<b>21</b>	<b>Amount of Annual Grant ( Sum of lines 2-20)</b>	<b>\$ 332,860.00</b>	<b>\$ 332,860.00</b>	<b>\$ 149,200.77</b>	<b>\$ 138,236.67</b>
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	133,400.00	175,000.00	18,560.18	14,308.28
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	84,000.00	48,378.33	48,354.59	41,642.39

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

<b>Annual Statement / Performance and Evaluation Report</b> Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) <b>PART II: Supporting Pages</b>								
PHA NAME: <b>HOUSING AUTHORITY OF DOUGLAS COUNTY, OREGON</b> 902 West Stanton Str; Roseburg OR 97470			Grant Type and Number CFP Grant No. <b>OR16P003501-04</b> Replacement Housing Factor Grant No.			Federal FY of Grant: <b>2004</b>		
Dev. No	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original Revised		Total Actual Cost Obligated Expended		Status of Work
HA-Wide	Transfer to Operations	1406		40,432.40	58,432.40	40,432.40	40,432.40	Add for Energy Audit
	Mgmt Improvements \$8000	1408						
	Computer Upgrade	1408		4,000.00	4,000.00	4,000.00	4,000.00	Completed
	Staff Training/Travel	1408		3,000.00	3,000.00	3,000.00	3,000.00	Completed
	Resident Advisory Committee Exp	1408						
	Community-Boys/Girls Club	1408		1,000.00	1,000.00	1,000.00	1,000.00	Completed
	Administration	1410		33,286.00	33,286.00	33,286.00	33,286.00	Completed
	Audit	1411		567.60	567.60	567.60	567.60	Completed
	Fees & A/E - Architect & Eng	1430		18,000.00	19,000.00	18,380.18	14,128.28	
	Relocation	1495		17,000.00	9,195.67			
	Contingency	1502		16,174.00	0.00			
OR003-01	<i>OR003-01 ROSEBURG</i>							
	Replace BR444 Light Fixtures	1460	60 Units	21,900.00	11,623.15	11,623.15	11,623.15	Completed Sep-05
OR003-04	<i>OR003-04 OAKLAND</i>							
	Window Replacement	1460	8 Units	24,000.00	12,839.00	12,839.00	12,197.05	
	ADA Accessibility Remodel	1460	1 Unit	57,700.00	80,000.00	120.00	120.00	will re-bid
OR003-05	<i>OR003-05 RIDDLE</i>							
	Window Replacement	1460	8 Units	24,000.00	12,862.74	12,839.00	6,768.75	
OR003-07	<i>OR003-07 REEDSPORT</i>							
	Replace BR444 Light Fixtures	1460	10 Units	11,700.00	8,597.32	8,597.32	8,597.32	Completed Sep-05
	ADA Accessibility Remodel	1460	1 Unit	57,700.00	76,000.00	60.00	60.00	Contract Signed Oct
OR003-08	<i>OR003-08 YONCALLA</i>							
	Replace BR444 Light Fixtures	1460	6 Units	2,400.00	2,456.12	2,456.12	2,456.12	Completed Sep-05

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

PHA NAME: <b>HOUSING AUTHORITY OF DOUGLAS COUNTY, OREGON</b> 902 West Stanton Str; Roseburg OR 97470		Grant Type and Number CFP Grant No. <b>OR16P003501-04</b> Replacement Housing Factor Grant No.			Federal FY of Grant: <b>2004</b>			
Dev No.	General Work Description	Dev Acct No.	Qty	Total Estimated Cost Original      Revised		Total Actual Cost Obligated    Expended		Status of Work
	<b>Subtotal 1460 Dwelling Structures:</b>			<b>199,400.00</b>	<b>204,378.33</b>	<b>48,534.59</b>	<b>41,822.39</b>	
	<b>GRANT TOTAL:</b>			<b>\$ 332,860.00</b>	<b>332,860.00\$</b>	<b>\$ 149,200.77</b>	<b>\$ 138,236.67</b>	
	LOCCS 9-30-05:				332,860.00	149,200.77	132,808.37	
	LOCCS - P & E:						(5,428.30)\$	
							Please adjust LOCCS Sept-05 Exp	
						Nelson & Pyle PO 5846 Job 04-04-03 Inv 126059		
				<i>VENDOR&gt;&gt;</i>	Nelson/Pyle	<i>VOUCHER #&gt;&gt;</i>	092-257074	5,428.30\$
				<i>PO Number&gt;&gt;</i>	5846	<i>Voucher Date&gt;&gt;</i>	10/19/2005	Est Dep 10-21
				<i>Check No.&gt;&gt;</i>	19801			
				<i>Check Date&gt;&gt;</i>	09/08/2005	LOCCS Exp was not updated until October		

Capital Fund Program Tables - Part II - Page 1 9-30-05 Report

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

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

PHA NAME: <b>HOUSING AUTHORITY OF DOUGLAS COUNTY, OREGON</b> 902 West Stanton Str; Roseburg OR 97470		Grant Type and Number CFP Capital Fund Program Grant No. <b>OR16P003501-04</b> Replacement Housing Factor Grant No.				Federal FY of Grant: <b>2004</b>	
Development No / Name / HA Wide Activities	All Funds Obligated ( Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	09/13/2006			09/13/2007			
OR003-01	09/13/2006		06/08/2005	09/13/2007		09/08/2005	
OR003-04	09/13/2006			09/13/2007			
OR003-05	09/13/2006			09/13/2007			
OR003-07	09/13/2006			09/13/2007			
OR003-08	09/13/2006		06/08/2005	09/13/2007		09/08/2005	

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

Annual Statement / Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPHF) Part I: Summary					
PHA Name: <b>HOUSING AUTH OF DOUGLAS COUNTY, OREGON</b> 902 West Stanton Street; Roseburg, OR 97470		Grant Type and Number Capital Fund Program Grant No. <b>OR16P003501-05</b> Replacement Housing Factor Grant No.		Federal FY of Grant <b>2005</b>	
Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement ( <b>Revision no: 1</b> ) Performance and Evaluation Report for Period Ending <b>9-30-2005</b> <span style="float: right;"><input type="checkbox"/> Final Performance and Evaluation Report</span>					
Line No	Summary of Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	36,207	47,607	36,207	36,207
3	1408 Management Improvements	4,000	4,000		
4	1410 Administration	27,793	27,793	27,793	
5	1411 Audit	3,000	600		
6	1415 Liquidated Damages				
7	1430 Fees and Costs	8,000	8,000		
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	145,938	156,438		
11	1465.1 Dwelling Equipment - Nonexpendable	11,000			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	7,000	0		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation	20,000	20,000		
18	1499 Development Activities				
19	1501 Collateralization or Debt Services				
20	1502 Contingency	15,000	11,500		
<b>21</b>	<b>Amount of Annual Grant (Sum of lines 2-20)</b>	<b>277,938</b>	<b>277,938</b>	<b>64,000</b>	<b>36,207</b>
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				

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

<b>Annual Statement / Performance and Evaluation Report</b> Capital Fund Program and Capital Fund Program Replacement Housing Factor ( CFP/CFPRHF) <b>PART II: Supporting Pages</b>								
PHA Name: <b>HOUSING AUTH OF DOUGLAS COUNTY,                      OREGON</b> 902 West Stanton Street; Roseburg, OR 97470			Grant Type and Number Capital Fund Program Grant No. <b>OR16P003501-05</b> Replacement Housing Factor Grant No.			Federal FY of Grant: <b>2005</b>		
Dev. No	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original    Revised		Total Actual Cost Obligated    Expended		Status of Work
HA-WIDE	Operations	1406		36,207	49,607	36,207	36,207	
	Management:							
	Boys & Girls Club – Community involvement	1408		1,000	1,000			
	Training	1408		3,000	3,000			
	Administration	1410		27,793	27,793	27,793		
	Audit	1411		3,000	600			
	A & E	1430		8,000	8,000			
	Replace Server	1475		7,000	0			
	Relocation	1495.1		20,000	20,000			
	Contingency	1502		15,000	11,500			
	<b>Total</b>			<b>\$ 121,000</b>	<b>\$ 121,500</b>	<b>\$ 64,000</b>	<b>\$ 36,207</b>	
OR003-01 Roseburg	Replace Tubs & Surrounds	1460	49 Units	145,938	156,438			Bid Opening March 2006
	Modernize Appliances-Energy Efficient	1465.1	8 Units	4,400	0			
	<b>Total OR003-01</b>			<b>\$ 150,338</b>	<b>\$ 156,438</b>	<b>\$ -</b>	<b>\$ -</b>	
OR003-02 Reedsport	Modernize Appliances-Energy Efficient	1465.1	2 Units	1,100	0			
OR003-04 Oakland	Modernize Appliances-Energy Efficient	1465.1	1 Unit	550	0			
OR003-05 Riddle	Modernize Appliances-Energy Efficient	1465.1	1 Unit	550	0			
OR003-06 Winston	Modernize Appliances-Energy Efficient	1465.1	2 Units	1,100	0			
OR003-07 Reedsport	Modernize Appliances-Energy Efficient	1465.1	4 Units	2,200	0			
OR003-08 Yoncalla	Modernize Appliances-Energy Efficient	1465.1	2 Units	1,100	0			

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

Annual Statement / Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) <b>PART III: Implementation Schedule</b>							
PHA Name: <b>HOUSING AUTH OF DOUGLAS COUNTY, OREGON</b> 902 West Stanton Street; Roseburg, OR 97470			Grant Type and Number Capital Fund Program Grant No. <b>OR16P003501-05</b> Replacement Housing Factor Grant No.				Federal FY of Grant: <b>2005</b>
Development No/ Name / HA Wide Activities	All Funds Obligated ( Quarter Ending Date)			All Fund Expended (Quarter Ending Date)			Reason for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	08/17/2007			08/17/2009			
OR003-01	08/17/2007			08/17/2009			
OR003-02	08/17/2007			08/17/2009			
OR003-04	08/17/2007			08/17/2009			
OR003-05	08/17/2007			08/17/2009			
OR003-06	08/17/2007			08/17/2009			
OR003-07	08/17/2007			08/17/2009			
OR003-08	08/17/2007			08/17/2009			

Capital Fund Program Tables PART III - Page 1

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

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name: Housing Authority of Douglas County, Oregon</b> <b>902 West Stanton Street, Roseburg OR 97470</b>		<b>Grant Type and Number</b>			<b>Federal FY of Grant:</b>
		Capital Fund Program Grant No: <b>OR16P003501-06</b>			<b>2006</b>
		Replacement Housing Factor Grant No:			
<input checked="" type="checkbox"/> <b>Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: )</b>					
<input type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no: )</b>					
<input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending: _____</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
		<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>
<b>1</b>	Total non-CFP Funds				
<b>2</b>	1406 Operations	36,630			
<b>3</b>	1408 Management Improvements	4,000			
<b>4</b>	1410 Administration	27,800			
<b>5</b>	1411 Audit	716			
<b>6</b>	1415 Liquidated Damages				
<b>7</b>	1430 Fees and Costs				
<b>8</b>	1440 Site Acquisition				
<b>9</b>	1450 Site Improvement	82,850			
<b>10</b>	1460 Dwelling Structures	66,000			
<b>11</b>	1465.1 Dwelling Equip (Non-Expendable)	3,000			
<b>12</b>	1470 Nondwelling Structures				
<b>13</b>	1475 Nondwelling Equipment	38,000			
<b>14</b>	1485 Demolition				
<b>15</b>	1490 Replacement Reserve				
<b>16</b>	1492 Moving to Work Demonstration				
<b>17</b>	1495.1 Relocation Costs	8,000			
<b>18</b>	1499 Development Activities				
<b>19</b>	1501 Collateralization or Debt Service				
<b>20</b>	1502 Contingency	11,004			
<b>21</b>	Amount of Annual Grant: (sum of lines 2 – 20)	<b>278,000</b>			
<b>22</b>	Amount of line 21 Related to LBP Activities				
<b>23</b>	Amount of line 21 Related to Section 504 compliance				
<b>24</b>	Amount of line 21 Related to Security – Soft Costs				
<b>25</b>	Amount of Line 21 Related to Security – Hard Costs				
<b>26</b>	Amount of line 21 Related to Energy Conservation Measures	3,000			



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

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: <b>The Housing Authority of Douglas County, Oregon</b> 902 West Stanton Street, Roseburg OR 97470		Grant Type and Number			Federal FY of Grant: <b>2006</b>			
		Capital Fund Program Grant No: <b>OR16P003501-06</b>						
		Replacement Housing Factor Grant No:						
Development Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Name/HA-Wide Activities				Original	Revised	Funds Obligated	Funds Expended	
<b>HA-WIDE</b>	Operations	1406		\$ 36,630				
	Management Improvement:							
	Boys/Girls Club–Community Involvement	1408		1,000				
	Training	1408		3,000				
	Administration	1410		27,800				
	Audit	1411		716				
	Fees & Costs and/or A & E	1430		-				
	Relocation	1495.1		8,000				
	Contingency	1502		11,004				
	<b>Total</b>			<b>\$ 88,150</b>	<b>\$ -</b>			
<b>003-01 Roseburg</b>	Playground Upgrade	1450	1 Unit	7,200				
	Tubs & Surrounds 3 & 4 Br Units	1460	10 Units	30,000				
	Repair Sinking Foundation	1460	1 Unit	20,000				
	Sidewalks & Curbing	1450	1 Proj	40,000				
	Replace Maintenance Van	1475	1 Unit	20,000				
	<b>Total OR003-01</b>			<b>\$ 117,200</b>	<b>\$ -</b>			
<b>03-02 Reedsport</b>	Sidewalks / Curbing / Driveways	1450	1 Proj	17,250				
	<b>Total OR003-02</b>			<b>\$ 17,250</b>				

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

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)								
Part II: Supporting Pages								
PHA Name: <b>The Housing Authority of Douglas County, Oregon</b> 902 West Stanton Street, Roseburg OR 97470			Grant Type and Number Capital Fund Program Grant No: <b>OR16P003501-06</b> Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2006</b>		
Development Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Name/HA-Wide Activities				Original	Revised	Funds Obligated	Funds Expended	
<b>03-04 Oakland</b>	Replace Vinyl Flooring	1460	4 Units	16,000				
	<b>Total OR003-04</b>			<b>\$ 16,000</b>				
<b>03-05 Riddle</b>								
	<b>Total OR003-05</b>							
<b>03-06 Winston</b>								
	<b>Total OR003-06</b>							
<b>03-07 Reedsport</b>	Sidewalks / Curbing	1450	1 Proj	18,400				
	Replace Maintenance Truck	1475	1 Unit	18,000				
	<b>Total OR003-07</b>			<b>\$ 36,400</b>				
<b>03-08 Yoncalla</b>	Replace Commercial Washer & Dryer in Laundry	1465	2 Units	3,000				
	<b>Total OR003-08</b>			<b>\$ 3,000</b>				
	Total HA-Wide			<b>\$ 88,150</b>				
	Subtotals:	1450		<b>\$ 82,850</b>				
	Subtotals:	1460		<b>\$ 66,000</b>				
	Subtotals:	1465		<b>\$ 3,000</b>				
	Subtotals:	1475		<b>\$ 38,000</b>				
	Total Properties			<b>\$ 189,850</b>				
	<b>Grand Total</b>			<b>\$ 278,000</b>				

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

<b>Part III: Implementation Schedule</b>							
PHA Name: <b>The Housing Authority of Douglas County, Oregon</b> 902 West Stanton Street; Roseburg OR 97470		Grant Type and Number					Federal FY of Grant: <b>2006</b>
		Capital Fund Program No: <b>OR16P003501-06</b>					
		Replacement Housing Factor No:					
Development Number	All Fund Obligated			All Funds Expended			Reasons for Revised Target Dates
Name/HA-Wide Activities	(Quarter Ending Date)			(Quarter Ending Date)			
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	08/01/2008			08/01/2010			
03-01 Roseburg	08/01/2008			08/01/2010			
03-02 Reedsport	08/01/2008			08/01/2010			
03-04 Oakland	08/01/2008			08/01/2010			
03-05 Riddle	08/01/2008			08/01/2010			
03-06 Winston	08/01/2008			08/01/2010			
03-07 Reedsport	08/01/2008			08/01/2010			
03-08 Yoncalla	08/01/2008			08/01/2010			

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

Capital Fund Program Five-Year Action Plan Part I: Summary					
PHA Name: <b>The Housing Authority of Douglas County</b> <b>902 West Stanton Street; Roseburg OR 97470</b>				<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b>	
				<b>Revision No:</b>	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: 2007	FFY Grant: 2008	FFY Grant: 2009	FFY Grant: 2010
		PHA FY: <b>2007</b>	PHA FY: <b>2008</b>	PHA FY: <b>2009</b>	PHA FY: <b>2010</b>
	Annual Statement				
HA - Wide		84,800	89,600	101,034	72,500
03-01 Roseburg			188,400	46,380	185,500
03-02 Reedsport		55,000			
03-04 Oakland		1,500			
03-05 Riddle					
03-06 Winston		47,000			
03-07 Reedsport		61,500		64,586	20,000
03-08 Yoncalla		28,200		66,000	
<b>Total</b>		<b>278,000</b>	<b>278,000</b>	<b>278,000</b>	<b>278,000</b>
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

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

Part II: Supporting Pages—Work Activities				Housing Authority of Douglas County OR003		
Activities for Year 1	Activities for Year: 2 FFY Grant: 2007 PHA FY: 2007			Activities for Year: 3 FFY Grant: 2008 PHA FY: 2008		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	HA-Wide			HA-Wide		
		Operations	\$ 40,598		Operations	\$ 43,011
		Management			Management	
		* Boys & Girls club	1,000		* Boys & Girls club	1,000
		* Training	3,000		* Training	3,000
		Administration	27,800		Administration	27,800
		Audit	752		Audit	789
		Contingency	11,650		Relocation	
					Contingency	14,000
		<b>Total HA-Wide</b>	<b>\$ 84,800</b>		<b>Total HA-Wide</b>	<b>\$ 89,600</b>
	03-01 Roseburg			03-01 Roseburg		
					Roofs	188,400
		<b>Total Roseburg-01</b>	<b>\$ -</b>		<b>Total Roseburg-01</b>	<b>\$ 188,400</b>
	03-02 Reedsport			03-02 Reedsport		
		R&R Siding-Storage	26,400			
		Upgrade Electrical Panels	28,600			
		<b>Total Reedsport-02</b>	<b>\$ 55,000</b>		<b>Total Reedsport-02</b>	<b>\$ -</b>
	03-04 Oakland			03-04 Oakland		
		Playground	1,500			
		<b>Total Oakland-04</b>	<b>\$ 1,500</b>		<b>Total Oakland-04</b>	<b>\$ -</b>

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

**Part II: Supporting Pages—Work Activities**

**Housing Authority of Douglas County OR003**

Activities Year 1	Activities for Year: 2 FFY Grant: 2007 PHA FY: 2007			Activities for Year: 3 FFY Grant: 2008 PHA FY: 2008		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual	HA-Wide			HA-Wide		
	03-05 Riddle			03-05 Riddle		
		<b>Total Riddle-05</b>	<b>\$ -</b>		<b>Total Riddle-05</b>	<b>\$ -</b>
	03-06 Winston			03-06 Winston		
		Exterior Paint	15,000			
		Up-grade Electrical Panels	32,000			
		<b>Total Winston-06</b>	<b>\$ 47,000</b>		<b>Total Winston-06</b>	<b>\$ -</b>
	03-07 Reedsport			03-07 Reedsport		
		Replace Heating System	49,500			
		Counter Tops	12,000			
		<b>Total Reedsport-07</b>	<b>\$ 61,500</b>		<b>Total Reedsport-07</b>	<b>\$ -</b>
	03-08 Yoncalla			03-08 Yoncalla		
		Playground	7,200			
		Paint Exterior	21,000			
		<b>Total Yoncalla-08</b>	<b>\$ 28,200</b>		<b>Total Yoncalla-08</b>	<b>\$ -</b>
		<b>GRAND TOTAL</b>	<b>\$ 278,000</b>		<b>GRAND TOTAL</b>	<b>\$ 278,000</b>

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

13. Capital Fund Program Five-Year Action Plan							
Part II: Supporting Pages—Work Activities			Housing Authority of Douglas County OR003				
Activities Year 1	Activities for Year: 4 FFY Grant: 2009 PHA FY: 2009			Activities for Year: 5 FFY Grant: 2010 PHA FY: 2010			
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
See Annual Statement	HA-Wide			HA-Wide			
		Operations	\$ 54,404		Operations	\$ 30,000	
		Management			Management		
		* Boys & Girls Club	1,000		* Boys & Girls Club	1,000	
		* Training	3,000		* Training	3,000	
		Administration	27,800		Administration	27,800	
		Audit	830		Audit	865	
		Relocation			Relocation		
		Contingency	14,000		Contingency	9,835	
		<b>Total HA-Wide</b>	<b>\$ 101,034</b>		<b>Total HA-Wide</b>	<b>\$ 72,500</b>	
		03-01 Roseburg			03-01 Roseburg		
			Roofs	46,380		Roofs	185,500
		<b>Total Roseburg-01</b>	<b>\$ 46,380</b>		<b>Total Roseburg-01</b>	<b>\$ 185,500</b>	
		03-07 Reedsport			03-07 Reedsport		
			Install Vinyl Flooring	61,586		Install Vinyl Flooring	20,000
			Doors & Locks	3,000			
		<b>Total Reedsport-07</b>	<b>\$ 64,586</b>		<b>Total Reedsport-07</b>	<b>\$ 20,000</b>	
		03-08 Yoncalla			03-08 Yoncalla		
			Replace Roofs	66,000			
		<b>Total Yoncalla-08</b>	<b>\$ 66,000</b>		<b>Total Yoncalla-08</b>	<b>\$ -</b>	
			<b>GRAND TOTAL</b>	<b>\$ 278,000</b>		<b>GRAND TOTAL</b>	<b>\$ 278,000</b>