

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
(Exp 06/30/2006)

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

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

HADCO

Streamlined 5-Year Plan for Fiscal Years 2007 - 2011

Streamlined Annual Plan for Fiscal Year 2007

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) 04/2007

PHA Programs Administered:

- Public Housing and Section 8**
 Section 8 Only
 Public Housing Only
 Number of public housing units: 155
 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 PHA's	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 2007 - 2011

[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. PHA's 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, **PHA's 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.) PHA's 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) 2006 - exempt / 2005 - 94
 - Improve voucher management: (SEMAP score) 93
 - 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)

HADCO Goal: Comply with the “Violence Against Women & Department of Justice Reauthorization Act of 2005” (VAWA). HADCO will follow the VAWA Policy for any domestic violence, dating violence, sexual assault or stalking programs.

Objective: Partner with community agencies for VAWA.

Streamlined Annual PHA Plan

PHA Fiscal Year 2007

[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.

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- 14. Other (List below, providing name for each item) / RASS Follow Up Plan Attachment / Page 34

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 PHA's 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.

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.** PHA’s may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the PHA’s Waiting Lists			
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	773		43
Extremely low income <=30% AMI	518	67%	
Very low income (>30% but <=50% AMI)	219	28.4%	
Low income (>50% but <80% AMI)	36	4.6%	
Families with children	335	43.3%	
Elderly families	96	12.4%	
Families with Disabilities	167	22%	
Race/ethnicity - White	759	98.1889%	
Race/ethnicity - Black	5	0.6468%	
Race/ethnicity – Amer. / Ind.	9	1.1643%	
Race/ethnicity – Hispanic	17	2.1992%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	361	46.7%	8
2 BR	280	36.2%	13
3 BR	118	15.2%	20
4 BR	13	1.68%	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 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.** PHA's may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the PHA's Waiting Lists			
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/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	911		
Extremely low income <=30% AMI	756	83%	
Very low income (>30% but <=50% AMI)	128	14%	
Low income (>50% but <80% AMI)	27	3%	
Families with children	665	73%	
Elderly families	264	29%	
Families with Disabilities	391	43%	
Race/ethnicity - White	893	.972%	
Race/ethnicity - Black	2	.026%	
Race/ethnicity - Hispanic	16	.002%	
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			

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.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2007 grants) FYE 07		
a) Public Housing Operating Fund	422,913	
b) Public Housing Capital Fund	262,000	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,964,624	
f) Resident Opportunity and Self-Sufficiency Grants FSS	44,700	
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	253,293	
4. Other income (list below)		
Section 8 Rent	13,000	
4. Non-federal sources (list below)		
Orchard Knoll – CSC	14,000	
Interest on Investments	750	
Total resources	3,975,280	

3. PHA Policies Governing Eligibility, Selection, and Admissions

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

A. Public Housing

Exemptions: PHA's 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) Approved and in the process of training staff.

(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.

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

2. What is the number of site based waiting list developments to which families may apply at one time? ___

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? ___

4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

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: PHA's 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) Approved and in the process of training staff.
- 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 and unable to locate a unit. With out a Reasonable Accommodation a maximum of 2 30-day extensions are given when participant provides rental contact sheets.

(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: PHA's 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)
- 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) 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: PHA's 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 PHA's are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHA's that will not participate in the Capital Fund Program may skip to component 5B. All other PHA's 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 PHA's 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 PHA's 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.)

Demolition/Disposition Activity Description	
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)? The 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 down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- 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 2nd Chance Renters Program
- 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 included in the CFP budgets 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)

PHA's 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

- a. Significant Amendment or Modification to the Annual Plan / HADCO will consider the following to be significant amendments or modifications:
 - i. Changes to rent, admission policies or organization of the waiting list;
 - ii. 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:

- Yoncalla / Replacement of cabinets for the 1 bedroom units.
- Yoncalla / Add storage units for the 1 bedroom units

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 2008.

(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): 04/14/2009

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: 04/14/2008

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

PHA's 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.

Applicable & On Display	Supporting Document	Related Plan Component
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
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

Applicable & On Display	Supporting Document	Related Plan Component
	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 (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
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. P/H Lease	(Specify as needed)

Attachments

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. Also promote communication by knock & talks.
- Attach a letter with annual paperwork to address concerns or schedule an appointment.
- Continue to encourage residents to form a Resident Council.
- Quarterly Newsletters.

12. CAPITAL FUND Performance and Evaluation Reports and 13. CAPITAL FUND PROGRAM FIVE-YEAR PLAN

PHA Name: Housing Authority of Douglas County, Oregon 902 West Stanton Street, Roseburg OR 97470	Grant Type and Number	Federal FY of Grant:
	Capital Fund Program Grant No: OR16P003501-07	2007
	Replacement Housing Factor Grant No:	

 Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 40,400			
3	1408 Management Improvements	5,000			
4	1410 Administration	25,000			
5	1411 Audit	800			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	46,700			
10	1460 Dwelling Structures	122,020			
11	1465.1 Dwelling Equip (Non-Expendable)				
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 Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	5,080			
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 250,000			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	\$ 7,020			

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: The Housing Authority of Douglas County, Oregon 902 West Stanton Street, Roseburg OR 97470		Grant Type and Number			Federal FY of Grant: 2007			
		Capital Fund Program Grant No: OR16P003501-07						
		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	
HA-WIDE	Operations	1406		\$ 40,400				
	Management Improvement:							
	Uniforms	1408		1,000				
	Training	1408		4,000				
	Subtotal Mgmt Improvement 1408:			\$ 5,000				
	Administration	1410		25,000				
	Audit	1411		800				
	Fees & Costs and/or A & E	1430		5,000				
	Relocation	1495		0				
	Contingency	1502		5,080				
	Total HA-WIDE:			\$ 81,280				
003-01 Roseburg	French Drains	1450		25,000				
	Deadbolts - – new installation	1460	59 units	6,400				
	Total OR003-01			\$ 31,400				
03-04 Oakland	Set-Back Thermostats (Energy Audit)	1460	8 units	700				
	Deadbolts – new installation	1460	8 units	1,600				
	Playground	1450		1,200				
	Total OR003-04			\$ 3,500				
03-05 Riddle	Deadbolts – new installation	1460	8 units	1,600				
	Set-Back Thermostats (Energy Audit)	1460	8 units	320				
	Total OR003-04			\$ 1,920				

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: The Housing Authority of Douglas County, Oregon 902 West Stanton Street, Roseburg OR 97470		Grant Type and Number			Federal FY of Grant: 2007			
		Capital Fund Program Grant No: OR16P003501-07						
		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	
03-06 Winston	Deadbolts – new installation	1460	16 units	2,100				
	Gutters	1460		16,000				
	Counter-Tops	1460		14,600				
	Repair/Replace Support Beams	1460	16 units	43,000				
	Total OR003-04			\$ 75,700				
03-02 Reedsport	Sidewalks / Driveways	1450		16,000				
	Deadbolts – new installation	1460	34 units	2,800				
	Energy Efficient Lighting (Energy Audit)	1460	34 units	6,000				
	Total OR003-02			\$ 24,800				
03-07 Reedsport	Deadbolts – new installation	1460	34 units	3,400				
	Total OR003-07			\$ 3,400				
03-08 Yoncalla	Deadbolts – new installation	1460	15 units	1,500				
	Washer/Dryer Hook-ups	1460	15 units	15,000				
	Gable Vents	1460	15 units	7,000				
	Playground Upgrade	1450		4,500				
	Total OR003-08			\$ 28,000				
	Subtotals:	1450		\$ 46,700				
	Subtotals:	1460		\$ 122,020				
	Total Properties:			\$ 168,720				
	Total Grant:			\$ 250,000				

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: The Housing Authority of Douglas County, Oregon 902 West Stanton Street; Roseburg OR 97470		Grant Type and Number				Federal FY of Grant: 2007	
		Capital Fund Program No: OR16P003501-07					
		Replacement Housing Factor No:					
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	8/15/2009			8/15/2011			
03-01 Roseburg AMP0001	8/15/2009			8/15/2011			
03-02 Reedsport AMP2007	8/15/2009			8/15/2011			
03-04 Oakland AMP0004	8/15/2009			8/15/2011			
03-05 Riddle AMP0005	8/15/2009			8/15/2011			
03-06 Winston AMP0006	8/15/2009			8/15/2011			
03-07 Reedsport AMP2007	8/15/2009			8/15/2011			
03-08 Yoncalla AMP0008	8/15/2009			8/15/2011			

Part II: Supporting Pages—Work Activities							Housing Authority of Douglas County OR003		
Activities For Year 1	Activities for Year: 2			Activities for Year: 3					
	FFY Grant: 2007 PHA FY: 2008			FFY Grant: 2007 PHA FY: 2009					
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost			
See Annual Statement	HA-Wide			HA-Wide					
		Operations	\$ 39,700		Operations	\$ 37,500			
		Management			Management				
		* Uniforms	1,000		* Uniforms	1,000			
		* Training	4,000		* Training	4,000			
		Administration	25,000		Administration	25,000			
		Audit	800		Audit	800			
		Contingency	7,000		Relocation				
					Contingency	8,000			
		Total HA-Wide	\$ 77,500		Total HA-Wide	\$ 76,300			
	03-01 Roseburg	Water Conservation.-Low Flow Toilets	3,000		03-01 Roseburg	Replace Mtc Van	20,000		
		Roofs	134,000			Roofs	140,700		
		Total Roseburg-01	\$ 137,000			Total Roseburg-01	\$ 160,700		
	03-02 Reedsport	R&R Siding-Storage	10,000		03-02 Reedsport	Counter-Tops	8,000		
		Total Reedsport-02	\$ 10,000			Total Reedsport-02	\$ 8,000		
	03-06 Winston								
		New Fence Installation	1,000						
		Total Winston-06	\$ 1,000						
	03-08 Yoncalla	Counter Tops (bathrooms)	8,000		03-07 Reedsport	Gutter Replacement	5,000		
		Sidewalks	8,500						
	Energy efficient Lighting	8,000							
	Total Yoncalla-08	\$ 24,500			Total Reedsport-07	\$ 5,000			
			\$ 250,000			\$ 250,000			

Part II: Supporting Pages—Work Activities			Housing Authority of Douglas County OR003				
Activities For	Activities for Year: 4 FFY Grant: 2007 PHA FY: 2010			Activities for Year: 5 FFY Grant: 2007 PHA FY: 2011			
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
See Annual Statement	HA-Wide			HA-Wide			
		Operations	\$ 34,300		Operations	\$ 40,400	
		Management			Management		
		* Uniforms	1,000		* Uniforms	1,000	
		* Training	4,000		* Training	4,000	
		Administration	25,000		Administration	25,000	
		Audit	800		Audit	800	
		Relocation			Relocation		
		Contingency	7,500		Contingency	10,000	
		Total HA-Wide	\$ 72,600		Total HA-Wide	\$ 81,200	
		03-01 Roseburg			03-01 Roseburg		
		Roofs	145,900		Replace Dump Truck	20,000	
		Total Roseburg-01	\$ 145,900		Total Roseburg-01	\$ 20,000	
		03-02 Reedsport			03-05 Riddle		
		Interior Doors	1,500		Interior Doors	2,000	
		Total Reedsport-02	\$ 1,500		Attic Access	1,600	
					Total Riddle	\$ 3,600	
					03-07 Reedsport	Ceiling Light Addition	6,000
		03-06 Winston	Paint Exterior	10,000		Floor Replacement	35,000
			Sidewalks	8,000			
		Total Winston	\$ 18,000		Total Reedsport-07	\$ 41,000	
		03-07 Reedsport			03-08 Yoncalla	Exterior Paint	30,000
			Counter-Top Replacement	12,000		Roofs	60,000
	Total Reedsport-07	\$ 12,000			Floor Replacement	14,200	
					Total Yoncalla-08	104,200	
		GRAND TOTAL	\$ 250,000		GRAND TOTAL	250,000	

Capital Fund Program Five-Year Action Plan						
Part I: Summary						
PHA Name: The Housing Authority of Douglas County 902 West Stanton Street; Roseburg OR 97470			<input checked="" type="checkbox"/> Original 5-Year Plan			
			Revision No: _____			
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 PHA FY: 2008	FFY Grant: 2007 PHA FY: 2009	FFY Grant: 2007 PHA FY: 2010	FFY Grant: 2007 PHA FY: 2011	
	Annual Statement					
HA - Wide		77,500	76,300	72,600	81,200	
03-01 Roseburg AMP0001		137,000	160,700	145,900	20,000	
03-02 Reedsport AMP2007		10,000	8,000	1,500	0	
03-04 Oakland AMP0004		0	0	0	0	
03-05 Riddle AMP0005		0	0	0	3,600	
03-06 Winston AMP0006		1,000	0	18,000	0	
03-07 Reedsport AMP2007		0	5,000	12,000	41,000	
03-08 Yoncalla AMP0008		24,500	0	0	104,200	
Total		250,000	250,000	250,000	250,000	
CFP Funds Listed for 5-year planning						
Replacement Housing Factor Funds						

Annual Statement / Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPHF) Part I : Summary					
PHA Name: HOUSING AUTH OF DOUGLAS COUNTY, OREGON 902 West Stanton Street; Roseburg, OR 97470		Grant Type and Number Capital Fund Program Grant No. OR16P003501-04			Federal FY of Grant 2004
Original Annual Statement Reserve for Disasters/Emergencies X Performance and Evaluation Report for Period Ending 9-30-2006			X Revised Annual Statement (Revision no:) 02 Final Performance and Evaluation Report		
Line No	Summary of Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	58,432.40	66,572.00	66,572.00	66,572.00
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	19,000.00	19,386.14	19,386.14	19,386.14
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	204,378.33	205,048.26	205,048.26	193,636.92
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	9195.67	0.00	0.00	0.00
18	1499 Development Activities				
19	1501 Collateralization or Debt Services				
20	1502 Contingency				
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 332,860.00	\$ 332,860.00	\$ 332,860.00	\$ 321,448.66
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	175,000.00	176,056.07	176,056.07	164,644.73
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	48,378.33	48,378.33	48,378.33	48,378.33

Annual Statement / Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) **PART II: Supporting Pages**

PHA NAME: HOUSING AUTHORITY OF DOUGLAS COUNTY, OREGON 902 West Stanton St., Roseburg OR 97470		Grant Type and Number CFP Capital Fund Program Grant No. OR16P003501-04 Replacement Housing Factor Grant No.			Federal FY of Grant: 2004			
Dev. No	General Description of Major Work Categories	Dev. Acct #	Quantity	Total Estimated Cost Original	Revised	Total Actual Cost Obligated	Expended	Status of Work
HA-Wide	Transfer to Operations	1406		58,432.40	66,572.00	66,572.00	66,572.00	Energy Audit Compl. May 2006
	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		19,000.00	19,386.14	19,386.14	19,386.14	Completed 8-18-2006
	Relocation	1495		9,195.67	0.00			
	Contingency	1502		0.00	0.00			HA-Wide Compl. 2-15-2006
OR003-01	<i>OR003-01 ROSEBURG</i>							
	Replace BR444 Light Fixtures	1460	60 Units	11,623.15	11,623.15	11,623.15	11,623.15	Completed 9-8-2005
OR003-04	<i>OR003-04 OAKLAND</i>							
	Window Replacement	1460	8 Units	12,839.00	12,839.00	12,839.00	12,839.00	Completed 12-15-2005
	ADA Accessibility Remodel	1460	1 Unit	80,000.00	85,590.98	85,590.98	74,179.64	Completed 8-8-2006
	Remainder of ADA Contr-Goin Builders	1460	1 Unit					\$1182.86 to be paid from CFP2005 Grant
OR003-05	<i>OR003-05 RIDDLE</i>							
	Window Replacement	1460	8 Units	12,862.74	12,862.74	12,862.74	12,862.74	Completed 12-15-2005
OR003-07	<i>OR003-07 REEDSPORT</i>							
	Replace BR444 Light Fixtures	1460	10 Units	8,597.32	8,597.32	8,597.32	8,597.32	Completed 9/8/2005
	ADA Accessibility Remodel	1460	1 Unit	76,000.00	71,078.95	71,078.95	71,078.95	Completed 12/15/2005
OR003-08	<i>OR003-08 YONCALLA</i>							
	Replace BR444 Light Fixtures	1460	6 Units	2,456.12	2,456.12	2,456.12	2,456.12	Completed 9/8/2005
	Subtotal 1460 Dwelling Structures:			204,378.33	205,048.26	205,048.26	193,636.92	
	GRANT TOTAL:			332,860.00	332,860.00	\$332,860.00	\$ 321,448.66	

Annual Statement / Performance and Evaluation Report

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

PART III: Implementation Schedule

PHA NAME: HOUSING AUTHORITY OF DOUGLAS COUNTY, OREGON 902 West Stanton Str; Roseburg OR 97470		Grant Type and Number CFP Capital Fund Program Grant No. OR16P003501-04 Replacement Housing Factor Grant No.					Federal FY of Grant: 2004	
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	3/31/2006		2/15/2006	3/31/2007		2/15/2006		
OR003-01	3/31/2006		6/8/2005	3/31/2007		9/8/2005		
OR003-04	3/31/2006		3/30/2006	3/31/2007			Work completed Final Payment pending	
OR003-05	3/31/2006		11/8/2005	3/31/2007		12/15/2005		
OR003-07	3/31/2006		12/15/2005	3/31/2007		12/15/2005		
OR003-08	3/31/2006		6/8/2005	3/31/2007		9/8/2005		

Annual Statement / Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPHF) Part I : Summary					
PHA Name: HOUSING AUTH OF DOUGLAS COUNTY, OREGON 902 West Stanton Street; Roseburg, OR 97470			Grant Type and Number Capital Fund Program Grant No. OR16P003501-05		Federal FY of Grant 2005
Original Annual Statement Reserve for Disasters/Emergencies			<input checked="" type="checkbox"/> Revised Annual Statement (Revision no:) 02		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending 9-30-2006			Final Performance and Evaluation Report		
Line No	Summary of Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations	\$ 49,607	\$ 49,607	\$ 49,607	\$ 49,607
3	1408 Management Improvements	4,000	4,000	1,000	1,000
4	1410 Administration	27,793	27,793	27,793	27,793
5	1411 Audit	600	600	600	59
6	1415 Liquidated Damages				
7	1430 Fees and Costs	8,000	8,350	900	900
8	1440 Site Acquisition				
9	1450 Site Improvement	0	0	0	0
10	1460 Dwelling Structures	156,438	149,088	94,325	63,882
11	1465.1 Dwelling Equipment - Nonexpendable	0	0	0	0
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	0	0	0	0
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation	20,000	27,000	9263	9263
18	1499 Development Activities				
19	1501 Collateralization or Debt Services				
20	1502 Contingency	11,500	11,500	0	0
21	Amount of Annual Grant (Sum of lines 2-20)	\$ 277,938	\$ 277,938	\$ 183,488	\$ 152,504
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	0	1,183	1,183	170
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				

Annual Statement / Performance and Evaluation Report								
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) PART II: Supporting Pages								
PHA Name: HOUSING AUTH OF DOUGLAS COUNTY, OR 902 West Stanton Street; Roseburg, OR 97470			Grant Type and Number Capital Fund Program Grant No. OR16P003501-05 Replacement Housing Factor Grant No.			Federal FY of Grant: 2005		
Dev. No	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost Original	Total Estimated Cost Revised	Total Actual Cost Obligated	Total Actual Cost Expended	Status of Work
HA-WIDE	Operations	1406		49,607	49,607	49,607	49,607	Completed
	Management:							
	Boys & Girls Club – Community	1408		1,000	1,000	1,000	1,000	Completed
	Training	1408		3,000	3,000			
	Administration	1410		27,793	27,793	27,793	27,793	Completed
	Audit	1411		600	600	600	59	
	A & E	1430		8,000	8,350	900	900	
	Non-Dwelling Equipment	1475		0	0			
	Relocation	1495.1		20,000	27,000	9263	9263	
	Contingency	1502		11,500	11,500	0	0	
	Total			\$ 121,500	\$ 128,850	\$ 89,163	\$ 88,622	
OR003-01 Roseburg	Replace Tubs & Surrounds	1460	49 Units	156,438	147,905	93,142	63,712	Phase1: 39 Units under Contract
								Phase 2: 9 Units Bid Opening 10-19-2006
	Total OR003-01			\$ 156,438	\$ 147,905	\$ 93,142	\$ 63,712	
OR003-04 Oakland	Oakland ADA (Partial Payment-Goin Builders)	1460	1 Unit	0	1,183	1,183	170	Completed 8-8-2006 Awaiting Final Payment
	Subtotal: HA-Wide			121,500	128,850	89,163	88,622	
	Subtotal: 1450							
	Subtotal: 1460			156,438	149,088	94,325	63,882	
	Subtotal: 1465.1							
	Grand Total			\$ 277,938	\$ 277,938	\$ 183,488	\$ 152,504	

Annual Statement / Performance and Evaluation Report

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

PART III: Implementation Schedule

PHA Name: HOUSING AUTH OF DOUGLAS COUNTY, OREGON 902 West Stanton Street; Roseburg, OR 97470		Grant Type and Number Capital Fund Program Grant No. OR16P003501-05 Replacement Housing Factor Grant No.					Federal FY of Grant: 2005	
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	8/17/2007			8/17/2009				
OR003-01	8/17/2007			8/17/2009				
OR003-02								
OR003-04	8/17/2007		5/8/2006	8/17/2009				
OR003-05								
OR003-06								
OR003-07								
OR003-08								

12. CAPITAL FUND Performance and Evaluation Reports and 13. CAPITAL FUND PROGRAM FIVE-YEAR PLAN

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of Douglas County, Oregon 902 West Stanton Street, Roseburg OR 97470		Grant Type and Number Capital Fund Program Grant No: OR16P003501-06 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006
<u>Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)</u>					
<u>Original Annual Statement</u>		<u>Reserve for Disasters/ Emergencies</u>		<u>X Revised Annual Statement (revision no:) 01</u>	
<u>X Performance and Evaluation Report for Period Ending: 9-30-2006</u>			<u>Final Performance and Evaluation Report</u>		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$ 41,605		\$ 41,605	\$ 41,605
3	1408 Management Improvements	4,000		0	0
4	1410 Administration	25,019		25,019	0
5	1411 Audit	716		0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	82,850		0	0
10	1460 Dwelling Structures	36,000		0	0
11	1465.1 Dwelling Equip (Non-Expendable)	3,000		0	0
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	38,000		15,427	15,427
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	8,000		0	0
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	11,004		0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$ 250,194		\$ 82,051	\$ 57,032
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	\$ 3,000		\$ -	\$ -

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)										
Part II: Supporting Pages										
PHA Name: The Housing Authority of Douglas County, Oregon 902 West Stanton Street, Roseburg OR 97470			Grant Type and Number				Federal FY of Grant: 2006			
			Capital Fund Program Grant No: OR16P003501-06							
			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		% Obl % Exp	
HA-WIDE	Operations	1406		41,605		41,605	41,605		100% 100%	
	Management Improvement:									
	Boys/Girls Club-Community Involvement	1408		1,000					0% 0%	
	Training	1408		3,000					0% 0%	
	Subtotal Mgmt Imprv. 1408:			\$ 4,000	\$ 0	\$ 0	\$ 0		0% 0%	
	Administration	1410		25,019		25,019			100% 0%	
	Audit	1411		716					0% 0%	
	Fees & Costs and/or A & E	1430		0						
	Relocation	1495.1		8,000					0% 0%	
	Contingency	1502		11,004					0% 0%	
	Total HA-WIDE:			\$ 90,344	\$ 0	\$ 66,624	\$ 41,605		74% 46%	
003-01 Roseburg	Playground Upgrade	1450	1 Unit	7,200				In Planning	0% 0%	
	Sidewalks & Curbing	1450	1 Proj	40,000				In Planning	0% 0%	
	Repair Sinking Foundation	1460	1 Unit	20,000				In Planning	0% 0%	
	Replace Maintenance Vehicle	1475	1 Unit	20,000					0% 0%	
	Total OR003-01			\$ 87,200	\$ 0	\$ 0	\$ 0		0% 0%	

12. CAPITAL FUND Performance and Evaluation Reports and 13. CAPITAL FUND PROGRAM FIVE-YEAR PLAN

Part II: Supporting Pages										
PHA Name: The Housing Authority of Douglas County, Oregon 902 West Stanton Street, Roseburg OR 97470		Grant Type and Number				Federal FY of Grant: 2006				
		Capital Fund Program Grant No: OR16P003501-06								
		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	% Obl	% Exp
Name/HA-Wide Activities				Original	Revised	Funds Obligated	Funds Expended			
03-02 Reedsport	Sidewalks / Curbing / Driveways	1450	1 Proj	17,250				In Planning	0%	0%
	Total OR003-02			17,250					0%	0%
03-04 Oakland	Replace Vinyl Flooring	1460	4 Units	16,000				In Planning	0%	0%
	Total OR003-04			\$ 16,000					0%	0%
03-07 Reedsport	Sidewalks / Curbing	1450	1 Proj	18,400					0%	0%
	Replace Maintenance Truck	1475	1 Unit	18,000		15,427	15,427	Purchased Truck 9-19-2006	86%	86%
	Total OR003-07			\$ 36,400					0%	0%
03-08 Yoncalla	Replace Commercial Washer & Dryer in Laundry	1465	2 Units	3,000					0%	0%
	Total OR003-08			\$ 3,000					0%	0%
	Subtotals:	1450		\$ 82,850		\$ 0	\$ 0		0%	0%
	Subtotals:	1460		36,000		0	0		0%	0%
	Subtotals:	1465		3,000		0	0		0%	0%
	Subtotals:	1475		38,000		15,427	15,427		41%	41%
	Total Properties			159,850		15,427	15,427		10%	10%
	Total HA-Wide			90,344		66,624	41,605		74%	46%
	Grand Total			\$ 250,194		\$ 82,051	\$ 57,032		33%	23%

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: The Housing Authority of Douglas County, Oregon 902 West Stanton Street; Roseburg OR 97470		Grant Type and Number					Federal FY of Grant: 2006
		Capital Fund Program No: OR16P003501-06					
		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	7/17/2008			7/17/2010			
03-01 Roseburg	7/17/2008			7/17/2010			
03-02 Reedsport	7/17/2008			7/17/2010			
03-04 Oakland	7/17/2008			7/17/2010			
03-05 Riddle							
03-06 Winston							
03-07 Reedsport	7/17/2008			7/17/2010			
03-08 Yoncalla	7/17/2008			7/17/2010			