

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.

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.

Streamlined 5-Year Plan for Fiscal Years 2004 - 2008

Streamlined Annual Plan for Fiscal Year 2004

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 the City of
 Colorado Springs

PHA Number: CO028

PHA Fiscal Year Beginning: 01/2004

PHA Programs Administered:

- Public Housing and Section 8**
 Section 8 Only
 Public Housing Only
 Number of public housing units: 707
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 2038

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 2004 - 2008

[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:

Theme: Housing Authority – We give quality to life

Mission:

To enhance the lives of low-income families and seniors in Colorado Springs by providing decent and affordable housing opportunities.

To promote and encourage resident self-sufficiency and independence.

To foster safe, viable neighborhoods through resident participation and community involvement in Housing Authority programs.

To identify and to utilize resources to their maximum effectiveness in accomplishing the Authority's goals and objectives.

Promote respect for residents, co-workers, and community.

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)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units: 80 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: by monitoring occupancy patterns.
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: Continued scattered site development policies.

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: such as Welfare to Work partnership.
 - 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)
 - provide scattered site housing options
 - provide homeownership opportunities

Other PHA Goals and Objectives: (list below)

Streamlined Annual PHA Plan

PHA Fiscal Year 2004

[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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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.

The Housing Authority of the City of Colorado Springs plans for the year 2004 to continue to be the principal provider of rental assisted housing in the Pikes Peak Region. In so doing, the agency will not only manage its own public housing and tenant based Section 8 vouchers, but also a substantial inventory of non-HUD housing and the HUD programs for Manitou Springs and El Paso County.

The operational goals of the agency are structured around providing a high quality housing opportunity to the low income households of the Region. The development approach of the Housing Authority is to scatter its housing inventory across the Region in a low density fashion.

Operation, maintenance, and modernization of the HUD funded programs of the agency are dependent upon the funding of these programs by HUD and Congress.

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.

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input checked="" type="checkbox"/>	Combined Section 8 and Public Housing		
<input checked="" type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction: site based for senior buildings			
	# of families	% of total families	Annual Turnover
Waiting list total	9,708		650
Extremely low income <=30% AMI	8,090	83%	
Very low income (>30% but <=50% AMI)	1,438	15%	
Low income (>50% but <80% AMI)	180	2%	
Families with children	4,403	45%	
Elderly families	713	7%	
Families with Disabilities	2,054	21%	
Race/ethnicity-White	7,419	76%	
Race/ethnicity-Afro Amn.	1,875	19%	
Race/ethnicity-Native Amn.	239	2%	
Race/ethnicity-Asian	201	2%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	2,997		
2 BR	926		

Housing Needs of Families on the PHA's Waiting Lists			
3 BR	434		
4 BR	37		
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.

The Housing Authority of the City of Colorado Springs believes that there is substantial need, across the board, for all of the family type and income ranges in the assessment model. The agency's plan for 2004 is to continue the operation of the existing HUD rental assistance programs, apply for Section 8 Vouchers for families as HUD issues NOFAs, continue our non-HUD development and homeownership programs, and seek out partners for workforce models.

(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)

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 20__ grants)		
a) Public Housing Operating Fund	950,000	
a) Public Housing Capital Fund	1,040,000	
a) HOPE VI Revitalization		
a) HOPE VI Demolition		
a) Annual Contributions for Section 8 Tenant-Based Assistance	15,120,000	
a) Resident Opportunity and Self-Sufficiency Grants		
a) Community Development Block Grant	35,000	Self-sufficiency program
b) HOME	250,000	Tenant-based rental
Other Federal Grants (list below)		
Older Americans Act	385,000	Senior hot lunch program
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	1,550,000	P.H. Admin. and maintenance
4. Other income (list below)		
Other Income/interest	250,000	P.H. Admin. and maintenance
4. Non-federal sources (list below)		
Residual from non-HUD units	250,000	Develop new housing
Total resources	19,830,000	

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)
 - When families are within a certain time of being offered a unit: (state time)
 - Other: (describe) The PHA maintains a pool of ready families based on bedroom sizes of inventory in order to make timely placements. Pool varies by volume of move-outs.
- 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) Credit history
- 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. Yes

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
Each senior building has a separate waiting list.	1990	Unknown	Unknown	Not applicable

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

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

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? Five

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? all

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) Due to reasonable accommodation request.
- Other: (list below)

c. Preferences

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

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

Former Federal preferences:

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

- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

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

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

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)]
N/A			

DECONCENTRATION ANALYSIS:

The PHA accomplished the Deconcentration Analysis using the January, 2001 Rent Roll. It showed that no projects were below the 85% of average income level. Six projects were above the 115% ceiling as reflected on the Deconcentration Policy Table. In each case, these projects consist of small projects of disbursed single family units (3 and 4 bedrooms). While they are above the 115% limit, the households are still below 30% of the community-wide median. The Deconcentration Analysis was recomputed on the January,

2003 Rent Roll with effectively the same conclusions.

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)
- 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) Those applicants with criminal/drug-related history are not placed on our tenant based waiting list, hence they do not reach the point of landlord involvement.

(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: If the participant can document that they have been actively looking and cannot find a unit, we will extend their voucher.

(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)
- Newsletters
 - Newspaper articles

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: Flat rent will be ceiling rent and it could be less than 30% of

adjusted income.

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) 25%
 Other (list below) Changes to family composition must be reported whenever they happen.

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) Adequacy of ACC to support standard.

(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.)

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?___

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:

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

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

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

- 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).

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 2003 -2007. The PHA has maintained its rating as a "high performer" in both the PHAS and SEMAP assessment systems. Occupancy of all assisted housing programs has remained high. Capital fund program activities are on schedule. Two mixed-income tax-credit projects with 376 units and the PHA as a General Partner entered the occupancy cycle. Two more project agreements were negotiated during the year.

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 shall mean a PHA election not to participate in the covered HUD program.
- b. Significant Amendment or Modification to the Annual Plan shall mean that event wherein a program intent is changed by initiation of the PHA.

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:

- 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)

(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: Carol Diaz

Method of Selection:

- Appointment

The term of appointment is (include the date term expires): April 1, 2005

- 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:

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

(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) City of Colorado Springs

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) HOME funding for tenant-based rental assistance and general coordination of lower income program needs.

(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.

List of Supporting Documents Available for Review		
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
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
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 X 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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
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
	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
	Other supporting documents (optional). List individually.	(Specify as needed)

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

Executive Summary
Status of Capital Fund Program
Performance and Evaluation Report
For Period Ending June 30, 2003

Capital Fund Program (CFP) CO06P02850102 (\$1,263,785)

This represents a summary by account activity of the identified grant. The space allocated on the HUD form Capital Fund Program Tables, entitled "Status of Work," does not give room for a report/response/.

For the reporting period July 1, 2002, to June 30, 2003, the Housing Authority had received or had open one grant for modernization. The Housing Authority received approval for CFP 50102 at the end of August 2002 in the amount of \$1,263,785.

Due to the fungibility aspects of the Capital Fund Program, monies from the Capital Fund Program 50102 were utilized to complete activities already underway in Capital Fund Program 50101. Originally scheduled for work in CFP 50102 were fourteen (14) units at CO. 28-11, five (5) units in CO. 28-12, and seven (7) units at CO. 28-13, for a total of twenty-six (26) units. Additionally four (4) Authority wide projects were planned, replacement of windows at the Acacia, change of locking systems at Katherine Bates, change of locking system at Crestview Apartments, and the replacement of siding and windows at thirty-two (32) scattered site units at CO. 28-02. Due to funds needed to complete CFP 50101 activities, nineteen (19) units were placed under contract for total renovation instead of the planned twenty-six (26) and all but the windows at Acacia were placed under contract in CFP50102. This is not unusual for the operation of the modernization program and its cycle of funding. With the funding varying from year to year, it has required funding from the next year's grant to complete activities for the current year. The projects, the units and the work activities are all part of the Housing Authority's Five Year Plan. The units selected came available through normal turnover and required extensive rehabilitation. It became a matter of practicality to modernize those units. All units and all work activities are those listed in the Five Year Plan. No new units or new work activities are being conducted or are under contract.

There were several occurrences during 2002-2003 which had major impacts on the modernization program and in particular Capital Fund Grants CFP CO06P02850102 and CFP CO06P02850103. The first occurrence and certainly the most significant in its meaning for the country, let alone modernization was that of the impending and then declared war in Iraq. Funding priorities nationally were reassessed and rearranged to cope with the war. As a result, CFP CO06P02850103 whose activities had received approval had its funding significantly delayed with the amount uncertain. There were several contracts in place requiring completion and payment. As the delay mounted, funds from the CFP CO06P02850102 were depleted. Contractually obligated, the Housing Authority utilized its own funding to pay contracts entered into through the modernization program. Although completely exhausted, costs continue to be allocated to CFP CO06P02650102 resulting in the severe overage in the program as noted in the report. This has difficult implications for the Housing Authority. Funds otherwise available for affordable housing opportunities were committed to the modernization program in hopes of reimbursement at funding of the FY 2003 grant.

Essentially all of grant CFP CO06P02850102 has been expended with revisions necessary prior to close out to balance accounts. In addition to the obligation of Housing Authority funds, the delay in the FY 2003 funding has caused the Housing Authority to reconsider its modernization program management. Utilizing the fungibility aspects of the program has allowed the Housing Authority to timely obligate and efficiently expend funds, resulting in effective service delivery to the Housing Authority's clientele. Fungibility has also made management vulnerable to the vagaries of the national funding process. It is apparent that the Housing Authority will proceed more cautiously in the modernization program, depending on actual funds available rather than presumptive funding. This has the potential to slow the program down. Activities for the FY 2004 Capital Fund Program will not initiate until funding is at hand.

A second occurrence having a significant impact on the program is the ongoing drought. The Colorado Springs City Council enacted ordinances affecting landscaping fees, landscaping, and landscaping materials. Based on

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

those requirements, landscape costs nearly quadrupled. The Housing Authority currently stipulates 60% of the back yards to contain desirable growing materials and 40% inert materials. The front yards are of a 70%-30% mix. The Housing Authority had in its five year plan, a gradual implementation of a computer controlled irrigation system at its multi-family and elderly locations. Due to the drought and using the fungibility aspect of the program, the system was fully implemented. Although originally listed as a management improvement, the program was moved to site improvements (account 1450) and allocated to plumbing costs. The conservation aspects of the system will be extremely beneficial to the Authority and the Colorado Springs Community.

Another impact on the modernization effort was the change required by the regional building department in electrical codes. In essence the department directed that a ground fault interrupter be attached to each circuit breaker in the electrical panel. The department also directed that each circuit be grouped according to specific areas of a structure. All of the units in the Housing Authority's modernization program for FY 2002 and 2003 contain Federal Pacific Electrical panels. The panels cannot be modified to accept a ground fault interrupter so must be replaced. As a result, panels which were "grandfathered" must now be brought to code. This requires replacement of the panels, regrouping of the circuits, in most instance relocation of the panel. This has increased costs in framing, drywall and finish.

In summary, the fungibility aspects of the program, the delay in funding for FY 2003, changes in local ordinances, combine to demonstrate the severe overage in the modernization program. Once funding for FY 2003 is received, CFP CO06Po2850102 will be balanced and closed out, giving a true picture of activities and their attendant costs.

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 1: Summary					
PHA Name: Housing Authority of the City of Colorado Springs		Grant Type and Number Capital Fund Program Grant No: CO06P02850102 Replacement Housing Factor Grant No:			Federal FY of Grant: FY 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
X Performance and Evaluation Report for Period Ending: 06/30/2003 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	\$0.00	\$0.00	\$0.00	\$0.00
2	1406 Operations	\$0.00	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements Soft Costs	\$15,000	\$15,000	\$12,184.38	\$12,184.38
	Management Improvements Hard Costs	\$10,000	\$10,000	\$0.00	\$0.00
4	1410 Administration	\$107,035.00	\$107,035.00	\$95,264.77	\$95,264.77
5	1411 Audit	\$500.00	\$500.00	\$0.00	\$0.00
6	1415 Liquidated Damages	\$0.00	\$0.00	\$0.00	\$0.00
7	1430 Fees and Costs	\$15,000	\$15,000	\$11,380.67	\$11,380.67
8	1440 Site Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
9	1450 Site Improvement	\$246,038.00	\$246,038.00	\$440,670.37	\$440,670.37
10	1460 Dwelling Structures	\$765,416.00	\$765,416.00	\$1,371,526.50	\$1,371,526.50
11	1465.1 Dwelling Equipment—Nonexpendable	\$93,046.00	\$93,046.00	\$101,980.33	\$101,980.33
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$3,750	\$3,750	\$2,000	\$2,000
14	1485 Demolition	\$0.00	\$0.00	\$0.00	\$0.00
15	1490 Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00
16	1492 Moving to Work Demonstration	\$0.00	\$0.00	\$0.00	\$0.00
17	1495.1 Relocation Costs	\$8,000	\$8,000	\$4,362.83	\$4,362.83
18	1499 Development Activities	\$0.00	\$0.00	\$0.00	\$0.00
19	1501 Collateralization or Debt Service				
20	1502 Contingency	\$0.00	\$0.00	\$0.00	\$0.00
21	Amount of Annual Grant: (sum of lines 2 - 20)	\$1,263,785.00	\$1,263,785.00	\$2,037,369.80	\$2,037,369.80
22	Amount of line 21 Related to LBP Activities	\$0.00	\$0.00	\$0.00	\$0.00
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security –Soft Costs				
25	Amount of Line 21 Related to Security-- Hard Costs	\$122,924.00	\$122,924.00	\$109,745.42	\$109,745.42
26	Amount of line 21 Related to Energy Conservation Measures	\$445,642.00	\$445,642.00	\$672,419.04	\$672,419.04

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 II: Supporting Pages									
PHA Name: Housing Authority of the City of Colorado Springs			Grant Type and Number Capital Fund Program Grant No: CO06P)2850102 Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
CO. 28-11	Remove and replace refrigerators		1465.1		\$5,340		\$3,311.70	\$3,311.70	See
(14 Units)	Remove and replace ranges		1465.1		\$3,732		\$2,957.25	\$2,957.25	Executive
	Remove and replace range hoods		1465.1		\$600		In ranges	In ranges	Summary
	Install new shades and drapery rods		1465.1		\$2,460		\$4,842.89	\$4,842.89	
	Replace kitchen cabinets, vanities, etc.		1465.1		\$24,444		\$29,361.27	\$29,361.27	
	Replace washer boxes, faucets, dryer vents		1465.1		\$900		In plumbing	In plumbing	
	Install, replace id devices, extinguishers, etc.		1465.1				\$2,685.84	\$2,685.84	
	Replace shelves, brackets, etc.		1465.1		\$3,600		In finish carpentry	In finish carpentry	
	Replace bath fans		1465.1		\$600		In electrical	In electrical	
	Install, replace screen doors		1465.1		\$4,444		In exterior doors	In exterior doors	
	Punch list items		1465.1				\$1,345.20	\$1,345.20	
	Relocation of families necessary to modernize units		1495.1		\$4,000		\$2,016.42	\$2,016.42	
	General or footing excavation		1450						
	Replace retaining walls/repair foundations		1450						
	Backfill to achieve positive drainage, install sump pumps		1450		\$5,580		\$1,020.30	\$1,020.30	
	Install street and yard lighting		1450						
CO. 28-11 (Continued)	Replace sidewalks, stoops, driveways, and parking areas		1450		\$44,459		\$83,084.46	\$83,084.46	

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 II: Supporting Pages**

PHA Name: Housing Authority of the City of Colorado Springs		Grant Type and Number Capital Fund Program Grant No: CO06P)2850102 Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
	Yard work, remove stumps, trees, vegetation, trim trees and shrubs		1450		\$900	\$8,945.64	\$8,945.64	
	Install sod, trees, shrubs		1450		\$22,776	\$46,061.85	\$46,061.85	
	Replace fencing, sheds, clothes line poles		1450		\$24,300	\$33,165.39	\$33,165.39	
	Contractor's Bond		1460			\$9,950.77	\$9,950.77	
	General Conditions		1460			\$18,297.00	\$18,297.00	
	Miscellaneous & ornamental iron work		1460					
	Replace windows		1460		\$33,000	\$55,157.65	\$55,157.65	
	Replace roofs and vents		1460		\$27,000	\$16,640.15	\$16,640.15	
	Install new gutters, downspouts and splashblocks		1460		\$3,600	\$4,319.46	\$4,319.46	
	Rough carpentry, framing, interior demolition		1460		\$8,000	\$6,445.70	\$6,445.70	
	Insulation of attics & crawlspaces, vapor barriers		1460		\$1,260	\$643.30	\$643.30	
	Lath & plastering, drywall repairs, & ceramic tile		1460		\$13,700	\$28,619.07	\$28,619.07	
	Repair stucco		1460		\$3,600	In vinyl siding	In vinyl siding	
	Finish carpentry		1460		\$11,000	\$116,86.34	\$116,86.34	
CO. 28-11 (Continued)	Install finish hardware, locks, door knobs, etc.		1460		\$7,204	\$53,876.84	\$53,876.84	
	Replace exterior doors with metal insulated doors, includes hardware,		1460		\$6,000	In finish carpentry	In finish carpentry	

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 II: Supporting Pages**

PHA Name: Housing Authority of the City of Colorado Springs		Grant Type and Number Capital Fund Program Grant No: CO06P)2850102 Replacement Housing Factor Grant No:				Federal FY of Grant: FY 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
	locks, thresholds							
	Replace subfloors, finish floors, cover floors		1460		\$24,000	\$33,100.04	\$33,100.04	
	Patch, texture, paint interiors of units		1460			\$16,691.82	\$16,691.82	
	Redo plumbing to include new hot water heaters, sinks, faucets, shut offs, clean out all drains to the main, replace showers/tubs, toilets, supply lines, tub and shower enclosures, bath accessories, replace boiler/heater, pans, install new drains, zone valves, check valves, ADA accessories		1460		\$18,760	\$88,571.41	\$88,571.41	
	Update heating systems by changing furnaces, thermostats		1460		\$13,600	\$38,930.29	\$38,930.29	
	Repair ventilating systems to include duct cleaning		1460			In heating	In heating	
	Upgrade electrical to include GFI per code, change outlets, switches, covers, 220, change light fixtures throughout, install direct wired smoke alarms		1460		\$9,000	\$31,495.41	\$31,495.41	
CO. 28-11 (Continued)	Install vinyl siding		1460		\$6,000	\$103,379.13	\$103,379.13	
	Vinyl wrap soffits, eaves, fascia		1460			In vinyl siding	In vinyl siding	
	Replace all interior passage doors and hardware, including closet doors and		1460		\$3,780	\$3,904.35	\$3,904.35	

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 II: Supporting Pages**

PHA Name: Housing Authority of the City of Colorado Springs	Grant Type and Number Capital Fund Program Grant No: CO06P)2850102 Replacement Housing Factor Grant No:	Federal FY of Grant: FY 2002
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Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
	shelves							
	Replace garage doors		1460		\$4,680	\$5,951.09	\$5,951.09	

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

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
CO. 28-12	Remove and replace refrigerators	1465.1		\$2,670	\$1,710.00	\$1,710.00	\$1,710.00	Completed
(5 Units)	Remove and replace ranges	1465.1		\$1,866	\$1,140.00	\$1,140.00	\$1,140.00	Completed
	Remove and replace range hoods	1465.1		\$300	In ranges	In ranges	In ranges	Completed
	Install new shades and drapery rods	1465.1		\$1,230	\$4,924.00	\$4,924.00	\$4,924.00	Completed
	Replace kitchen cabinets, vanities, etc.	1465.1		\$12,222	\$15,128.00	\$15,128.00	\$15,128.00	Completed
	Replace washer boxes, faucets, dryer vents	1465.1		\$450	In plumbing	In plumbing	In plumbing	Completed
	Install, replace id devices, extinguishers, etc.	1465.1			In electrical	In electrical	In electrical	Completed
	Replace shelves, brackets, etc.	1465.1		\$1,800	In cabinets	In cabinets	In cabinets	Completed
	Replace bath fans	1465.1		\$300	In electrical	In electrical	In electrical	Completed
	Install, replace screen doors	1465.1		\$2,222	In doors	In doors	In doors	Completed
	Punch list items	1465.1						Completed
	Relocation of families necessary to modernize units	1495.1		\$2,000	\$825.25	\$825.25	\$825.25	Completed
	General or footing excavation	1450						
	Replace retaining walls/repair foundations	1450						
	Backfill to achieve positive drainage, install sump pumps	1450		\$2,790	In plumbing, yard work	In plumbing, yard work	In plumbing, yard work	Completed
	Install street and yard lighting	1450						
	Replace sidewalks, stoops, driveways, and parking areas	1450		\$22,229	\$46,970.00	\$46,970.00	\$46,970.00	Completed
	Yard work, remove stumps, trees, vegetation, trim trees and shrubs	1450		\$450	\$1,125.00	\$1,125.00	\$1,125.00	Completed
	Install sod, trees, shrubs	1450		\$11,388	\$29,752.00	\$29,752.00	\$29,752.00	Completed
	Replace fencing, sheds, clothes line poles	1450		\$12,150	\$8,720.00	\$8,720.00	\$8,720.00	Completed
CO. 28-12 (Continued)	Contractor's Bond	1460			\$6,325.00	\$6,325.00	\$6,325.00	Completed

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

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	General Conditions	1460			\$11,700.00	\$11,700.00	\$11,700.00	Completed
	Miscellaneous & ornamental iron work	1460						
	Replace windows	1460		\$16,500	\$14,079.00	\$14,079.00	\$14,079.00	Completed
	Replace roofs and vents	1460			\$3,226.00	\$3,226.00	\$3,226.00	Completed
	Install new gutters, downspouts and splashblocks	1460			\$3,200.00	\$3,200.00	\$3,200.00	Completed
	Rough carpentry, framing, interior demolition	1460		\$4,000	\$2,084.00	\$2,084.00	\$2,084.00	Completed
	Insulation of attics & crawlspaces, vapor barriers	1460		\$630	\$784.00	\$784.00	\$784.00	Completed
	Lath & plastering, drywall repairs, & ceramic tile	1460		\$6,850	\$34,234.10	\$34,234.10	\$34,234.10	Completed
	Repair stucco	1460		\$1,800	In vinyl	In vinyl	In vinyl	Completed
	Finish carpentry	1460		\$5,500	\$63,295.00	\$63,295.00	\$63,295.00	Completed
	Install finish hardware, locks, door knobs, etc.	1460		\$3,600	In finish carpentry	In finish carpentry	In finish carpentry	Completed
	Replace exterior doors with metal insulated doors, includes hardware, locks, thresholds	1460		\$3,000	In finish carpentry	In finish carpentry	In finish carpentry	Completed
	Replace subfloors, finish floors, cover floors	1460		\$12,000	\$22,348.00	\$22,348.00	\$22,348.00	Completed
	Patch, texture, paint interiors of units	1460			\$11,031.00	\$11,031.00	\$11,031.00	Completed
	Redo plumbing to include new hot water heaters, sinks, faucets, shut offs, clean out all drain ines to the main, replace showers/tubs, toilets, supply lines, tub and shower enclosures, bath accessories, replace boiler/heater, pans, install new drains, zone valves, check valves, ADA accessories	1460		\$9,380	\$26,650.00	\$26,650.00	\$26,650.00	Completed
CO 28-12 (Continued)	Update heating systems by changing furnaces, thermostats	1460		\$6,800	\$17,119.00	\$17,119.00	\$17,119.00	Completed
	Repair ventilating systems to include	1460		In heating	In heating	In heating	In heating	Completed

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

Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	duct cleaning								
	Upgrade electrical to include GFI per code, change outlets, switches, covers, 220, change light fixtures throughout, install direct wired smoke alarms		1460		\$4,500	\$21,878.00	\$21,878.00	\$21,878.00	Completed
	Install vinyl siding		1460		\$15,000	\$23,600.60	\$23,600.60	\$23,600.60	Completed
	Vinyl wrap soffits, eaves, fascia		1460						Completed
	Replace all interior passage doors and hardware, including closet doors and shelves		1460		\$1,890	In finish carpentry	In finish carpentry	In finish carpentry	Completed
	Replace garage doors		1460		\$2,340	In finish carpentry	In finish carpentry	In finish carpentry	Completed

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

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
CO. 28-13	Remove and replace refrigerators	1465.1		\$3,115		\$2,498.30	\$2,498.30	See
(7 Units)	Remove and replace ranges	1465.1		\$2,177		\$2,957.25	\$2,957.25	Executive
	Remove and replace range hoods	1465.1		\$350		\$210.00	\$210.00	Summary
	Install new shades and drapery rods	1465.1		\$1,230		\$3,653.41	\$3,653.41	
	Replace kitchen cabinets, vanities, etc.	1465.1		\$12,222		\$22,149.73	\$22,149.73	
	Replace washer boxes, faucets, dryer vents	1465.1		\$450		In plumbing	In plumbing	
	Install, replace id devices, extinguishers, etc.	1465.1				\$2,027.03	\$2,027.03	
	Replace shelves, brackets, etc.	1465.1		\$1,800		In finish carpentry	In finish carpentry	
	Replace bath fans	1465.1		\$300		In electrical	In electrical	
	Install, replace screen doors	1465.1		\$2,222		In exterior doors	In exterior doors	
	Punch list items	1465.1				\$1,014.80	\$1,014.80	
	Relocation of families necessary to modernize units	1495.1		\$2,000		\$1,521.13	\$1,521.13	
	General or footing excavation	1450						
	Replace retaining walls/repair foundations	1450						
	Backfill to achieve positive drainage, install sump pumps	1450		\$2,790				
	Install street and yard lighting	1450						
	Replace sidewalks, stoops, driveways, and parking areas	1450		\$62,238		\$62,677.76	\$62,677.76	
	Yard work, remove stumps, trees, vegetation, trim trees and shrubs	1450		\$10,450		\$6,748.46	\$6,748.46	
	Install sod, trees, shrubs	1450		\$11,388		\$57,380.00	\$57,380.00	
	Replace fencing, sheds, clothes line poles	1450		\$12,150		\$25,019.51	\$25,019.51	
CO. 28-13 (Continued)	Contractor's Bond	1460				\$7,506.73	\$7,506.73	

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

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	General Conditions	1460				\$13,803.00	\$13,803.00	
	Miscellaneous & ornamental iron work	1460						
	Replace windows	1460		\$16,500		\$41,610.15	\$41,610.15	
	Replace roofs and vents	1460				\$12,553.10	\$12,553.10	
	Install new gutters, downspouts and splashblocks	1460				\$3,258.54	\$3,258.54	
	Rough carpentry, framing, interior demolition	1460		\$24,000		\$4,862.55	\$4,862.55	
	Insulation of attics & crawlspaces, vapor barriers	1460		\$630		\$0.00	\$0.00	
	Lath & plastering, drywall repairs, & ceramic tile	1460		\$6,850		\$21,589.83	\$21,589.83	
	Repair stucco	1460		\$1,800		\$4,595.40	\$4,595.40	
	Finish carpentry	1460		\$25,500		\$87,573.91	\$87,573.91	
	Install finish hardware, locks, door knobs, etc.	1460		\$3,600		\$40,643.93	\$40,643.93	
	Replace exterior doors with metal insulated doors, includes hardware, locks, thresholds	1460		\$3,000		In finish carpentry	In finish carpentry	
	Replace subfloors, finish floors, cover floors	1460		\$12,000		\$24,970.21	\$24,970.21	
	Patch, texture, paint interiors of units	1460				\$12,592.08	\$12,592.08	
	Redo plumbing to include new hot water heaters, sinks, faucets, shut offs, clean out all drain ines to the main, replace showers/tubs, toilets, supply lines, tub and shower enclosures, bath accessories, replace boiler/heater, pans, install new drains, zone valves, check valves, ADA accessories	1460		\$19,380		\$66,817.02	\$66,817.02	
CO. 28-13 Continued	Update heating systems by changing furnaces, thermostats	1460		\$16,800		\$29,368.46	\$29,368.46	
	Repair ventilating systems to include	1460						

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

Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
	duct cleaning								
	Upgrade electrical to include GFI per code, change outlets, switches, covers, 220, change light fixtures throughout, install direct wired smoke alarms		1460		\$4,500		\$23,690.89	\$23,690.89	
	Install vinyl siding		1460		\$30,542		\$77,987.77	\$77,987.77	
	Vinyl wrap soffits, eaves, fascia		1460				In vinyl siding	In vinyl siding	
	Replace all interior passage doors and hardware, including closet doors and shelves		1460		\$1,890		In finish carpentry	In finish carpentry	
	Replace garage doors		1460		\$2,340		\$4,489.41	\$4,489.41	

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

Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
CO. 28-01 (61 Units) Acacia Park Apts.	Remove 14 existing windows and frames. Replace with glass block		1460	14	\$24,000	\$24,000			See Executive Summary
CO. 28-02 (33 Units) Scattered Sites	Remove and replace existing composition board siding with vinyl. Install exterior insulation at 13 Units. Replace/repair metal clad fascia, soffits, eaves as needed. Replace/repair gutters, downspouts as needed. Replace windows as needed.			33	\$220,800	\$240,907	\$240,907	\$188,377	Final location is being addressed
CO. 28-10 (50 Units) Kathryn Bates	Replace entry locks, passage door latching sets with HA standard hardware		1460	50	\$31,000	\$31,000	\$19,677.07	\$19,677.07	Completed
Co. 28-14 (60 Units) Crestview Apts.	Replace entry locks, passage door latching sets with HA standard hardware		1460	60	\$30,600	\$30,600	\$24,918.00	\$24,918.00	Completed

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

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
Administration	Salary of Client Services Specialist	1410		\$46,467.00	\$46,467.00	\$46,467.00	\$43,163.55	See
	Benefits for Client Services Specialist	1410		\$9,758.00	\$9,758.00	\$9,758.00	\$7,760.82	Executive
	50% Salary for Manager of Client Services	1410		\$37,960.00	\$37,960.00	\$37,960.00	\$35,315.64	Summary
	50% Benefits for Manager of Client Services Manager	1410		\$8,350.00	\$8,350.00	\$8,350.00	\$6,611.06	
	Mileage	1410		\$500.00	\$500.00	\$1,064.54	\$1,064.54	
	Travel and Training	1410		\$1,000.00	\$1,000.00	\$431.26	\$431.26	
	Communications	1410		\$1,500.00	\$1,500.00	\$656.40	\$656.40	
	Sundry Office Supplies	1410		\$1,500.00	\$1,500.00	\$261.50	\$261.50	
	Audit for This Grant	1411		\$500.00	\$500.00	\$500.00	\$0.00	
	Pro Rata Share for Copier	1475		\$3,750	\$3,750	\$2,000	\$2,000	
PHA Wide Fees and Costs	Printing bid specifications, advertising, and mailing resident notices	1430		\$2,500.00	\$2,500.00	\$251.50	\$1,361.57	See Executive Summary
	Architectural fees to deal with specific unit problems	1430		\$5,000.00	\$5,000.00	\$3,449.10	\$3,449.10	
	City mandated asbestos testing and abatement	1430		\$7,500.00	\$7,500.00	\$6,570.00	\$6,570.00	
PHA Wide Management Improvements	a. Improvements to PHA automated systems to track and improve scores in accounting and vacancy turnaround	1408		\$10,000.00	\$10,000.00	\$11,127.63	\$11,397.13	See Executive Summary
	b. Improvements to nutrition program automated systems to meet federal and state reporting requirements	1408		\$5,000.00	\$5,000.00	\$787.25	\$787.25	
	c. Automate control of sprinkler systems into central computerized system	1408		\$10,000.00	\$0.00	\$0.00	\$0.00	In plumbing

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:Housing Authority of the City of Colorado Springs			Grant Type and Number Capital Fund Program No: CO06P02850102 Replacement Housing Factor No:				Federal FY of Grant: FY 2002	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
							Please Refer to Executive Summary C06P02850102 For Explanation of Revised Target Dates For All Activities in This Section	
CO. 28-01	03/2002	12/2002	03/2003	06/2002	03/2003			
CO. 28-02	03/2002	09/2002	03/2003	12/2002	09/2003			
CO. 28-10	06/2002	06/2002	06/2002	09/2002	06/2002	06/2002		
CO. 28-11	03/2002	03/2003	03/2003	12/2003				
CO. 28-12	06/2002	03/2003	09/2002	09/2003	03/2003	03/2003		
CO. 28-13	06/2002	03/2003	03/2003	06/2003	09/2003			
CO. 28-14	09/2003	06/2002	06/2002	12/2003	06/2002	06/2002		
Management Improvements								
a.	06/2002	12/2002	12/2002	12/2002	03/2003	06/2003		
b.	09/2002	12/2002	12/2002	12/2002	06/2003	06/2003		
a.	06/2002	12/2002	N/A	12/2002	03/2003	N/A		

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

**PHA Plan
Table Library**

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

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number CO06P02850104 FFY of Grant Approval: 2004

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	\$0.00
2	1406 Operations	\$0.00
3	1408 Management Improvements	\$15,000
4	1410 Administration	\$103,983
5	1411 Audit	\$500.00
6	1415 Liquidated Damages	\$0.00
7	1430 Fees and Costs	\$15,000.00
8	1440 Site Acquisition	\$0.00
9	1450 Site Improvement	\$250,802
10	1460 Dwelling Structures	\$549,855
11	1465.1 Dwelling Equipment-Nonexpendable	\$95,486
12	1470 Nondwelling Structures	\$0.00
13	1475 Nondwelling Equipment	\$0.00
14	1485 Demolition	\$0.00
15	1490 Replacement Reserve	\$0.00
16	1492 Moving to Work Demonstration	\$0.00
17	1495.1 Relocation Costs	\$9,200
18	1498 Mod Used for Development	\$0.00
19	1502 Contingency	\$0.00
20	Amount of Annual Grant (Sum of lines 2-19)	\$1,039,826
21	Amount of line 20 Related to LBP Activities	\$0.00
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	\$64,510.00
24	Amount of line 20 Related to Energy Conservation Measures	\$272,760

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

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
PHA Wide Administration	90% Salary of Client Services Specialist	1410	\$45,909
	90% Benefits for Client Services Specialist	1410	\$9,258
	50% Salary for Manager of Client Services	1410	\$37,960
	50% Benefits for Manager of Client Services	1410	\$7,856
	Mileage	1410	\$500
	Travel and Training	1410	\$500
	Communications	1410	\$1,000
	Sundry Office Supplies	1410	\$1,000
	Audit for this grant	1411	\$500
PHA Wide Fees and Costs	Printing bid specifications, advertising, and mailing resident notices	1430	\$2,500
	Architectural fees to deal with specific unit problems	1430	\$5,000
	City mandated asbestos testing and abatement	1430	\$7,500
PHA Wide Management Improvements	a. Improvements to PHA automated systems to track and improve scores in accounting, vacancy turnaround, and preventive maintenance	1408	\$10,000
	b. Improvements to nutrition program automated systems to meet federal and state reporting requirements	1408	\$5,000

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

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
CO. 28-01 61 Units Acacia Park Apts.	Remove 14 existing windows and frames. Replace with glass block	1460	\$24,000

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

CO. 28-11 5 Units	Replace refrigerators	1465.1	\$2,670
	Replace ranges	1465.1	\$1,866
	Replace/install range hoods	1465.1	\$300
	Install new blinds and drapery rods	1465.1	\$1,230
	Replace kitchen cabinets, bath vanities	1465.1	\$12,222
	Replace washer boxes, faucets, dryer vents	1465.1	\$450
	Replace shelves, brackets	1465.1	\$1,800
	Replace bath fans	1465.1	\$300
	Replace/install screen doors	1465.1	\$2,222
	Relocation	1495.1	\$2,000
	Backfill for positive drainage, install sump pumps	1450	\$2,790
	Replace sidewalks, stoops, driveways, and parking areas	1450	\$27,752
	Yard work, remove stumps, trim trees and shrubs, remove vegetation	1450	\$450
	Install sod, trees, shrubs, landscaping, repair sprinkler systems	1450	\$11,388
	Replace/install fencing, clotheslines, sheds, splashblocks	1450	\$12,150
	Replace windows and window screens	1460	\$16,500
	Rough carpentry and framing	1460	\$4,000
	Insulation of attics, crawlspaces, and installation of vapor barriers	1460	\$630
	Repair/replace lath & plaster, drywall, and ceramic tile	1460	\$6,850
	Paint units	1460	\$9,000
	Repair stucco	1460	\$1,800
	Finish carpentry	1460	\$30,713
	Install finish hardware, locks, door knobs, etc.	1460	\$3,600
	Replace exterior doors with metal insulated doors, includes thresholds	1460	\$3,000

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

CO. 28-11 5 Units (Continued)	Replace subfloors, refinish floors, floor coverings	1460	\$12,000
	Rework plumbing to include new hot water heaters, sinks, faucets, shut offs, supply lines, replace showers, tubs, toilets, clean out all drain lines to main, replace boilers, pans, install new drains, zone valves, check valves, two way clean outs, ADA accessories	1460	\$9,380
	Update heating by changing to new furnaces, thermostats, repair ventilating systems, clean and seal ducts	1460	\$6,800
	Upgrade electrical to include GFI, change outlets, switches, covers, 220, light fixtures, smoke alarms,	1460	\$4,500
	Install vinyl siding. Wrap window frames and door frames with metal as appropriate.	1460	\$15,000
	Replace all interior doors and hardware including closet doors and shelves	1460	\$1,890
	Replace garage doors	1460	\$2,340
CO. 28-13 7 Units	Replace refrigerators	1465.1	\$3,115
	Replace ranges	1465.1	\$2,177
	Replace/install range hoods	1465.1	\$350
	Install new blinds and drapery rods	1465.1	\$1,230
	Replace kitchen cabinets, bath vanities	1465.1	\$12,222
	Replace washer boxes, faucets, dryer vents	1465.1	\$450

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

Replace shelves, brackets	1465.1	\$1,800
Replace bath fans	1465.1	\$300
Replace/install screen doors	1465.1	\$2,222
Relocation	1495.1	\$2,000
Backfill for positive drainage, install sump pumps	1450	\$2,790
Replace sidewalks, stoops, driveways, and parking areas	1450	\$77,752
Yard work, remove stumps, trim trees and shrubs, remove vegetation	1450	\$10,450
Install sod, trees, shrubs, landscaping, repair sprinkler systems	1450	\$11,388
Replace/install fencing, clotheslines, sheds, splashblocks	1450	\$12,150
Replace windows and window screens	1460	\$16,500
Rough carpentry and framing	1460	\$24,000
Insulation of attics, crawlspaces, and installation of vapor barriers	1460	\$630
Repair/replace lath & plaster, drywall, and ceramic tile	1460	\$6,850
Paint entire units	1460	\$10,500
Repair stucco	1460	\$1,800
Finish carpentry	1460	\$15,000
Install finish hardware, locks, door knobs, etc.	1460	\$3,600
Replace exterior doors with metal insulated doors, includes thresholds	1460	\$3,000

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

CO. 28-13 7 Units (Continued)	Replace subfloors, refinish floors, floor coverings	1460	\$12,000
	Rework plumbing to include new hot water heaters, sinks, faucets, shut offs, supply lines, replace showers, tubs, toilets, clean out all drain lines to main, replace boilers, pans, install new drains, zone valves, check valves, two way clean outs, ADA accessories	1460	\$19,380
	Update heating by changing to new furnaces, thermostats, repair ventilating systems, clean and seal ducts	1460	\$16,800
	Upgrade electrical to include GFI, change outlets, switches, covers, 220, light fixtures, smoke alarms,	1460	\$4,500
	Install new gutters, downspouts, and splashblocks	1460	\$1,800
	Install vinyl siding. Vinyl wrap soffits, eaves, and fascia. Wrap window frames and door frames with metal.	1460	\$30,452
	Replace all interior doors and hardware including closet doors and shelves	1460	\$1,890
	Replace garage doors	1460	\$2,340

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

CO. 28-16 8 Units	Replace refrigerators	1465.1	\$3,200
	Replace ranges	1465.1	\$2,200
	Replace/install range hoods	1465.1	\$400
	Install new blinds and drapery rods	1465.1	\$2,400
	Replace kitchen cabinets, bath vanities	1465.1	\$10,800
	Replace washer boxes, faucets, dryer vents	1465.1	\$600
	Replace shelves, brackets	1465.1	\$2,400
	Replace bath fans	1465.1	\$400
	Replace/install screen doors	1465.1	\$6,160
	Relocation	1495.1	\$5,200
	Backfill for positive drainage, install sump pumps	1450	\$2,500
	Replace sidewalks, stoops, driveways, and parking areas	1450	\$47,714
	Yard work, remove stumps, trim trees and shrubs, remove vegetation	1450	\$5,828
	Install sod, trees, shrubs, landscaping, repair sprinkler systems	1450	\$20,000
	Replace/install fencing, clotheslines, sheds	1450	\$5,700
	Contractor's Bond	1460	\$9,000
	General Conditions	1460	\$15,000
	Replace windows and window screens	1460	\$22,400
	Replace roofs, vents	1460	\$16,450
	Install new gutters, downspouts, splashblocks	1460	\$3,600
	Rough carpentry and framing	1460	\$8,000
	Insulation of attics, crawlspaces, and installation of vapor barriers	1460	\$2,400
	Repair/replace lath & plaster, drywall, and ceramic tile	1460	\$19,850
Paint interiors of units	1460	\$10,000	
Repair stucco	1460		

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

CO. 28-16 8 Units (Continued)			
	Finish carpentry	1460	\$34,350
	Install finish hardware, locks, door knobs, etc.	1460	\$2,400
	Replace exterior doors with metal insulated doors, includes thresholds	1460	\$8,000
	Replace subfloors, refinish floors, floor coverings	1460	\$30,250
	Rework plumbing to include new hot water heaters, sinks, faucets, shut offs, supply lines, replace showers, tubs, toilets, clean out all drain lines to main, replace boilers, pans, install new drains, zone valves, check valves, two way clean outs, ADA accessories	1460	\$18,850
	Update heating by changing to new boilers, thermostats, repair ventilating systems, replace fin coil units	1460	\$18,275
	Upgrade electrical to include GFI, change outlets, switches, covers, 220, light fixtures, smoke alarms,	1460	\$13,885
	Repair vinyl siding, vinyl wrap soffits, eaves, fascia. Wrap with metal as appropriate.	1460	\$1,600
	Replace all interior doors and hardware including closet doors and shelves	1460	\$6,000
	Replace garage doors	1460	

13. Capital Fund Program Five-Year Action Plan

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
CO. 28-20	PHA wide Scattered Sites	0	0%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)

Contractor's Bond	\$ 31,000	Activities are scheduled to begin in FY 2003
General Conditions	\$ 31,000	
Demolition and Clearing		
General Excavation		
Footing Excavation		
Backfill, sump pumps	\$ 10,230	
Foundation Piles & Caissons		
Concrete Foundations		
Concrete Superstructures		
Reinforcing Steel		
Waterproofing & Dampproofing		
Spandrel Waterproofing		
Structural Steel		
Masonry		
Stonework		
Miscellaneous & Ornamental Metal		
Replace Windows	\$ 85,595	
Roofing	\$ 55,000	
Gutters, Downs, Splash Blocks	\$ 6,600	
Rough Carpentry, Garage Doors	\$ 30,580	
Metal Bucks		
Caulking		
Weatherstripping		
Lath & Plastering-Drywall, Wall Tile		
Stucco, Ext. Paint, Vinyl Siding	\$ 99,000	
Finish Carpentry, Passage Doors and	\$ 50,754	
Finish Hardware		
Glass & Glazing		
Ext. Metal Doors, Screen Doors	\$ 10,120	
Metal Base and Trim		
Toilet Partitions		
Floors, Subfloors, Refinish Floors, Cover	\$ 49,500	
Painting & Decorating	\$ 20,614	
Screens		
Plumbing, Hot Water Heaters, Sinks,	\$ 40,150	

13. Capital Fund Program Five-Year Action Plan

Faucets, Shut Offs, Supply Lines, Etc.		
Heating, Furnaces, Boilers, Thermostats	\$ 30,910	
Ventilating System		
Electrical Upgrades	\$ 17,600	
Elevators		
Elevator Enclosures-Metal		
Incinerators-Masonry & Parts		
Other		
Other		
Retaining Walls		
Storm Sewers		
Sanitary Sewers		
Water Distribution System		
Gas Distribution System		
Electrical Distribution System		
Street & Yard Lighting		
Fire & Police Alarm System		
Fire Protection System		
Street Work, Sidewalks, Parking, Conc.	\$ 99,374	
Stumps, Tree Trimming, Shrubby, & Yard Work	\$ 2,200	
Fencing, Sheds, Clotheslines	\$ 44,550	
Shades and Drapery Rods		
Ranges and Range Hoods	\$ 7,942	
Refrigerators	\$ 9,790	
Kitchen Cabinets & Vanities	\$ 44,814	
Laundry Equipment		
I.D. Devices, Extinguishers, Etc.	\$ 1,650	
Punch List	\$ 500	
Lawns and Planting	\$ 41,756	
Relocation	\$ 17,600	
Improvements to Actg Automated Data Programming for Golden Circle		
Improvements to Mtc Automated Systems Administration		
Total estimated cost over next 5 years	\$838,829	

13. Capital Fund Program Five-Year Action Plan

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
CO. 28-22	PHA Wide Scattered Sites	0	0%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)

Contractor's Bond	\$ 45,000	Activities are anticipated to begin in FY 2004
General Conditions	\$ 45,000	
Demolition and Clearing		
General Excavation		
Footing Excavation		
Backfill, sump pumps	\$ 16,275	
Foundation Piles & Caissons		
Concrete Foundations		
Concrete Superstructures		
Reinforcing Steel		
Waterproofing & Dampproofing		
Spandrel Waterproofing		
Structural Steel		
Masonry		
Stonework		
Miscellaneous & Ornamental Metal		
Replace Windows	\$ 105,000	
Roofing	\$ 78,525	
Gutters, Downs, Splash Blocks	\$ 10,500	
Rough Carpentry, Garage Doors	\$ 79,185	
Metal Bucks		
Caulking		
Weatherstripping, Insulation	\$ 3,675	
Lath & Plastering-Drywall, Wall Tile	\$ 50,250	
Stucco, Ext. Paint, Vinyl Siding	\$ 98,945	
Finish Carpentry, Passage Doors and	\$ 69,220	
Finish Hardware		
Glass & Glazing		
Ext. Metal Doors, Screen Doors	\$ 46,396	
Metal Base and Trim		
Toilet Partitions		
Floors, Subfloors, Refinish Floors, Cover	\$ 78,750	
Painting & Decorating	\$ 32,795	
Screens		
Plumbing, Hot Water Heaters, Sinks,	\$ 63,875	

13. Capital Fund Program Five-Year Action Plan

Faucets, Shut Offs, Supply Lines, Etc.		
Heating, Furnaces, Boilers, Thermostats	\$	45,500
Ventilating System		
Electrical Upgrades	\$	28,000
Elevators		
Elevator Enclosures-Metal		
Incinerators-Masonry & Parts		
Other		
Other		
Retaining Walls		
Storm Sewers		
Sanitary Sewers		
Water Distribution System		
Gas Distribution System		
Electrical Distribution System		
Street & Yard Lighting		
Fire & Police Alarm System		
Fire Protection System		
Street Work, Sidewalks, Parking, Conc.	\$	131,653
Stumps, Tree Trimming, Shrubby, & Yard Work	\$	3,500
Fencing, Sheds, Clotheslines		
Shades and Drapery Rods	\$	7,175
Ranges and Range Hoods	\$	12,725
Refrigerators	\$	15,575
Kitchen Cabinets & Vanities	\$	71,300
Laundry Equipment		
I.D. Devices, Extinguishers, Etc.	\$	2,625
Punch List	\$	750
Lawns and Planting	\$	70,875
Relocation	\$	20,000
Improvements to Actg Automated Data	\$	15,000
Programming for Golden Circle	\$	5,000
Improvements to Mtc Automated Systems	\$	10,000
Administration	\$	107,000
Fees & Costs	\$	16,500
Total estimated cost over next 5 years	\$	1,386,569

13. Capital Fund Program Five-Year Action Plan

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
CO. 28-23	PHA Wide Scattered Sites	0	0%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)

Contractor's Bond	\$ 36,000	All activities are scheduled to begin FY 2005
General Conditions	\$ 36,000	
Demolition and Clearing		
General Excavation		
Footing Excavation		
Backfill, sump pumps	\$ 12,090	
Foundation Piles & Caissons		
Concrete Foundations		
Concrete Superstructures		
Reinforcing Steel		
Waterproofing & Dampproofing		
Spandrel Waterproofing		
Structural Steel		
Masonry		
Stonework		
Miscellaneous & Ornamental Metal		
Replace Windows	\$ 78,000	
Roofing	\$ 56,024	
Gutters, Downs, Splash Blocks	\$ 7,800	
Rough Carpentry, Garage Doors	\$ 55,640	
Metal Bucks		
Caulking		
Weatherstripping, Insulation	\$ 2,730	
Lath & Plastering-Drywall, Wall Tile	\$ 39,000	
Stucco, Ext. Paint, Vinyl Siding	\$ 105,635	
Finish Carpentry, Passage Doors and	\$ 51,792	
Finish Hardware		
Glass & Glazing		
Ext. Metal Doors, Screen Doors	\$ 38,116	
Metal Base and Trim		
Toilet Partitions		
Floors, Subfloors, Refinish Floors, Cover	\$ 58,500	
Painting & Decorating	\$ 24,362	
Screens		
Plumbing, Hot Water Heaters, Sinks,	\$ 46,800	

13. Capital Fund Program Five-Year Action Plan

Faucets, Shut Offs, Supply Lines, Etc.		
Heating, Furnaces, Boilers, Thermostats	\$	33,800
Ventilating System		
Electrical Upgrades	\$	19,500
Elevators		
Elevator Enclosures-Metal		
Incinerators-Masonry & Parts		
Other		
Other		
Retaining Walls		
Storm Sewers		
Sanitary Sewers		
Water Distribution System		
Gas Distribution System		
Electrical Distribution System		
Street & Yard Lighting		
Fire & Police Alarm System		
Fire Protection System		
Street Work, Sidewalks, Parking, Conc.	\$	91,000
Stumps, Tree Trimming, Shrubbery, & Yard Work	\$	2,600
Fencing, Sheds, Clotheslines	\$	52,650
Shades and Drapery Rods	\$	5,330
Ranges and Range Hoods	\$	9,490
Refrigerators	\$	11,570
Kitchen Cabinets & Vanities	\$	52,962
Laundry Equipment	\$	1,950
I.D. Devices, Extinguishers, Etc.	\$	1,950
Punch List	\$	575
Lawns and Planting	\$	39,756
Relocation	\$	14,846
Improvements to Actg Automated Data	\$	15,000
Programming for Golden Circle	\$	5,000
Improvements to Mtc Automated Systems	\$	10,000
Administration	\$	107,000
Fees and Costs	\$	16,500
Total estimated cost over next 5 years	\$	1,139,968

13. Capital Fund Program Five-Year Action Plan

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
CO. 28-24	PHA Wide Scattered Sites	0	0%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)

Contractor's Bond	\$ 45,000	Activities are anticipated to begin in FY 2004
General Conditions	\$ 45,000	
Demolition and Clearing		
General Excavation		
Footing Excavation		
Backfill, sump pumps	\$ 16,275	
Foundation Piles & Caissons		
Concrete Foundations		
Concrete Superstructures		
Reinforcing Steel		
Waterproofing & Dampproofing		
Spandrel Waterproofing		
Structural Steel		
Masonry		
Stonework		
Miscellaneous & Ornamental Metal		
Replace Windows	\$ 105,000	
Roofing	\$ 78,525	
Gutters, Downs, Splash Blocks	\$ 10,500	
Rough Carpentry, Garage Doors	\$ 79,185	
Metal Bucks		
Caulking		
Weatherstripping, Insulation	\$ 3,675	
Lath & Plastering-Drywall, Wall Tile	\$ 50,250	
Stucco, Ext. Paint, Vinyl Siding	\$ 98,945	
Finish Carpentry, Passage Doors and	\$ 69,220	
Finish Hardware		
Glass & Glazing		
Ext. Metal Doors, Screen Doors	\$ 46,396	
Metal Base and Trim		
Toilet Partitions		
Floors, Subfloors, Refinish Floors, Cover	\$ 78,750	
Painting & Decorating	\$ 32,795	
Screens		
Plumbing, Hot Water Heaters, Sinks,	\$ 63,875	

13. Capital Fund Program Five-Year Action Plan

Faucets, Shut Offs, Supply Lines, Etc.		
Heating, Furnaces, Boilers, Thermostats	\$	45,500
Ventilating System		
Electrical Upgrades	\$	28,000
Elevators		
Elevator Enclosures-Metal		
Incinerators-Masonry & Parts		
Other		
Other		
Retaining Walls		
Storm Sewers		
Sanitary Sewers		
Water Distribution System		
Gas Distribution System		
Electrical Distribution System		
Street & Yard Lighting		
Fire & Police Alarm System		
Fire Protection System		
Street Work, Sidewalks, Parking, Conc.	\$	131,653
Stumps, Tree Trimming, Shrubby, & Yard Work	\$	3,500
Fencing, Sheds, Clotheslines		
Shades and Drapery Rods	\$	7,175
Ranges and Range Hoods	\$	12,725
Refrigerators	\$	15,575
Kitchen Cabinets & Vanities	\$	71,300
Laundry Equipment		
I.D. Devices, Extinguishers, Etc.	\$	2,625
Punch List	\$	750
Lawns and Planting	\$	70,875
Relocation	\$	20,000
Improvements to Actg Automated Data	\$	15,000
Programming for Golden Circle	\$	5,000
Improvements to Mtc Automated Systems	\$	10,000
Administration	\$	107,000
Fees & Costs	\$	16,500
Total estimated cost over next 5 years	\$	1,386,569

13. Capital Fund Program Five-Year Action Plan

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
CO. 28-25	Scattered Sites	0	0%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)

Contractor's Bond	\$ 22,500	All activities are scheduled to begin in FY 2006
General Conditions	\$ 22,500	
Demolition and Clearing		
General Excavation		
Footing Excavation		
Backfill, sump pumps	\$ 8,137	
Foundation Piles & Caissons		
Concrete Foundations		
Concrete Superstructures		
Reinforcing Steel		
Waterproofing & Dampproofing		
Spandrel Waterproofing		
Structural Steel		
Masonry		
Stonework		
Miscellaneous & Ornamental Metal		
Replace Windows	\$ 52,500	
Roofing	\$ 39,263	
Gutters, Downs, Splash Blocks	\$ 5,250	
Rough Carpentry, Garage Doors	\$ 39,592	
Metal Bucks		
Caulking		
Weatherstripping	\$ 1,837	
Lath & Plastering-Drywall, Wall Tile	\$ 25,125	
Stucco, Ext. Paint, Vinyl Siding	\$ 49,472	
Finish Carpentry, Passage Doors and	\$ 34,610	
Finish Hardware		
Glass & Glazing		
Ext. Metal Doors, Screen Doors	\$ 23,198	
Metal Base and Trim		
Toilet Partitions		
Floors, Subfloors, Refinish Floors, Cover	\$ 39,375	
Painting & Decorating	\$ 16,397	

13. Capital Fund Program Five-Year Action Plan

Screens		
Plumbing, Hot Water Heaters, Sinks, Faucets, Shut Offs, Supply Lines, Etc.	\$ 31,937	
Heating, Furnaces, Boilers, Thermostats	\$ 22,750	
Ventilating System		
Electrical Upgrades	\$ 14,000	
Elevators		
Elevator Enclosures-Metal		
Incinerators-Masonry & Parts		
Other		
Other		
Retaining Walls		
Storm Sewers		
Sanitary Sewers		
Water Distribution System		
Gas Distribution System		
Electrical Distribution System		
Street & Yard Lighting		
Fire & Police Alarm System		
Fire Protection System		
Street Work, Sidewalks, Parking, Conc.	\$ 65,826	
Stumps, Tree Trimming, Shrubbery, & Yard Work	\$ 1,750	
Fencing, Sheds, Clotheslines		
Shades and Drapery Rods	\$ 3,587	
Ranges and Range Hoods	\$ 6,362	
Refrigerators	\$ 7,787	
Kitchen Cabinets & Vanities	\$ 35,650	
Laundry Equipment		
I.D. Devices, Extinguishers, Etc.	\$ 1,312	
Punch List	\$ 375	
Lawns and Planting	\$ 35,437	
Relocation	\$ 10,000	
Improvements to Actg Automated Data	\$ 10,000	
Programming for Golden Circle	\$ 5,000	
Improvements to Mtc Automated Systems	\$ 10,000	
Administration	\$120,000	
Fees and Costs	\$ 10,875	
Total estimated cost over next 5 years	\$772,404	