

<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Montrose County Housing Authority</u> PHA Code: <u>CO087</u> PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): _____				
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>0</u> Number of HCV units: <u>268</u>				
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH      HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.				
<b>5.1</b>	<b>Mission.</b> 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 for the next five years:  "Taking care of affordable housing needs in Montrose County"				
<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.  We actually met every single one of our goals that were established in the last 5-year plan 2004-2009. We applied for extra vouchers each year but the freeze on vouchers precluded getting any additional. We built 91 new units of low-income affordable housing with the Sunshine Peak Apartments. We worked with several developers, one of which is in the process of developing 23 units of single family affordable units. We continued to work toward self-sufficiency by offering the program to every HCV recipient and encouraged them to sign up. We applied for housing funds from both the city of Montrose and the county of Montrose in case they had any more funding opportunities for housing. The county agreed to sponsor a CDBG rant that netted \$571,696 for an senior assisted living project. We developed a homeownership alternative for clients by signing an intergovernmental agreement with Delta Housing Authority and we participate regularly with a consortium of other regional housing authorities on the western slope of Colorado.  The board met numerous times throughout 2009 and defined the following long-term strategic plans and objectives: <ol style="list-style-type: none"> <li>1) Develop a 15-Unit Senior Housing Project in Nucla, CO</li> <li>2) Work on forming a closer alliance with Montrose County health and human services personnel and eventually move the administrative office to Montrose.</li> <li>3) Continue to develop affordable housing in keeping with the needs outlined in the 2009 Needs Assessment</li> <li>4) Work to acquire additional land for the development of future affordable housing</li> <li>5) Stay abreast of changing legislation and take advantage of funding opportunities as they come up.</li> <li>6) Work with other agencies in Montrose County to develop a long-term solution for homelessness.</li> </ol>				

6.0	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>We gave up trying to get additional Section 8 Vouchers until after the new administration was appointed in Washington D.C. We abandoned the original plan to rehabilitate the farm labor dormitory in Olathe as the board decided it would not guarantee that the vacancy rate would go down and the board did not want to renew the additional 20 year deed restrictions. We also decided to work with the Volunteers of America in developing a senior housing project in Nucla, Colorado. We also decided that we needed additional training for all staff in the area of Fair Housing and Tax Credits. We investigated ways to take advantage of private activity bonds (PABs) when they were introduced.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>Copies of the 5-Year and Annual PHA Plan are available at the Montrose County Housing Authority 222 Hap Court Olathe, CO 81425 and they are also available by phone at (970)323-5445 x14. A copy is also available at our official corporate website: <a href="http://www.montroshousingauthority.com">www.montroshousingauthority.com</a></p>
	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.  <a href="#">Not Applicable – We have no public housing projects</a></p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

**Housing Needs.** Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Here is a recent extract from the 2009 Needs Assessment that was conducted for all of Montrose County.

**Table 43: Overcrowded Households, Montrose County, 2008**

	Montrose County		City of Montrose		Naturita	
	Owner occupi ed	Renter occupi ed	Owner occupi ed	Renter occupi ed	Owner occupi ed	Renter occupi ed
1.0 occupants per room or less	11,051	4,174	3,865	2,374	223	76
1.01 occupants per room or more	112	203	23	89	6	0
Percent Overcrowded	1.0%	4.6%	0.6%	3.6%	2.6%	0.0%
	Nucla		Olathe		Non-Metro	
	Owner occupi ed	Renter occupi ed	Owner occupi ed	Renter occupi ed	Owner occupi ed	Renter occupi ed
1.0 occupants per room or less	249	106	376	208	6,338	1,410
1.01 occupants per room or more	2	15	13	31	67	68
Percent Overcrowded	0.9%	12.1%	3.3%	13.1%	1.1%	4.6%

There is also a significant number of disabled families in Montrose County.

9.0

	Montrose County		City of Montrose		Naturita	
	Renter HH	Owner HH	Renter HH	Owner HH	Renter HH	Owner HH
Disabled Household Member	936	2,232	511	752	21	91
Total Households	4,377	11,163	2,463	3,888	76	228
Percent Disabled	21.4%	20.0%	20.8%	19.3%	28.1%	40.0%
	Nucla		Olathe		Non-Municipal	
	Renter HH	Owner HH	Renter HH	Owner HH	Renter HH	Owner HH
Disabled Household Member	58	75	43	115	303	1,198
Total HH	120	252	240	389	1,104	5,607
Percent Disabled	47.8%	29.9%	17.9%	29.6%	20.5%	18.7%

The makeup of the Housing Population in Montrose County in 2009 is:

American Indian 2%  
 Asian 1%  
 Black 0%  
 White 91%  
 Hispanic 6%

There are also a number of renters and owners who are cost burdened:

<b>Table 40: Cost Burdened Households, Montrose County, 2008 Montrose County</b>						
<b>Rent Burdened</b>	<b>% Rent Burdened</b>	<b>Total Renters</b>	<b>Cost Burdened</b>	<b>% Cost Burdened</b>	<b>Total Owners</b>	
0 - 30% AMI	779	74.9%	1,040	1,007	66.5%	1,514
31 - 50% AMI	495	52.2%	948	395	32.1%	1,232
51 - 80% AMI	161	20.4%	789	605	33.1%	1,830
Above 80% AMI	44	12.6%	347	269	22.5%	1,196
<b>Total Households</b>	<b>1,479</b>	<b>33.8%</b>	<b>4,377</b>	<b>2,276</b>	<b>20.4%</b>	<b>11,163</b>
<b>City of Montrose</b>						
<b>Rent Burdened</b>	<b>% Rent Burdened</b>	<b>Total Renters</b>	<b>Cost Burdened</b>	<b>% Cost Burdened</b>	<b>Total Owners</b>	
0 - 30% AMI	535	74.9%	715	422	66.5%	635
31 - 50% AMI	336	52.2%	644	195	32.1%	608
51 - 80% AMI	81	20.4%	399	304	33.1%	919
Above 80% AMI	23	12.6%	183	132	22.5%	587
<b>Total Households</b>	<b>976</b>	<b>39.6%</b>	<b>2,463</b>	<b>1,053</b>	<b>27.1%</b>	<b>3,888</b>
<b>Naturita</b>						
<b>Rent Burdened</b>	<b>% Rent Burdened</b>	<b>Total Renters</b>	<b>Cost Burdened</b>	<b>% Cost Burdened</b>	<b>Total Owners</b>	
0 - 30% AMI	12	74.9%	16	29	66.5%	44
31 - 50% AMI	7	52.2%	14	10	32.1%	31
51 - 80% AMI	2	20.4%	8	9	33.1%	28
Above 80% AMI	0	12.6%	3	5	22.5%	22
<b>Total Households</b>	<b>21</b>	<b>27.9%</b>	<b>76</b>	<b>53</b>	<b>23.2%</b>	<b>228</b>
<b>Nucla</b>						
<b>Rent Burdened</b>	<b>% Rent Burdened</b>	<b>Total Renters</b>	<b>Cost Burdened</b>	<b>% Cost Burdened</b>	<b>Total Owners</b>	
0 - 30% AMI	35	74.9%	47	38	66.5%	58
31 - 50% AMI	17	52.2%	32	8	32.1%	26
51 - 80% AMI	5	20.4%	26	14	33.1%	41
Above 80% AMI	1	12.6%	11	6	22.5%	27
<b>Total Households</b>	<b>59</b>	<b>48.7%</b>	<b>120</b>	<b>66</b>	<b>26.3%</b>	<b>252</b>
<b>Olathe</b>						
<b>Rent Burdened</b>	<b>% Rent Burdened</b>	<b>Total Renters</b>	<b>Cost Burdened</b>	<b>% Cost Burdened</b>	<b>Total Owners</b>	
0 - 30% AMI	58	74.9%	78	66	66.5%	99
31 - 50% AMI	23	52.2%	44	33	32.1%	102
51 - 80% AMI	9	20.4%	43	36	33.1%	110
Above 80% AMI	2	12.6%	17	14	22.5%	63
<b>Total Households</b>	<b>92</b>	<b>38.3%</b>	<b>240</b>	<b>149</b>	<b>38.3%</b>	<b>389</b>
<b>Non-Metro Areas</b>						
<b>Rent Burdened</b>	<b>% Rent Burdened</b>	<b>Total Renters</b>	<b>Cost Burdened</b>	<b>% Cost Burdened</b>	<b>Total Owners</b>	
0 - 30% AMI	138	74.9%	185	451	66.5%	679
31 - 50% AMI	112	52.2%	215	149	32.1%	466
51 - 80% AMI	64	20.4%	312	242	33.1%	731
Above 80% AMI	17	12.6%	134	112	22.5%	496
<b>Total Households</b>	<b>331</b>	<b>22.4%</b>	<b>1,478</b>	<b>954</b>	<b>14.9%</b>	<b>6,404</b>

9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <ul style="list-style-type: none"> <li>• Develop a wide range of housing choices for moderate and lower income families of various sizes, elderly households, and those with special challenges.</li> <li>• Preserve the affordability of existing stock of low-income housing by making rehab available in older neighborhoods</li> <li>• Support the efforts of other community groups like the VOA, Sharing Ministries, and MADA that help elderly and homeless</li> <li>• Apply for grants and loans as they become available for low-income housing development</li> </ul>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.  In the last 2 years, we added 91 units of low-income affordable multi-family housing to our stock. We also purchased a foreclosed HUD home and sold it under our new homeownership program. We also have worked steadily with Rural Development in order to more fully utilize our 72-bed dormitory in Olathe which has seen high vacancy rates in the past 3 years. We made special arrangements with RD to be able to house homeless individuals and other with zero income. We also signed an IGA with Delta Housing Authority so that we could expand our program offerings to include rehab and homeownership alternatives.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”  <b>SIGNIFICANT AMENDMENT – Any Board action which departs from the primary mission of the Housing Authority</b>   <b>SUBSTANTIAL DEVIATION / MODIFICATION – Any action that necessitates a change in a course of action or a major revision in the statement of goals and objective.</b></p> <p>(c) - None -</p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

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, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide 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 is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 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 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. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

## **Instructions form HUD-50075**

**Applicability.** This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

### **1.0 PHA Information**

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

### **2.0 Inventory**

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

### **3.0 Submission Type**

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

### **4.0 PHA Consortia**

Check box if submitting a Joint PHA Plan and complete the table.

### **5.0 Five-Year Plan**

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

**5.1 Mission.** A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

**5.2 Goals and Objectives.** Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

**6.0 PHA Plan Update.** In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

#### **PHA Plan Elements.** (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

**7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers**

- (a) **Hope VI or Mixed Finance Modernization or Development.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm)  
**Note:** This statement must be submitted to the extent that **approved and/or pending** demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: **1)** A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

**8.0 Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

**8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

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

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

**8.3 Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

**9.0 Housing Needs.** Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**9.1 Strategy for Addressing Housing Needs.** Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**10.0 Additional Information.** Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

**11.0 Required Submission for HUD Field Office Review.** In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.