

# PHA Plans for the Delta Housing Authority Five-Year/Annual Plan for FYB 2025

Ute Jantz, Executive Director

FYB January 1, 2025



**Presented by:**

The **Nelrod** Company

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**Purpose.** 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, goals and objectives for serving the needs of low-income, very low-income, and extremely low-income families.

**Applicability.** Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

**A PHA Information.**

**A.1 PHA Name:** Delta Housing Authority  
**PHA Code:** CO040  
**PHA Plan for Fiscal Year Beginning:** (MM/YYYY): 01/2025  
**The Five-Year Period of the Plan:** 2025-2029  
**PHA Submission Type:**  5-Year Plan Submission  Revised 5-Year Plan Submission

**Availability of Information.** In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. 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 their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

**The following are the specific locations where the public may obtain copies of the 2025 5-Year PHA Plan (2025-2029 Five Year Period):**

- Administrative Office – 501 14<sup>th</sup> Street, Delta, CO 81416
- PHA Website: [www.deltahousingauthority.com](http://www.deltahousingauthority.com)

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

Participating PHAs	PHA Code	Program(s) in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead HA:					

<b>B</b>	<b>Plan Elements.</b> Required for <u>all</u> PHAs completing this form
<b>B.1</b>	<p><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.</p> <p>The Delta Housing Authority’s mission is to provide safe, decent, and affordable housing for low-income families. Delta Housing Authority offers families the opportunity to make the transition from subsidized to non-subsidized housing.</p>
<b>B.2</b>	<p><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, very low-income, and extremely low-income families for the next five years.</p> <p><b>PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING</b></p> <p>The PHA established the following objectives to strive in meeting goal #1:</p> <ul style="list-style-type: none"> <li>▪ <i>Apply for additional rental vouchers</i></li> <li>▪ <i>Reduce public housing vacancies</i></li> <li>▪ <i>Leverage private or other public funds to create additional housing opportunities</i></li> <li>▪ <i>Acquire or build units or developments</i></li> <li>▪ <i>Target expansion of VASH Program, including full utilization, as well as implementing project basing of vouchers.</i></li> </ul> <p><b>PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING</b></p> <p>The PHA established the following objectives to strive in meeting goal #2:</p> <ul style="list-style-type: none"> <li>▪ <i>Improve public housing management (PHAS score)</i></li> <li>▪ <i>Improve voucher management (SEMAP score)</i></li> <li>▪ <i>Increase customer satisfaction</i></li> <li>▪ <i>Concentrate on efforts to improve specific management functions (e.g., public housing finance; voucher unit inspections)</i></li> <li>▪ <i>Renovate or modernize public housing units</i></li> </ul> <p><b>PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES</b></p> <p>The PHA established the following objectives to strive in meeting goal #3</p> <ul style="list-style-type: none"> <li>▪ <i>Conduct outreach efforts to potential voucher landlords</i></li> <li>▪ <i>Increase voucher payment standards</i></li> <li>▪ <i>Continue to project-base vouchers</i></li> <li>▪ <i>Apply for additional VASH voucher</i></li> </ul>

**B.2**

**PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT**

The PHA established the following objectives to strive in meeting goal #4

- *Implement public housing security improvements*

**PHA GOAL #5: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS**

The PHA established the following objectives to strive in meeting goal #5

- *Increase the number and percentage of employed persons in assisted families*
- *Provide or attract supportive services to improve recipients' employability*
- *Provide or attract supportive services to increase independence for the elderly or families with disabilities*

**PHA GOAL #6: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING**

The PHA established the following objectives to strive in meeting goal #6

- *Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, or 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 or disability*
- *Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required*

**OTHER PHA GOALS AND OBJECTIVES (list below)**

*Delta Housing Authority Organizational Goals and Strategies 2025-2028 (See attachment co040b01)*

*Goals 2025-2029 (Maintenance)*

- *Continue to renovate units and replace kitchens, countertops bathtubs & surrounds, vanities, furnaces, and hot water heaters in units as needed and at unit turnover*
- *Continue with site improvements property wide including zero-scaping tenant back yards; Thompson Manor community building patio space*
- *Continue to evaluate and upgrade sewer pipes property-wide*
- *Replace playground equipment when needed*
- *New property sign at Thompson Manor*
- *Paint outside of business office*
- *Establish electronic inventory system for maintenance supplies*
- *Implement paperless work order system*

B.3

**Progress Statements.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

### **Mission**

The Delta Housing Authority's mission is to provide safe, decent, and affordable housing for low-income families. Delta Housing Authority offers families the opportunity to make the transition from subsidized to non-subsidized housing.

### **Goals/Objectives**

#### **PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING**

The PHA established the following objectives to strive in meeting goal #1:

- Reduce public housing vacancies
- Leverage private or other public funds to create additional housing opportunities
- Acquire or build units or developments

#### **Progress Statement:**

- *Reduced public housing vacancies – zero vacancies in 2023*
- *Partnered with TWG Development for 50 new units for seniors aged 62 and older through award of 8 PBVs (Residences at Delta Phase I)*
- *In process of partnering with TWG Development for 50 new multi-family units through award of 8 PBVs (Residences at Delta Phase II – target date 2024/2025)*
- *Added 10 VASH vouchers to HCV portfolio*

#### **PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING**

The PHA established the following objectives to strive in meeting goal #2:

- Improve public housing management (PHAS score)
- Improve voucher management (SEMAP score)
- Increase customer satisfaction
- Concentrate on efforts to improve specific management functions (e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units
- Consider Voluntary RAD Conversion
- Consider Moving to Work (MTW) Program

#### **Progress Statement:**

- *Received PHAS score of 98 (12/31/22)*
- *received SEMAP score of 100% (12/31/22)*
- *Continued to provide great customer service*
- *Completed account re-segmentation (finance)*
- *Completed voucher unit inspections efficiently and in a timely manner*

**B.3**

- *Continued to renovate PHA units (replaced kitchens, bathtubs, vanities, flooring, etc.)*
- *Decided to postpone RAD conversion and moving to work program*

**PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES**

The PHA established the following objectives to strive in meeting goal #3

- Conduct outreach efforts to potential voucher landlords
- Convert public housing to project-based assistance under RAD if it is in the best interest of DHA
- Convert public housing to tenant-based assistance, including disposition under Section 18, if it is in the best interest of DHA
- Continue to project-base vouchers

**Progress Statement:**

- *Continued to reach out to landlords and recruited new landlords – Newsletters for landlords*
- *RAD conversion was put on hold*
- *Conversion of public housing to tenant-based assistance put on hold*
- *Project-Based 8 vouchers in 2023 – planning to project base additional 8 vouchers in 2024/2025*

**PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT**

The PHA established the following objectives to strive in meeting goal #4

- Implement public housing security improvements

**Progress Statement:**

- *Added/replaced security cameras to Thompson Manor Community room and maintenance shop (indoors & outdoors), and at PHA business office (indoors & outdoors)*
- *Upgraded to new video software*
- *Upgraded to high-speed internet to facilitate new video software*
- *Encouraged tenants to form Neighborhood Watch Group with the assistance of Delta Police Department*

**PHA GOAL #5: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS**

The PHA established the following objectives to strive in meeting goal #5

- Increase the number and percentage of employed persons in assisted families
- Provide or attract supportive services to improve recipients' employability
- Provide or attract supportive services to increase independence for the elderly or families with disabilities

B.3

**Progress Statement:**

- *Continue to encourage tenants to pursue employment*
- *Worked with community organizations to offer free services to tenants*
- *Worked with Colorado Workforce Center to inform tenants about employment opportunities and provide information how to apply for a job*
- *Worked with Delta County Health Department and other Service organizations to offer services for elderly or family with disabilities*

**PHA GOAL #6: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING**

The PHA established the following objectives to strive in meeting goal #6

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, or 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 or disability
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required

**Progress Statement:** *Continued to inform residents and applicants about their fair housing rights. Post fair housing info at the office. Inform voucher landlords about fair housing. Served as liaison between landlord and voucher participant when needed.*

**OTHER PHA GOALS AND OBJECTIVES (list below)**

*(See attachment co040c01 – Organizational Goals Strategies 2021-2024 Achievements)*

**Progress Statement for previous Maintenance:**

- *Replaced 11 furnaces*
- *Replaced 7 refrigerators and 5 ranges*
- *Replaced 8 bathtubs and surrounds*
- *Replaced 22 toilets*
- *Replaced flooring in 22 units*
- *Replaced 24 exterior doors*
- *Replaced 12 hot water heaters (started to install tankless hot water heaters)*
- *Replaced 6 windows*
- *Replaced 5 kitchens and countertops*
- *Zero-scaped 12 tenant back yards*
- *Performed three larger sewer repair projects*
- *Replaced sidewalks at various locations*
- *Tree removal and trimming at various locations*
- *Added privacy fences to various units*
- *Remodeled business office*
- *Replaced business office heater and A/C*

B.3	<ul style="list-style-type: none"> <li>• <i>Purchased maintenance van</i></li> <li>• <i>Replaced 4 staff computers</i></li> </ul> <p><b><u>Thompson Manor:</u></b></p> <ul style="list-style-type: none"> <li>• <i>Replaced 1 washer and 1 dryer in community laundry room</i></li> <li>• <i>Landscaped community space (removed sprinkler heads, added gravel)</i></li> <li>• <i>Built retaining wall and drainage improvement</i></li> <li>• <i>Concrete and asphalt work</i></li> <li>• <i>Driveway and parking lot repair</i></li> <li>• <i>Added chain link fence next to maintenance shop</i></li> <li>• <i>Performed large sewer repair</i></li> <li>• <i>Replaced heater at community building</i></li> </ul>
B.4	<p><b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. <i>(See attachment co040d01)</i></p>
C.	<p><b>Other Document and/or Certification Requirements.</b></p>
C.1	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p><b><u>Significant Amendment</u></b> Essentially, a Substantial Amendment/Modification is any action which departs from the primary mission of the Housing Authority and requires Board authorization.</p> <p><b><u>Substantial Deviation/Modification</u></b> Essentially, a Substantial Deviation is any action that requires a change in direction, course of action, or a major revision of the goals of the Housing Authority.</p>
C.2	<p><b>Resident Advisory Board (RAB Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan? <i>(See attachment co040a01)</i></p> <p>Y    N  <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. <i>N/A</i></p>



C.3	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p><b>Required Submission of HUD FO Review</b></p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y    N  <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements. <i>N/A</i></p>
D.	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p>
D.1	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b> (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</p> <p>Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <p><b>Fair Housing Goal:</b> Describe fair housing strategies and actions to achieve the goal:</p> <p><i>The Delta Housing Authority is currently not required to submit an Affirmative Fair Housing Plan.</i></p>

<b>Streamlined Annual PHA Plan (Small PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 03/31/2024</b>
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**Purpose.** 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, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** Form HUD-50075-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, HCV-Only PHA, or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

<b>A.</b>	<b>PHA Information.</b>
<b>A.1</b>	<b>PHA Name:</b> <u>Delta Housing Authority</u> <b>PHA Code:</b> <u>CO040</u> <b>PHA Type:</b> <input checked="" type="checkbox"/> Small <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>01/2025</u> <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) <b>Number of Public Housing (PH) Units:</b> <u>75</u> <b>Number of Housing Choice Vouchers (HCVs):</b> <u>236</u> <b>Total Combined:</b> <u>311</u> <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission

**A.1 Availability of Information.** In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. 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 their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

**The following are the specific locations where the public may obtain copies of the 2025 Annual PHA Plan:**

- Administrative Office – 501 14<sup>th</sup> Street, Delta, CO 81416
- PHA Website: [www.deltahousingauthority.org](http://www.deltahousingauthority.org)

**PHA Consortia:** (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

**B. Plan Elements Submitted with 5-Year PHA Plans.** Required elements for Small PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a Small PHA is not submitting its 5-Year Plan. See Sub-Section below for required elements in all other years (Years 1-4).

**B.1 Revision of Existing PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA since its last **Five-Year PHA Plan** submission?

Y    N

Statement of Housing Needs and Strategy for Addressing Housing Needs

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.

Financial Resources.

Rent Determination.

Homeownership Programs.

Substantial Deviation.

Significant Amendment/Modification

(b) The PHA must submit its Deconcentration Policy for Field Office Review *N/A*

**B.1** (c) If the PHA answered yes for any element, describe the revisions for each element below:

## **Statement of Housing Needs and Strategy for Addressing Housing Needs**

### **Statement of Housing Needs:**

#### **Waiting List for Public Housing:**

*Total: 201*

*Extremely Low Income: 162-81%*

*Very Low Income: 29-14%*

*Low Income: 10-5%*

*Families with children: 67-33%*

*Elderly families: 51-25%*

*Families with Disabilities: 10-5%*

*White: 153-76%*

*Black/African American: 9-4%*

*American Indian/Alaska Native: 7-3%*

*Asian: 3-1%*

*Native Hawaiian/Other Pacific Islander: 2-1%*

*Hispanic: 43-21%*

*Non-Hispanic: 150-75%*

#### *Bedrooms:*

*1 BR: 102-51%*

*2 BR: 53-26%*

*3 BR: 36-18%*

*4 BR: 10-5%*

*The waiting list is not closed.*

#### **Waiting List for Section 8**

*Total: 156*

*Extremely Low Income: 130-83%*

*Very Low Income: 18-12%*

*Low Income: 8-5%*

*Families with children: 68-44%*

*Elderly families: 26-17%*

*Families with Disabilities: 6-4%*

*White: 113-72%*

*Black/African American: 16-10%*

*American Indian/Alaska Native: 8-5%*

*Asian: 3-2%*

*Native Hawaiian/Other Pacific Islander: 1-1%*

*Hispanic: 33-21%*

*Non-Hispanic: 118-76%*

**B.1** *The waiting list is not closed.*

**Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions**

**Public Housing**

**Eligibility:**

Equal Access

The term “family” includes, but is not limited to the following, regardless of actual or perceived sexual orientation, gender identity, or marital status:

- (1) A single person, who may be an elderly person, displaced person, disabled person, near-elderly person or any other single person; *an otherwise eligible youth who has attained at least 18 years of age and not more than 24 years of age and who has left foster care, or will leave foster care within 90 days, in accordance with a transition plan described in section 475(5)(H) of the Social Security Act, and is homeless or is at risk of becoming homeless at age 16 or older;* or
- (2) A group of persons residing together and such group includes, but is not limited to:
  - (i) A family with or without children (a child who is temporarily away from the home because of placement in foster care is considered a member of the family);
  - (ii) An elderly family;
  - (iii) A near-elderly family;
  - (iv) A disabled family;
  - (v) A displaced family; and
  - (vi) The remaining member of a tenant family.

Disabled family means a family whose head (including co-head), spouse or sole member is a person with a disability.

Elderly family means a family whose head (including co-head), spouse or sole member is a person who is at least 62 years of age.

Near elderly family means a family whose head (including co-head), spouse or sole member is a person who is at least 50 years of age but below the age of 62; or two or more persons, who are at least 50 years of age but below the age of 62, living together; or one or more persons who are at least 50 years of age but below the age of 62.

Sexual orientation means homosexuality, heterosexuality or bisexuality.

Gender identity means actual or perceived gender-related characteristics.

**Preferences:**

Priority Preference

5 - *A family that includes victims of domestic violence, dating violence, sexual assault, or stalking who is seeking an emergency transfer*

**B.1**

*under VAWA from the PHA’s housing choice voucher program (current participants only) or other covered housing program operated by the PHA\*\**

- 4 - Disabled/Elderly 62+/Families w/persons w/disabilities living in Delta County
- 4 - Families with dependent children, living and/or working at least 25 hours per week in Delta County
- 3 - Families with dependent children, living in/or working less than 25 hours per week in Delta County
- 2 - Families without dependent children living in Delta County  
- Singles and all others living outside of Delta County

**\*\* Domestic violence/dating violence, sexual assault, or stalking**

- *In assisting victims of domestic violence, dating violence, sexual assault, or stalking, the PHA will work with the following partnering services agencies: Delta County Department of Human Services; Hilltop*
- *The existing program participant must certify that the abuser will not reside with the applicant unless the PHA gives prior written approval.*

**Deconcentration and Income Mixing:**

*The PHA has performed its annual deconcentration and income mixing analysis to determine if the PHA has any general occupancy public housing developments covered by the deconcentration rule. The analysis results follow:*

*The PHA does not have general occupancy public housing developments covered by the deconcentration rule. PHA has fewer than 100 public housing units.*

**Section 8**

**Eligibility:**

Equal Access

The term “family” includes, but is not limited to the following, regardless of actual or perceived sexual orientation, gender identity, or marital status:

- (1) A single person, who may be an elderly person, displaced person, disabled person, near-elderly person or any other single person; *an otherwise eligible youth who has attained at least 18 years of age and not more than 24 years of age and who has left foster care, or will leave foster care within 90 days, in accordance with a transition plan described in section 475(5)(H) of the Social Security Act, and is homeless or is at risk of becoming homeless at age 16 or older;* or
- (2) A group of persons residing together and such group includes, but is not limited to:
  - (i) A family with or without children (a child who is temporarily away from the home because of placement in foster care is considered a member of the family);
  - (ii) An elderly family;
  - (iii) A near-elderly family;
  - (iv) A disabled family;

**B.1**

- (v) A displaced family; and
- (vi) The remaining member of a tenant family.

Disabled family means a family whose head (including co-head), spouse or sole member is a person with a disability.

Elderly family means a family whose head (including co-head), spouse or sole member is a person who is at least 62 years of age.

Near elderly family means a family whose head (including co-head), spouse or sole member is a person who is at least 50 years of age but below the age of 62; or two or more persons, who are at least 50 years of age but below the age of 62, living together; or one or more persons who are at least 50 years of age but below the age of 62.

Sexual orientation means homosexuality, heterosexuality or bisexuality.

Gender identity means actual or perceived gender-related characteristics.

**Preferences:**

Priority Preference

- 6 - Family that has been terminated from its HCV program due to insufficient program funding
- 5 - *A family that includes victims of domestic violence, dating violence, sexual assault, or stalking or human trafficking who is seeking an emergency transfer under VAWA from the PHA’s public housing program (current participants only) or other covered housing program operated by the PHA\*\**
- 4 - Disabled/Elderly 62+/Families w/persons w/disabilities living in Delta County
- 4\*\* - Families with dependent children, working at least 25 hours per week in Delta County
- 3\*\* - Families with dependent children living in Delta County
- 2 - Families without dependent children living in Delta County
- Singles and all others living outside of Delta County

\*\* Applicants can only qualify for one preference category. The higher point value will be applied.

**\*\* Domestic violence/dating violence, sexual assault, or stalking**

- *In assisting victims of domestic violence, dating violence, sexual assault, or stalking, the PHA will work with the following partnering services agencies: Delta County Department of Human Services; Hilltop*
- *The existing program participant must certify that the abuser will not reside with the applicant unless the PHA gives prior written approval.*

<b>B.1</b>	<b>Financial Resources</b>		
	<b>Financial Resources: Planned Sources and Uses</b>		
	<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
	<b>1. Federal Grants (FY 2025 grants)</b>		
	a) Public Housing Operating Fund	220,000.00	
	b) Public Housing Capital Fund	278,345.00	
	c) HOPE VI Revitalization		
	d) HOPE VI Demolition		
	e) Annual Contributions for Section 8 Tenant-Based Assistance	1,533,886.00	
	f) Resident Opportunity and Self-Sufficiency Grants		
	g) Community Development Block Grant		
	h) HOME		
	Other Federal Grants (list below)		
	<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
	2023 CFP	93,930.00	Public housing capital improvements
	2024 CFP	278,345.00	Public housing capital improvements
	<b>3. Public Housing Dwelling Rental Income</b>	300,000.00	Public housing operations
	<b>4. Other income (list below)</b>		
	Non-dwelling rent	7,200.00	Public housing operations
	Excess Utilities	3,000.00	Public housing operations
Other Income	2,500.00	Public housing operations	
<b>5. Non-federal sources (list below)</b>			
<b>Total resources</b>	<b>\$2,717,206.00</b>		
<b>Rent Determination</b>			
<b><u>Public Housing</u></b>			
<b><u>Minimum Rent:</u></b>			
The PHA's minimum rent is \$50.00.			



**B.1** The PHA has adopted the following discretionary minimum rent hardship exemption policies.

*The family has lost eligibility for or is awaiting an eligibility determination for a federal, state, or local assistance program. This includes a family member who is a noncitizen lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996:*

*A hardship will be considered to exist only if the loss of eligibility has an impact on the family's ability to pay the minimum rent.*

*For a family waiting for a determination of eligibility, the hardship period will end as of the first of the month following: (1) implementation of assistance, if approved, or (2) the decision to deny assistance. A family whose request for assistance is denied may request a hardship exemption based upon one of the other allowable hardship circumstances.*

*The family would be evicted because it is unable to pay the minimum rent:*

*For a family to qualify under this provision, the cause of the potential eviction must be the family's failure to pay rent to the owner or tenant-paid utilities.*

*A death has occurred in the family:*

*In order to qualify under this provision, a family must describe how the death has created a financial hardship (e.g., because of funeral-related expenses or the loss of the family member's income)*

## **Section 8**

### **Payment Standards:**

The PHA's payment standard is:

- Above 100% but at or below 110% of FMR
- ***Currently 120% of FMR with HUD waiver through 12/31/24 – will extend if allowed***

### **Minimum Rent:**

The PHA's minimum rent is \$50.00.

The PHA has adopted the following discretionary minimum rent hardship exemption policies.

*The family has lost eligibility for or is awaiting an eligibility determination for a federal, state, or local assistance program. This includes a family member who is a noncitizen lawfully admitted for permanent residence under the Immigration and Nationality Act*

**B.1** *who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996:*

*A hardship will be considered to exist only if the loss of eligibility has an impact on the family's ability to pay the minimum rent.*

*For a family waiting for a determination of eligibility, the hardship period will end as of the first of the month following: (1) implementation of assistance, if approved, or (2) the decision to deny assistance. A family whose request for assistance is denied may request a hardship exemption based upon one of the other allowable hardship circumstances.*

*The family would be evicted because it is unable to pay the minimum rent:*

*For a family to qualify under this provision, the cause of the potential eviction must be the family's failure to pay rent to the owner or tenant-paid utilities.*

*A death has occurred in the family:*

*In order to qualify under this provision, a family must describe how the death has created a financial hardship (e.g., because of funeral-related expenses or the loss of the family member's income)*

**B.2** **New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

Hope VI or Choice Neighborhoods.

Mixed Finance Modernization or Development.

Demolition and/or Disposition.

Conversion of Public Housing to Tenant-Based Assistance.

Conversion of Public Housing to Project-Based Assistance under RAD.

Project-Based Vouchers.

Units with Approved Vacancies for Modernization.

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA

<p><b>B.2</b></p>	<p><b><u>Project-based Vouchers</u></b></p> <p>Our agency is currently operating a Section 8 Project-Based Voucher Program.</p> <p><i>5 PBVs in Paonia for seniors 62+ and 8 PBVs in Delta for Seniors 62+.</i></p> <p><b>Program Description:</b> The PHA will use up to 20 percent of its authorized units for project-based assistance. See Chapter 17 of the PHA’s Administrative Plan.</p> <p><b><u>Units with Approved Vacancies for Modernization</u></b></p> <p>The Delta Housing Authority is planning to take up to five (5) units offline and has budgeted these units to be modernized in the Five-Year Action Plan.</p>
<p><b>B.3</b></p>	<p><b>Progress Report.</b></p> <p><b><u>Mission</u></b></p> <p>The Delta Housing Authority’s mission is to provide safe, decent, and affordable housing for low-income families. Delta Housing Authority offers families the opportunity to make the transition from subsidized to non-subsidized housing.</p> <p><b><u>Goals/Objectives</u></b></p> <p><b>PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING</b></p> <p>The PHA established the following objectives to strive in meeting goal #1:</p> <ul style="list-style-type: none"> <li>▪ Reduce public housing vacancies</li> <li>▪ Leverage private or other public funds to create additional housing opportunities</li> <li>▪ Acquire or build units or developments</li> </ul> <p><b><u>Progress Statement:</u></b></p> <ul style="list-style-type: none"> <li>▪ <i>Reduced public housing vacancies – zero vacancies in 2023</i></li> <li>▪ <i>Partnered with TWG Development for 50 new units for seniors aged 62 and older through award of 8 PBVs (Residences at Delta Phase I)</i></li> <li>▪ <i>In process of partnering with TWG Development for 50 new multi-family units through award of 8 PBVs (Residences at Delta Phase II – target date 2024/2025)</i></li> <li>▪ <i>Added 10 VASH vouchers to HCV portfolio</i></li> </ul> <p><b>PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING</b></p> <p>The PHA established the following objectives to strive in meeting goal #2:</p> <ul style="list-style-type: none"> <li>▪ Improve public housing management (PHAS score)</li> <li>▪ Improve voucher management (SEMAP score)</li> <li>▪ Increase customer satisfaction</li> <li>▪ Concentrate on efforts to improve specific management functions (e.g., public housing finance; voucher unit inspections)</li> </ul>

**B.3**

- Renovate or modernize public housing units
- Consider Voluntary RAD Conversion
- Consider Moving to Work (MTW) Program

**Progress Statement:**

- *Received PHAS score of 98 (12/31/22)*
- *received SEMAP score of 100% (12/31/22)*
- *Continued to provide great customer service*
- *Completed account re-segmentation (finance)*
- *Completed voucher unit inspections efficiently and in a timely manner*
- *Continued to renovate PHA units (replaced kitchens, bathtubs, vanities, flooring, etc.)*
- *Decided to postpone RAD conversion and moving to work program*

**PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES**

The PHA established the following objectives to strive in meeting goal #3

- Conduct outreach efforts to potential voucher landlords
- Convert public housing to project-based assistance under RAD if it is in the best interest of DHA
- Convert public housing to tenant-based assistance, including disposition under Section 18, if it is in the best interest of DHA
- Continue to project-base vouchers

**Progress Statement:**

- *Continued to reach out to landlords and recruited new landlords – Newsletters for landlords*
- *RAD conversion was put on hold*
- *Conversion of public housing to tenant-based assistance put on hold*
- *Project-Based 8 vouchers in 2023 – planning to project base additional 8 vouchers in 2024/2025*

**PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT**

The PHA established the following objectives to strive in meeting goal #4

- Implement public housing security improvements

**Progress Statement:**

- *Added/replaced security cameras to Thompson Manor Community room and maintenance shop (indoors & outdoors), and at PHA business office (indoors & outdoors)*
- *Upgraded to new video software*
- *Upgraded to high-speed internet to facilitate new video software*
- *Encouraged tenants to form Neighborhood Watch Group with the assistance of Delta Police Department*

**B.3 PHA GOAL #5: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS**

The PHA established the following objectives to strive in meeting goal #5

- Increase the number and percentage of employed persons in assisted families
- Provide or attract supportive services to improve recipients' employability
- Provide or attract supportive services to increase independence for the elderly or families with disabilities

**Progress Statement:**

- *Continue to encourage tenants to pursue employment*
- *Worked with community organizations to offer free services to tenants*
- *Worked with Colorado Workforce Center to inform tenants about employment opportunities and provide information how to apply for a job*
- *Worked with Delta County Health Department and other Service organizations to offer services for elderly or family with disabilities*

**PHA GOAL #6: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING**

The PHA established the following objectives to strive in meeting goal #6

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, or 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 or disability
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required

**Progress Statement:** *Continued to inform residents and applicants about their fair housing rights. Post fair housing info at the office. Inform voucher landlords about fair housing. Served as liaison between landlord and voucher participant when needed.*

**OTHER PHA GOALS AND OBJECTIVES (list below)**

*(See attachment co040c01 – Organizational Goals Strategies 2021-2024 Achievements)*

**Progress Statement for previous Maintenance:**

- *Replaced 11 furnaces*
- *Replaced 7 refrigerators and 5 ranges*
- *Replaced 8 bathtubs and surrounds*
- *Replaced 22 toilets*
- *Replaced flooring in 22 units*
- *Replaced 24 exterior doors*
- *Replaced 12 hot water heaters (started to install tankless hot water heaters)*
- *Replaced 6 windows*
- *Replaced 5 kitchens and countertops*
- *Zero-scaped 12 tenant back yards*
- *Performed three larger sewer repair projects*

B.3	<ul style="list-style-type: none"> <li>• <i>Replaced sidewalks at various locations</i></li> <li>• <i>Tree removal and trimming at various locations</i></li> <li>• <i>Added privacy fences to various units</i></li> <li>• <i>Remodeled business office</i></li> <li>• <i>Replaced business office heater and A/C</i></li> <li>• <i>Purchased maintenance van</i></li> <li>• <i>Replaced 4 staff computers</i></li> </ul> <p><u><i>Thompson Manor:</i></u></p> <ul style="list-style-type: none"> <li>• <i>Replaced 1 washer and 1 dryer in community laundry room</i></li> <li>• <i>Landscaped community space (removed sprinkler heads, added gravel)</i></li> <li>• <i>Built retaining wall and drainage improvement</i></li> <li>• <i>Concrete and asphalt work</i></li> <li>• <i>Driveway and parking lot repair</i></li> <li>• <i>Added chain link fence next to maintenance shop</i></li> <li>• <i>Performed large sewer repair</i></li> <li>• <i>Replaced heater at community building</i></li> </ul>
B.4	<p><b>Capital Improvements.</b> Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p> <p>1) Capital Improvements. Include a reference here to the most recent HUD approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p><i>See Capital Fund 5 Year Action Plan in EPIC approved by HUD on <u>11/15/2022</u></i></p>
B.5	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y    N  <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>If, yes, please describe: <i>N/A</i></p>
<p><b>Plan Elements Submitted All Other Years (Years 1-4).</b> Required elements for all other fiscal years. This section does not need to be completed in years when a Small PHA is submitting its 5-Year PHA Plan.</p>	
B.1	<p><i>New Activities Not Required – PHA is preparing Five-Year PHA Plan</i></p>
B.2	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) in EPIC and the date that it was approved. <i>Not Required – PHA is preparing Five-Year PHA Plan</i></p>

<b>C.</b>	<b>Other Document or Certification Requirements for Annual Plan Submissions.</b> Required in all submission years.
<b>C.1</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan? <i>(See attachment co040a01)</i></p> <p>Y    N  <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. <i>N/A</i></p>
<b>C.2</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.3</b>	<p><b>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</b></p> <p><a href="#">Form 50077-SM</a>, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Regulations – Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.4</b>	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y    N  <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements. <i>N/A</i></p>
<b>D</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>
<b>D.1</b>	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p> <p>Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p>

<b>D.1</b>	<b>Fair Housing Goal:</b> Describe fair housing strategies and actions to achieve the goal:  <i>The Delta Housing Authority is currently not required to submit an Affirmative Fair Housing Plan.</i>
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**Attachment: co040a01**  
**Delta Housing Authority**  
**Resident Advisory Board Consultation Process and Comments – FYB 2025**

1. Resident notification of appointment to the Advisory Board

At beginning of PHA Plan process, sent out letter to all residents/participants of opportunity to serve on Resident Advisory Board **June 3, 2024**

2. Resident Advisory Board Selection

Selection made from resident/participant response **July 8, 2024**

3. Meeting Organization

Schedule date to meet with Resident Advisory Board for input to PHA Plan

Notify Resident Advisory Board of scheduled meeting **July 8, 2024**

Hold Resident Advisory Board meeting **July 30, 2024, and September 10, 2024**

4. Notification of Public Hearing

Schedule date for Public Hearing and place ad **July 18, 2024**

Notify Resident Advisory Board **September 2, 2024**

Hold Public Hearing meeting **September 11, 2024**

5. Documentation of resident recommendations and PHA's response to recommendations

**There were no comments/recommendations received.**

**Attachment: co040b01**  
**Delta Housing Authority**  
**Organizational Goals and**  
**Strategies 2025-2028**

## Delta Housing Authority Organizational Goals and Strategies 2025-2028

FOCUS AREA	TIMING	GOAL	STRATEGY
<b><i>Serve the Growing Need for Affordable Housing in Our Community</i></b>			
New Housing	Ongoing	Support the successful development, resident services programing and lease-up of Residences at Delta Phase II - 50 new multi-family units	Partnerships with TWG, City, and local non-profit service providers, property management and lease-up in house, community advocacy, property tax exemption, and loaning soft funds to the project partnership.
New Housing	As Opportunities Arise	Grow the available housing opportunities for low income people in Delta County	Consider acquisitions of existing properties, partnerships for new development, bringing property tax exemption and/or project based vouchers to locations and projects that meet our organizational priorities.
Service Coordination	Ongoing	Support resident success, better health outcomes, and ability to stay housed	Participate in local coordinated services provision through the community resource network. Work with the hospital to partner on new Medicaid requirements – need to discharge patients to good housing, continue close partnership, set up programs for success.
New Housing	Ongoing	Future land purchases	Purchase land and hold for future development to expand our portfolio.
<b><i>Provide Excellent Customer Service</i></b>			
Management & Procedures	Ongoing	Marketing	Gather opportunities for staff to engage and or share information with other community partners/groups/boards/employers, in order to expand how we tell the story of DHA and create opportunity for further resources. Create marketing campaign.
Management & Procedures	Ongoing	Website	Continue to provide robust website services for tenants and applicants.
Management & Procedures	Annually	Maintain Spanish forms and brochures	Retain affordable translation services for tenant documents and advertising materials.
<b><i>Take Good Care Of What We Have</i></b>			
Management & Procedures	Ongoing	Landlord outreach	Enhance the relationship with our landlords, creating a resource connection and possibly more HCV inventory for our tenants.

## *Delta Housing Authority Organizational Goals and Strategies 2025-2028*

Asset Management	Annually	Maintain a schedule of anticipated capital improvement needs over the next five to ten years. Prioritize projects and match with funding sources to ensure health, safety, and minimal deferred maintenance	Update capital improvement schedules for each property. Track funding available and plan for major investments on a timely basis.
Management & Procedures	Annually	Ensure that DHA is receiving quality services and materials at competitive rates and is in compliance with procurement guidelines for housing authorities	Maintain a schedule to perform competitive procurement for services and materials contracts on a rotating basis.
Management & Procedures	Ongoing	Procedure book	Utilize procedure book for continuity, consistency, and transparency.
Asset Management	Annually	Stay informed regarding local rental market conditions	Understand vacancy rates, rental rates, and lease-up times in our portfolio, our Section 8 inventory, and Delta County at large to inform about payment standards, LIHTC lease rates, and other market dynamics that may impact our portfolio, programs, and clients.
<b><i>Grow Organizational Capacity and Streamline Our Operations</i></b>			
Management & Procedures	2025	Initiate mobile work orders	Utilize mobile work order system, to optimize moving into the paperless environment.
Staffing	2025/2026	Staffing	Fill vacant positions, budget for new positions to accommodate the growing need of the authority.
Staff Development	Quarterly	Staff works as a fully integrated team with a common vision and shared values. Staff are able to fill in for one another and answer questions across departments	Continue cross training staff, codifying processes, and providing opportunities for ride-alongs, team building, and information sharing. Cross train all staff members to ensure adequate coverage in the event of absences of other staff members.
Staff Development	Ongoing	Improve staff and volunteer retention	Support staff and volunteers with workplace culture that values their contributions and supports their professional growth. Provide competitive compensation and benefits, including flexible hours, when appropriate. Conduct Compensation review in 2027.
Asset Management	Ongoing	Build business office with office space to accommodate all staff members	Be on the lookout for suitable property which is close to the Villas at the Bluff and the Residences at Delta campuses. Secure financing.

**Attachment: co040c01**  
**Delta Housing Authority**  
**Organizational Goals and**  
**Strategies 2021-2024**  
**Achievements**

## ACHIEVEMENTS -DHA Organizational Goals Strategies 2021-2024

FOCUS AREA	TIMING	GOAL	STRATEGY	ACHIEVEMENTS
<b><i>Serve the Growing Need for Affordable Housing in Our Community</i></b>				
New Housing	through 2025	Support the successful development, resident services programing and lease-up of Residences at Delta - 50 new units for age 55+ under 60% AMI	Partnerships with TWG, City, and local non-profit service providers, property management and lease-up in house, community advocacy, property tax exemption, and loaning soft funds to the project partnership.	<b>Achieved</b> - entered into Special Limited Partnership (SLP) Agreement with TWG Development for construction of Residences at Delta (R@D) Phase 1. Took over property management on 9/1/2023. Achieved property tax exemption. Loaned 1.3 Million in soft funds to the project partnership.
New Housing	as opportunities arise	Grow the available housing opportunities for low and middle income people in Delta	Consider acquisitions of existing properties, partnerships for new development, bringing property tax exemption and/or project based vouchers to locations and projects that meet our organizational priorities.	<b>Achieved</b> - Project-based eight Vouchers at R@D. Negotiating new SLP Agreement with TWG for the development of R@D Phase II.
Service Coordination	ongoing	Support resident success, better health outcomes, and ability to stay housed.	Participate in local coordinated services provision through the community resource network. Work with the hospital to partner on new Medicaid requirements – need to discharge patients to good housing, continue close partnership, set up programs for success.	<b>Ongoing</b> - contacted hospital staff to inform about our Housing Programs.
Asset Management	2021-2022	Sell Delta Housing Authority owned units (four single family homes)	Sell units that need substantial repair in order to obtain other opportunities.	<b>Achieved</b> - sold three DHA-owned units to Elevation Community Land Trust in December 2021. Remodeled remaining two DHA-owned units with CDBG funds, completed in April 2023.
New Housing	2022-2023	Future land purchase	Use proceeds from home sales to purchase land and hold for future development to expand our portfolio.	<b>Ongoing</b> - still looking for property.
<b><i>Provide Excellent Customer Service</i></b>				
Management & Procedures	2021-2022	Re-Branding	Create a more engaging mission, vision, and moto which will represent a wider variety of future tenants and community partners.	<b>Achieved</b> - Created new Vision and Mission Statement in July 2024.
Management & Procedures	2021	Re-Branding	Gather opportunities for staff to engage with other community partners/groups/boards in order to expand how we tell the story of DHA and create opportunity for further resources.	<b>Achieved and ongoing.</b> Executive Director joined One Delta County board in January 2024.
Management & Procedures	2022	Update website	Include compatibility with newer devices as well as optimize the use flow and searching. Ability for tenants to pay via the website. Incorporate re-branding.	<b>Achieved</b> - tenants are able to pay rent via website.
Management & Procedures	Annually	Maintain Spanish forms and brochures.	Retain affordable translation services to translate full leases, handbooks, and tenant documents. Keep materials up to date.	<b>Achieved</b> - numerous vital tenant documents were translated into Spanish.

## ACHIEVEMENTS -DHA Organizational Goals Strategies 2021-2024

FOCUS AREA	TIMING	GOAL	STRATEGY	ACCOMPLISHMENTS
<b><i>Take Good Care Of What We Have</i></b>				
Management &	2021	Landlord Outreach	Enhance the relationship with our landlords, creating a resource connection and possibly more HCV	<b>Achieved and ongoing.</b>
Asset Management	Annually	Maintain a schedule of anticipated capital improvement needs over the next five to ten years. Prioritize projects and match with funding sources to ensure health, safety, and minimal deferred maintenance.	Update capital improvement schedules for each property. Track funding available and plan for major investments on a timely basis.	<b>Achieved and ongoing.</b>
Management & Procedures	Annually	Ensure that the DHA is receiving quality services and materials at competitive rates and is in compliance with procurement guidelines for housing authorities.	Maintain a schedule to perform competitive procurement for services and materials contracts on a rotating basis.	<b>Achieved and ongoing.</b> Created procurement schedule for services and material contracts.
Management & Procedures	2021-2023	Procedure Book	Create procedure book for continuity, consistency, and transparency. Across programs, consolidating into one location.	<b>Achieved and ongoing.</b> Created procedure book and add procedures as needed.
Asset Management	Annually	Stay informed regarding local rental market conditions.	Track vacancy rates, rental rates, and lease-up times in our portfolio, our Section 8 inventory, and Delta County at large to inform about payment standards, LIHTC lease rates, and other market dynamics that may impact our portfolio, programs, and clients.	<b>Achieved</b> and ongoing
<b><i>Grow Organizational Capacity and Streamline Our Operations</i></b>				
Management & Procedures	2021	Initiate Mobile Work Orders	Fix glitches with mobile work order system, to optimize moving into the paperless environment.	<b>Ongoing</b> - waiting for MRI up update the software
Management & Procedures	2021	Office Assistant	Hire new PT staff member (position is already budgeted) who can step into other roles and support the organization comprehensively. Build the job description and culture so that this job is valued, and can be a career launch point for new talent.	<b>Achieved</b>
Staff Development	Quarterly	Staff work as a fully integrated team with a common vision and shared values. Staff are able to fill in for one another and answer questions across departments.	Continue cross training staff, codifying processes, and providing opportunities for ride-alongs, team building, and information sharing. Cross train all staff members to ensure adequate coverage in the event of absences of other staff members.	<b>Achieved and Ongoing</b>
Management & Procedures	2022	Improve Staff and volunteer retention.	Support staff and volunteers with workplace culture that values their contributions and supports their professional growth. Provide competitive compensation and benefits, including flexible hours, when appropriate. Conduct Compensation review in 2022	<b>Achieved and Ongoing.</b> Completed personality testing for all staff members and conducted numerous staff trainings. Compensation review was completed in 2021 and updated in 2022.

**Attachment: co040d01**  
**Delta Housing Authority**  
**Violence Against Women**  
**Act (VAWA) Policy**





## VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY [Effective August 1, 2024]

### I. PURPOSE AND APPLICABILITY

The purpose of this policy is to implement the requirements of the Violence Against Women Act (VAWA) with respect to the responsibilities of the PHA regarding domestic violence, dating violence, sexual assault, stalking, and human trafficking. This policy shall be applicable to all of the federally-subsidized housing programs administered by the PHA and shall be part of the Housing Choice Voucher Administrative Plan and the Public Housing Admissions and Continued Occupancy Policy by reference. Protections under this policy are available to all victims regardless of sex, gender identity, or sexual orientation and will be applied consistent with all nondiscrimination and fair housing requirements. Although the VAWA 2022 statute does not specifically include human trafficking in the list of victims protected under VAWA, in 2022 HUD began including human trafficking as part of the list of victims protected under VAWA (as seen in Notices PIH 2022-06, PIH 2022-22, and PIH 2022-24). In the absence of a final rule implementing VAWA 2022 and to mirror HUD's recent usage, this policy includes human trafficking in addition to domestic violence, dating violence, sexual assault, and stalking anywhere such a list appears.

### II. GOALS AND OBJECTIVES

- A. Maintaining compliance with all applicable legal requirements imposed by VAWA.
- B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, sexual assault, stalking, and human trafficking.
- C. Providing and maintaining housing opportunities for victims of domestic violence, dating violence, sexual assault, stalking, and human trafficking.
- D. Creating and maintaining collaborative arrangements between the PHA, law enforcement authorities, victim service providers and others to promote the safety and well-being of victims of actual or threatened domestic violence, dating violence, sexual assault, stalking, and human trafficking.
- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, sexual assault, stalking, and human trafficking affecting individuals assisted by the PHA.

### III. DEFINITIONS [24 CFR 5.2003,42 USC 13925]

#### As used in VAWA

- The term *affiliated individual* means, with respect to a person:
  - A spouse, parent, brother or sister, or child of that individual, or an individual to whom that individual stands in the position or place of a parent; or

- Any other individual, tenant, or lawful occupant living in the household of the victim of domestic violence, dating violence, sexual assault, or stalking.
- The term *bifurcate* means, with respect to a public housing or Section 8 lease, to divide a lease as a matter of law such that certain tenants can be evicted or removed while the remaining family members' lease and occupancy rights are allowed to remain intact.
- The term *dating violence* means violence committed by a person who is or has been in a social relationship of a romantic or intimate nature with the victim; and where the existence of such a relationship shall be determined based on a consideration of the following factors:
  - The length of the relationship
  - The type of relationship
  - The frequency of interaction between the persons involved in the relationship
- The term *domestic violence* includes felony or misdemeanor crimes committed by a current or former spouse or intimate partner of the victim under the family or domestic violence laws of the jurisdiction receiving grant funding, and in the case of victim services, includes the user or attempted use of physical abuse or sexual abuse, or a pattern of any other coercive behavior committed, enabled, or solicited to gain or maintain power and control over a victim, including verbal, psychological, economic, or technological abuse that may or may not constitute criminal behavior, by a person who is:
  - The current or former spouse or intimate partner of the victim, or person similarly situated to a spouse or intimate partner of the victim
  - A person who is cohabitating or has cohabitated with the victim as a spouse or intimate partner
  - A person with whom the victim shares a child in common
  - A person who commits acts against an youth or adult victim who is protected from those acts under the domestic or family violence laws of the jurisdiction
- The term economic abuse means behavior that is coercive, deceptive, or unreasonably controls or restrains a person's ability to acquire, use, or maintain economic resources to which they are entitled, including using coercion, fraud, and manipulation to:
  - Restrict a person's access to money, assets, credit, or financial information
  - Unfairly use a person's personal economic resources, including money, assets, and credit, for one's own advantage
  - Exert undue influence over a person's financial and economic behavior or decisions, including forcing default on joint or other financial obligations, exploiting powers of attorney, guardianship, or conservatorship, or to whom one has a fiduciary duty
- The term *sexual assault* means:
  - Any nonconsensual sexual act proscribed by federal, tribal, or state law, including when the victim lacks the capacity to consent
- The term *stalking* means:
  - To engage in a course of conduct directed at a specific person that would cause a reasonable person to fear for their safety or the safety of others or suffer substantial emotional distress.

- The term *technological abuse* means an act or pattern of behavior that occurs within domestic violence, dating violence, sexual assault, stalking, and human trafficking and is intended to harm, threaten, intimidate, control, stalk, harass, impersonate, exploit, extort, or monitor another person, except as otherwise permitted by law, that occurs using any form of technology, including but not limited to:
  - Internet enabled devices
  - Online spaces and platforms
  - Computers
  - Mobile devices
  - Cameras and imaging programs
  - Apps
  - Location tracking devices
  - Communication technologies
  - Any other emergency technologies

#### **IV. NOTIFICATIONS PROVIDED**

- A. All applicants and tenants of all PHA Housing Programs will be provided HUD-5380, "Notification of Occupancy Rights Under the Violence Against Women Act (VAWA)" and HUD-5382, "Certification of Domestic Violence, Dating Violence, Sexual Assault, Stalking, and Alternate Documents" at the following times:
  - (1) at time of denial of assistance or admission
  - (2) at time of providing of assistance or admission
  - (3) at any eviction or termination
  - (4) at recertification or lease renewal
- B. These forms will be provided in the applicable language, if necessary, in with Executive Order 13166 (Improving Access to Services for Persons with Limited English Proficiency).

#### **V. ADMISSIONS AND SCREENING**

- A. Non-Denial of Assistance - The PHA will not deny assistance or admission to any person because that person is or has been a victim of domestic violence, dating violence, sexual assault, stalking, and human trafficking, provided that such person is otherwise qualified for admission.
- B. Mitigation of Disqualifying Information
  - (1) An applicant for assistance whose history includes incidents in which the applicant was a victim of domestic violence, dating violence, sexual assault, stalking, and human trafficking, may request that the PHA take such information into account in mitigation of potentially disqualifying information, such as poor credit history or previous damage to a dwelling.

(2) If requested by an applicant to take such mitigating information into account, the PHA shall be entitled to conduct such inquiries as are reasonably necessary to verify the claimed history of domestic violence and its probable relevance to the potentially disqualifying information.

(3) The PHA will not disregard or mitigate potentially disqualifying information if the applicant household includes a perpetrator of a previous incident or incidents of domestic violence.

## **VI. TERMINATION OF TENANCY OR ASSISTANCE**

### **A. VAWA Protections**

(1) A tenant may not be denied tenancy or occupancy rights solely based on of criminal activity directly relating to domestic violence, dating violence, sexual assault, stalking, and human trafficking if:

- a. the criminal activity is engaged in by a member of the household of the tenant or any guest or other person under the control of the tenant and
- b. the tenant or an affiliated individual of the tenant is the victim or threatened victim of such domestic violence, dating violence, sexual assault, stalking, and human trafficking.

(2) An incident of actual or threatened domestic violence, dating violence, sexual assault, stalking, and human trafficking, shall not be considered as a serious or repeated violation of the lease by the victim or threatened victim or good cause for terminating the assistance, tenancy or occupancy rights of the victim or threatened victim of such incident.

### **B. Limitations of VAWA Protections**

(1) Nothing in the above section limits the authority of the PHA to comply with a court order with respect to the rights of access or control of property, including civil protection orders issued to protect a victim of domestic violence, dating violence, sexual assault, stalking, human trafficking, or the distribution or possession of property among members of a household.

(2) Nothing in the above section limits any available authority of the PHA to evict or terminate assistance to a tenant for any violation not premised on an act of domestic violence, dating violence, sexual assault, stalking, and human trafficking. However, the PHA will not hold to a more demanding standard, a tenant or an affiliated individual who is or has been a victim of or domestic violence, dating violence, sexual assault, stalking, and human trafficking.

(3) Nothing in the above section limits the authority of the PHA to evict or terminate from assistance any tenant or lawful applicant if:

- a. PHA can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the property, if the tenant is not evicted or terminated from the assistance, and

- b. no other actions that could be taken to reduce the threat have been successful, including transferring the victim to a different unit, barring the perpetrator from the property, involving law enforcement, or seeking other legal remedies to prevent the perpetrator from acting on a threat.

## **VII. VERIFICATION OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, STALKING, AND HUMAN TRAFFICKING**

- A. Requirement for Verification. Subject only to waiver as provided in paragraph D below, the PHA shall require verification in all cases where an individual requests protection against an action involving domestic violence, dating violence, sexual assault, stalking, and human trafficking. Verification may be accomplished in one of three ways:
  - (1) Completing HUD-5382, "Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking".
  - (2) Other documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing domestic violence, dating violence, sexual assault, stalking, human trafficking, or the side effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury that the incident or incidents in question are bona fide and meet the requirements of the applicable definition set forth in this policy.
  - (3) Police or court record - provided to the PHA by federal, state, tribal, or local police or court record describing the incident or incidents in question.
- B. Time Allowed. An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence, sexual assault, stalking, and human trafficking, and who is requested by the PHA to provide verification, must provide such verification within 14 business days after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.
- C. If the PHA receives conflicting evidence that an incident of domestic violence, dating violence, sexual assault, stalking, and human trafficking has been committed (such as certification forms from two or more members of a household each claiming to be a victim and naming one or more of the other petitioning household members as the abuser or perpetrator), the PHA has the right to request that the tenant provide third-party documentation within thirty 30 calendar days in order to resolve the conflict. Failure to provide third-party documentation where there is conflicting evidence will result in loss of protection under VAWA and this policy against a proposed adverse action.
- D. Waiver of verification requirement. With respect to any specific case, the PHA may waive the above-stated requirements for verification and provide the benefits of this policy based on the victim's statement or other corroborating evidence. Such a waiver may be granted at the sole discretion of the Executive Director. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

## **VIII. NON-CITIZEN SELF-PETITIONER VERIFICATION**

- A. Financial assistance to ineligible noncitizens will not be denied while verifying immigration status.
- B. Self-petitioners can indicate that they are in “satisfactory immigration status” when applying for assistance or continued assistance. “Satisfactory immigration status” means an immigration status which does not make the individual ineligible for financial assistance. After verifying such immigration status in the Department of Homeland Security (DHS) Systematic Alien Verification for Entitlements (SAVE) System, PHAs will make a final determination as to the self-petitioner’s eligibility for assistance.
- C. To qualify, the noncitizen victim must have been battered or subjected to extreme cruelty by their spouse or parent, who is a U.S. citizen or LPR (Lawfully Permanent Resident).
- D. Once a PHA receives a self-petition (INS Form I-360 or I-130) or INS Form 797, PHA will not request any additional information from the VAWA self-petitioner, other than what is required using the SAVE system to complete the verification.
- E. When a PHA receives a self-petition or INS Form 797 Notice of Action, the PHA will initiate verification in the SAVE System.
- F. Final determination from the SAVE System. PHA will receive one of two confirmations:
  - (1) the VAWA self-petition is verified, in which case the applicant is immediately eligible for housing and no evidence of battery or extreme cruelty shall be requested or collected;
  - (2) the I-130 is verified, in which case the petitioner submitting a family-based visa petition must provide to the PHA any evidence of “battery or extreme cruelty.”
- G. Housing assistance and all other VAWA protections will be granted to the self-petitioner throughout the verification process until a final determination of LPR (Lawful Permanent Resident) status is made. If the final determination is to deny the VAWA self-petition or LPR petition, the PHA must alert the petitioner and take actions to terminate voucher assistance or evict the petitioner from public housing in accordance with the existing public housing requirements.

## **IX. EMERGENCY TRANSFER PLAN**

- A. Eligibility for Transfer

In accordance with the Violence Against Women Act (VAWA) the PHA allows tenants who are victims of domestic violence, dating violence, sexual assault, stalking, and human trafficking to request an emergency transfer from the tenant’s current unit to another unit, regardless of sex, gender identity, or sexual orientation. The ability of the PHA to honor such request for tenants currently receiving assistance may depend upon:

- (1) a preliminary determination that the tenant is or has been a victim of domestic violence, dating violence, sexual assault, stalking, and human trafficking, and

- (2) on whether the PHA has another dwelling unit that is available and is safe to offer the tenant for temporary or more permanent occupancy.

B. Requesting a transfer

- (1) To request an emergency transfer, the tenant shall notify the PHA office and submit a written request for a transfer (HUD-5383). The PHA will provide reasonable accommodations to this policy for individuals with disabilities. The tenant's written request for an emergency transfer should include either:
  - a. A statement expressing that the tenant reasonably believes that there is a threat of imminent harm from further violence if the tenant were to remain in the same dwelling unit assisted under the PHA's program; or
  - b. A statement that the tenant was a sexual assault victim and that the sexual assault occurred on the premises during the 90-calendar-day period preceding the tenant's request for an emergency transfer.
- (2) The PHA cannot guarantee that a transfer request will be approved or how long it will take to process a transfer request. However, the PHA will act as quickly as possible to move a tenant who is a victim of domestic violence, dating violence, sexual assault, stalking, and human trafficking, to another unit, subject to availability and safety of a unit.
- (3) If a tenant reasonably believes a proposed transfer would not be safe, the tenant may request a transfer to a different unit.
- (4) If a unit is available, the transferred tenant must agree to abide by the terms and conditions that govern occupancy in the unit to which the tenant has been transferred. The PHA may be unable to transfer a tenant to a particular unit if the tenant cannot establish eligibility for that unit.
- (5) In cases where the PHA determines that the family's decision to move out of the PHA housing was reasonable under the circumstances, the PHA may wholly or partially waive rent and any rent owed shall be reduced by the amounts of rent collected for the remaining lease term from a tenant subsequently occupying the unit.
- (6) Portability - An HCV-assisted tenant will not be denied portability to a unit located in another jurisdiction so long as the tenant has complied with all other requirements of the Housing Choice Voucher program and has moved from the unit in order to protect the health or safety of an individual member of the household who is or has been the victim of domestic violence, dating violence, sexual assault, stalking, and human trafficking, and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.
- (7) If the PHA has no safe and available units for which a tenant who needs an emergency is eligible, the PHA will assist the tenant in identifying other housing providers who may have safe and available units to which the tenant could move.

- (8) At the tenant's request, the PHA will also assist tenants in contacting the local organizations offering assistance to victims of domestic violence, dating violence, sexual assault, stalking, and human trafficking, that are attached to this plan.

### C. Safety and Security of Tenants

- (1) Confidentiality - The PHA will keep confidential any information that the tenant submits in requesting an emergency transfer, and information about the emergency transfer, unless the tenant gives the PHA written permission to release the information on a time limited basis, or disclosure of the information is required by law or required for use in an eviction proceeding or hearing regarding termination of assistance from the covered program. This includes keeping confidential the new location of the dwelling unit of the tenant, if one is provided, from the person(s) that committed an act(s) of domestic violence, dating violence, sexual assault, stalking, and human trafficking against the tenant.
- (2) Pending processing of the transfer and the actual transfer, if it is approved and occurs, the tenant is urged to take all reasonable precautions to be safe.
- (3) Tenants who are or have been victims of domestic violence are encouraged to contact the National Domestic Violence Hotline at 1-800-799-7233, or a local domestic violence shelter, for assistance in creating a safety plan. For persons with hearing impairments, that hotline can be accessed by calling 1-800-787-3224 (TDD 1-800-545-1833).
- (4) Tenants who have been victims of sexual assault may call the Rape, Abuse & Incest National Network's National Sexual Assault Hotline at 800-656-HOPE, or visit the online hotline at <https://ohl.rainn.org/online/>. TDD 1-800-545-1833
- (5) Tenants who are or have been victims of stalking seeking help may visit the National Center for Victims of Crime's Stalking Resource Center at <https://www.victimsofcrime.org/our-programs/stalking-resource-center>.

## X. OTHER REMEDIES

### A. Lease Bifurcation

- (1) The PHA may bifurcate a lease; that is, remove a household member from a lease in order to evict, remove, terminate occupancy rights, or terminate assistance to that member who engages in criminal activity related to domestic violence, dating violence, sexual assault, stalking, and human trafficking. In such a case, it does not matter that the perpetrator was a signatory to the lease and the victim is allowed to stay in the unit or on the program.
- (2) In removing the perpetrator from the household, the PHA will follow all federal, state and local eviction procedures.
- (3) If the evicted person was the eligible person in the household, the remaining tenants will be given 90 days from the date of bifurcation of the lease to:
  - a. establish eligibility for the program they are currently under



- b. establish eligibility under another program, or
- c. find alternative housing.

B. Efforts to promote housing stability

The PHA will make every effort that is feasible and permissible to assist victims to remain in their units or other units of the PHA and/or retain assistance. The PHA will bear the cost of any transfer, where permissible.

C. Relationships with service providers

It is the policy of the PHA to cooperate with organizations and entities, both private and governmental, that provide shelter and/or services to victims of domestic violence. If the PHA becomes aware that an individual assisted by the PHA is a victim of domestic violence, dating violence, sexual assault stalking, and human trafficking, the PHA will refer the victim to such providers of shelter or services as appropriate. Notwithstanding the foregoing, this Policy does not create any legal obligation requiring the PHA either to maintain a relationship with any particular provider of shelter or services to victims of domestic violence or to make a referral in any particular case. The PHA's annual Public Housing Agency Plan shall describe providers of shelter or services to victims of domestic violence with which the PHA has referral or other cooperative relationships.

## ATTACHMENT I

### LOCAL RESOURCES FOR VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING

Hilltop Domestic Violence & Sexual Assault Services  
3325 N. Townsend Ave.  
Montrose, CO 81401  
1-844-990-5500

TDD 800-545-1833

**ATTACHMENT II**  
**Delta Housing Authority**  
**Notice of Occupancy Rights under the Violence Against Women Act<sup>1</sup>**

**To all Tenants and Applicants**

The Violence Against Women Act (VAWA) provides protections for victims of domestic violence, dating violence, sexual assault, or stalking. VAWA protections are not only available to women, but are available equally to all individuals regardless of sex, gender identity, or sexual orientation.<sup>2</sup> The U.S. Department of Housing and Urban Development (HUD) is the Federal agency that oversees that **the affordable housing programs offered by the Delta Housing Authority** are in compliance with VAWA. This notice explains your rights under VAWA. A HUD-approved certification form is attached to this notice. You can fill out this form to show that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking, and that you wish to use your rights under VAWA.”

**Protections for Applicants**

If you otherwise qualify for assistance under **the affordable housing programs offered by the Delta Housing Authority** you cannot be denied admission or denied assistance because you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

**Protections for Tenants**

If you are receiving assistance under **the affordable housing programs offered by the Delta Housing Authority** you may not be denied assistance, terminated from participation, or be evicted from your rental housing because you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

Also, if you or an affiliated individual of yours is or has been the victim of domestic violence, dating violence, sexual assault, or stalking by a member of your household or any guest, you may not be denied rental assistance or occupancy rights under **the affordable housing programs offered by the Delta Housing Authority** solely on the basis of criminal activity directly relating to that domestic violence, dating violence, sexual assault, or stalking.

Affiliated individual means your spouse, parent, brother, sister, or child, or a person to whom you stand in the place of a parent or guardian (for example, the affiliated individual is in your care, custody, or control); or any individual, tenant, or lawful occupant living in your household.

**Removing the Abuser or Perpetrator from the Household**

Housing Authority may divide (bifurcate) your lease in order to evict the individual or terminate the assistance of the individual who has engaged in criminal activity (the abuser or perpetrator) directly relating to domestic violence, dating violence, sexual assault, or stalking.

If Housing Authority chooses to remove the abuser or perpetrator, Housing Authority may not take away the rights of eligible tenants to the unit or otherwise punish the remaining tenants. If the evicted abuser or perpetrator was the sole tenant to have established eligibility for assistance under the program, Housing

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<sup>1</sup> Despite the name of this law, VAWA protection is available regardless of sex, gender identity, or sexual orientation.

<sup>2</sup> Housing providers cannot discriminate on the basis of any protected characteristic, including race, color, national origin, religion, sex, familial status, disability, or age. HUD-assisted and HUD-insured housing must be made available to all otherwise eligible individuals regardless of actual or perceived sexual orientation, gender identity, or marital status.

Authority must allow the tenant who is or has been a victim and other household members to remain in the unit for a period of time, in order to establish eligibility under the program or under another HUD housing program covered by VAWA, or, find alternative housing.

In removing the abuser or perpetrator from the household, Housing Authority must follow Federal, State, and local eviction procedures. In order to divide a lease, Housing Authority may, but is not required to, ask you for documentation or certification of the incidences of domestic violence, dating violence, sexual assault, or stalking.

### **Moving to Another Unit**

Upon your request, Housing Authority may permit you to move to another unit, subject to the availability of other units, and still keep your assistance. In order to approve a request, Housing Authority may ask you to provide documentation that you are requesting to move because of an incidence of domestic violence, dating violence, sexual assault, or stalking. If the request is a request for emergency transfer, the housing provider may ask you to submit a written request or fill out a form where you certify that you meet the criteria for an emergency transfer under VAWA. The criteria are:

**(1) You are a victim of domestic violence, dating violence, sexual assault, or stalking.**

If your housing provider does not already have documentation that you are a victim of domestic violence, dating violence, sexual assault, or stalking, your housing provider may ask you for such documentation, as described in the documentation section below.

**(2) You expressly request the emergency transfer.** Your housing provider may choose to require that you submit a form, or may accept another written or oral request.

**(3) You reasonably believe you are threatened with imminent harm from further violence if you remain in your current unit.** This means you have a reason to fear that if you do not receive a transfer you would suffer violence in the very near future.

**OR**

**You are a victim of sexual assault and the assault occurred on the premises during the 90-calendar-day period before you request a transfer.** If you are a victim of sexual assault, then in addition to qualifying for an emergency transfer because you reasonably believe you are threatened with imminent harm from further violence if you remain in your unit, you may qualify for an emergency transfer if the sexual assault occurred on the premises of the property from which you are seeking your transfer, and that assault happened within the 90-calendar-day period before you expressly request the transfer.

Housing Authority will keep confidential requests for emergency transfers by victims of domestic violence, dating violence, sexual assault, or stalking, and the location of any move by such victims and their families.

Housing Authority's emergency transfer plan provides further information on emergency transfers, and Housing Authority must make a copy of its emergency transfer plan available to you if you ask to see it.

### **Documenting You Are or Have Been a Victim of Domestic Violence, Dating Violence, Sexual Assault or Stalking**

Housing Authority can, but is not required to, ask you to provide documentation to "certify" that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking. Such request from Housing Authority must be in writing, and Housing Authority must give you at least 14 business days (Saturdays, Sundays, and Federal holidays do not count) from the day you receive the request to provide the documentation. Housing Authority may, but does not have to, extend the deadline for the submission of documentation upon your request.

You can provide one of the following to Housing Authority as documentation. It is your choice which of the following to submit if Housing Authority asks you to provide documentation that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

- A complete HUD-approved certification form given to you by Housing Authority with this notice, that documents an incident of domestic violence, dating violence, sexual assault, or stalking. The form will ask for your name, the date, time, and location of the incident of domestic violence, dating violence, sexual assault, or stalking, and a description of the incident. The certification form provides for including the name of the abuser or perpetrator if the name of the abuser or perpetrator is known and is safe to provide.
- A record of a Federal, State, tribal, territorial, or local law enforcement agency, court, or administrative agency that documents the incident of domestic violence, dating violence, sexual assault, or stalking. Examples of such records include police reports, protective orders, and restraining orders, among others.
- A statement, which you must sign, along with the signature of an employee, agent, or volunteer of a victim service provider, an attorney, a medical professional or a mental health professional (collectively, “professional”) from whom you sought assistance in addressing domestic violence, dating violence, sexual assault, or stalking, or the effects of abuse, and with the professional selected by you attesting under penalty of perjury that he or she believes that the incident or incidents of domestic violence, dating violence, sexual assault, or stalking are grounds for protection.
- Any other statement or evidence that Housing Authority has agreed to accept.

If you fail or refuse to provide one of these documents within the 14 business days, Housing Authority does not have to provide you with the protections contained in this notice.

If Housing Authority receives conflicting evidence that an incident of domestic violence, dating violence, sexual assault, or stalking has been committed (such as certification forms from two or more members of a household each claiming to be a victim and naming one or more of the other petitioning household members as the abuser or perpetrator), Housing Authority has the right to request that you provide third-party documentation within thirty 30 calendar days in order to resolve the conflict. If you fail or refuse to provide third-party documentation where there is conflicting evidence, Housing Authority does not have to provide you with the protections contained in this notice.

### **Confidentiality**

Housing Authority must keep confidential any information you provide related to the exercise of your rights under VAWA, including the fact that you are exercising your rights under VAWA.

Housing Authority must not allow any individual administering assistance or other services on behalf of Housing Authority (for example, employees and contractors) to have access to confidential information unless for reasons that specifically call for these individuals to have access to this information under applicable Federal, State, or local law.

Housing Authority must not enter your information into any shared database or disclose your information to any other entity or individual. Housing Authority, however, may disclose the information provided if:

- You give written permission to Housing Authority to release the information on a time limited basis.
- Housing Authority needs to use the information in an eviction or termination proceeding, such as to evict your abuser or perpetrator or terminate your abuser or perpetrator from assistance under this program.
- A law requires Housing Authority or your landlord to release the information.

VAWA does not limit Housing Authority's duty to honor court orders about access to or control of the property. This includes orders issued to protect a victim and orders dividing property among household members in cases where a family breaks up.

### **Reasons a Tenant Eligible for Occupancy Rights under VAWA May Be Evicted or Assistance May Be Terminated**

You can be evicted and your assistance can be terminated for serious or repeated lease violations that are not related to domestic violence, dating violence, sexual assault, or stalking committed against you. However, Housing Authority cannot hold tenants who have been victims of domestic violence, dating violence, sexual assault, or stalking to a more demanding set of rules than it applies to tenants who have not been victims of domestic violence, dating violence, sexual assault, or stalking.

The protections described in this notice might not apply, and you could be evicted and your assistance terminated, if Housing Authority can demonstrate that not evicting you or terminating your assistance would present a real physical danger that:

- 1) Would occur within an immediate time frame, and
- 2) Could result in death or serious bodily harm to other tenants or those who work on the property.

If Housing Authority can demonstrate the above, Housing Authority should only terminate your assistance or evict you if there are no other actions that could be taken to reduce or eliminate the threat.

### **Other Laws**

VAWA does not replace any Federal, State, or local law that provides greater protection for victims of domestic violence, dating violence, sexual assault, or stalking. You may be entitled to additional housing protections for victims of domestic violence, dating violence, sexual assault, or stalking under other Federal laws, as well as under State and local laws.

### **Non-Compliance with the Requirements of This Notice**

You may report the Housing Authority's violations of these rights and seek additional assistance, if needed, by contacting or filing a complaint with HUD Field Office in Denver, CO, 1-303-672-5440, or for persons with hearing impairments, 1-800-545-1833.

### **For Additional Information**

You may view a copy of HUD's final VAWA rule at <https://www.gpo.gov/fdsys/pkg/FR-2016-11-16/pdf/2016-25888.pdf>. Additionally, Housing Authority must make a copy of HUD's VAWA regulations available to you if you ask to see them.

For questions regarding VAWA, please contact the Housing Operations Manager of the Delta Housing Authority, 1-970-874-7266 ext. 5, or for persons with hearing impairments, 1-800-545-1833.

For help regarding an abusive relationship, you may call the National Domestic Violence Hotline at 1-800-799-7233 or, for persons with hearing impairments, 1-800-787-3224 (TTY). You may also contact Hilltop Domestic Violence and Sexual Assault Services in Montrose, Colorado, 1-844-990-5500 or for persons with hearing impairments, 1-800-545-1833.

For tenants who are or have been victims of stalking seeking help may visit the National Center for Victims of Crime's Stalking Resource Center at <https://www.victimsofcrime.org/our-programs/stalking-resource-center>. For help regarding sexual assault and for victims of stalking seeking help, please contact Hilltop Domestic Violence and Sexual Assault Services in Montrose, Colorado, 1-844-990-5500 or for persons with hearing impairments, 1-800-545-1833.

**Attachment:** Certification form HUD-5382

## ATTACHMENT III

**CERTIFICATION OF  
DOMESTIC VIOLENCE,  
DATING VIOLENCE,  
SEXUAL ASSAULT, OR STALKING,  
AND ALTERNATE DOCUMENTATION**

**U.S. Department of Housing  
and Urban Development**

OMB Approval No. 2577-0286  
Exp. 06/30/2017  
HUD-5382

**Purpose of Form:** The Violence Against Women Act (“VAWA”) protects applicants, tenants, and program participants in certain HUD programs from being evicted, denied housing assistance, or terminated from housing assistance based on acts of domestic violence, dating violence, sexual assault, or stalking against them. Despite the name of this law, VAWA protection is available to victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation.

**Use of This Optional Form:** If you are seeking VAWA protections from your housing provider, your housing provider may give you a written request that asks you to submit documentation about the incident or incidents of domestic violence, dating violence, sexual assault, or stalking.

In response to this request, you or someone on your behalf may complete this optional form and submit it to your housing provider, or you may submit one of the following types of third-party documentation:

- (1) A document signed by you and an employee, agent, or volunteer of a victim service provider, an attorney, or medical professional, or a mental health professional (collectively, “professional”) from whom you have sought assistance relating to domestic violence, dating violence, sexual assault, or stalking, or the effects of abuse. The document must specify, under penalty of perjury, that the professional believes the incident or incidents of domestic violence, dating violence, sexual assault, or stalking occurred and meet the definition of “domestic violence,” “dating violence,” “sexual assault,” or “stalking” in HUD’s regulations at 24 CFR 5.2003.
- (2) A record of a Federal, State, tribal, territorial or local law enforcement agency, court, or administrative agency; or
- (3) At the discretion of the housing provider, a statement or other evidence provided by the applicant or tenant.

**Submission of Documentation:** The time period to submit documentation is 14 business days from the date that you receive a written request from your housing provider asking that you provide documentation of the occurrence of domestic violence, dating violence, sexual assault, or stalking. Your housing provider may, but is not required to, extend the time period to submit the documentation, if you request an extension of the time period. If the requested information is not received within 14 business days of when you received the request for the documentation, or any extension of the date provided by your housing provider, your housing provider does not need to grant you any of the VAWA protections. Distribution or issuance of this form does not serve as a written request for certification.

**Confidentiality:** All information provided to your housing provider concerning the incident(s) of domestic violence, dating violence, sexual assault, or stalking shall be kept confidential and such details shall not be entered into any shared database. Employees of your housing provider are not to have access to these details unless to grant or deny VAWA protections to you, and such employees may not disclose this information to any other entity or individual, except to the extent that disclosure is: (i) consented to by you in writing in a time-limited release; (ii) required for use in an eviction proceeding or hearing regarding termination of assistance; or (iii) otherwise required by applicable law.

**TO BE COMPLETED BY OR ON BEHALF OF THE VICTIM OF DOMESTIC VIOLENCE,  
DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING**

1. Date the written request is received by victim: \_\_\_\_\_

2. Name of victim: \_\_\_\_\_

3. Your name (if different from victim's): \_\_\_\_\_

4. Name(s) of other family member(s) listed on the lease: \_\_\_\_\_

5. Residence of victim: \_\_\_\_\_

6. Name of the accused perpetrator (if known and can be safely disclosed): \_\_\_\_\_

7. Relationship of the accused perpetrator to the victim: \_\_\_\_\_

8. Date(s) and times(s) of incident(s) (if known): \_\_\_\_\_

10. Location of incident(s): \_\_\_\_\_

In your own words, briefly describe the incident(s): _____ _____ _____ _____
--

This is to certify that the information provided on this form is true and correct to the best of my knowledge and recollection, and that the individual named above in Item 2 is or has been a victim of domestic violence, dating violence, sexual assault, or stalking. I acknowledge that submission of false information could jeopardize program eligibility and could be the basis for denial of admission, termination of assistance, or eviction.

Signature \_\_\_\_\_ Signed on (Date) \_\_\_\_\_

**Public Reporting Burden:** The public reporting burden for this collection of information is estimated to average 1 hour per response. This includes the time for collecting, reviewing, and reporting the data. The information provided is to be used by the housing provider to request certification that the applicant or tenant is a victim of domestic violence, dating violence, sexual assault, or stalking. The information is subject to the confidentiality requirements of VAWA. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid Office of Management and Budget control number.





## ATTACHMENT IV

### EMERGENCY TRANSFER REQUEST FOR CERTAIN VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING

U.S. Department of Housing  
and Urban Development

OMB Approval No. 2577-0286  
Exp. 06/30/2017  
HUD-5383

**Purpose of Form:** If you are a victim of domestic violence, dating violence, sexual assault, or stalking, and you are seeking an emergency transfer, you may use this form to request an emergency transfer and certify that you meet the requirements of eligibility for an emergency transfer under the Violence Against Women Act (VAWA). Although the statutory name references women, VAWA rights and protections apply to all victims of domestic violence, dating violence, sexual assault or stalking. Using this form does not necessarily mean that you will receive an emergency transfer. See your housing provider's emergency transfer plan for more information about the availability of emergency transfers.

#### **The requirements you must meet are:**

**(1) You are a victim of domestic violence, dating violence, sexual assault, or stalking.** If your housing provider does not already have documentation that you are a victim of domestic violence, dating violence, sexual assault, or stalking, your housing provider may ask you for such documentation. In response, you may submit Form HUD-5382, or any one of the other types of documentation listed on that Form.

**(2) You expressly request the emergency transfer.** Submission of this form confirms that you have expressly requested a transfer. Your housing provider may choose to require that you submit this form, or may accept another written or oral request. Please see your housing provider's emergency transfer plan for more details.

**(3) You reasonably believe you are threatened with imminent harm from further violence if you remain in your current unit.** This means you have a reason to fear that if you do not receive a transfer you would suffer violence in the very near future.

**OR**

**You are a victim of sexual assault and the assault occurred on the premises during the 90-calendar-day period before you request a transfer.** If you are a victim of sexual assault, then in addition to qualifying for an emergency transfer because you reasonably believe you are threatened with imminent harm from further violence if you remain in your unit, you may qualify for an emergency transfer if the sexual assault occurred on the premises of the property from which you are seeking your transfer, and that assault happened within the 90-calendar-day period before you submit this form or otherwise expressly request the transfer.

**Submission of Documentation:** If you have third-party documentation that demonstrates why you are eligible for an emergency transfer, you should submit that documentation to your housing provider if it is safe for you to do so. Examples of third party documentation include, but are not limited to: a letter or other documentation from a victim service provider, social worker, legal assistance provider, pastoral counselor, mental health provider, or other professional from whom you have sought assistance; a current restraining order; a recent court order or other court records; a law enforcement report or records; communication records from the perpetrator of the violence or family members or friends of the perpetrator of the violence, including emails, voicemails, text messages, and social media posts.

**Confidentiality:** All information provided to your housing provider concerning the incident(s) of domestic violence, dating violence, sexual assault, or stalking, and concerning your request for an emergency transfer shall be kept confidential. Such details shall not be entered into any shared database. Employees of your housing provider are not to have access to these details unless to grant or deny VAWA protections or an emergency transfer to you. Such employees may not disclose this information to any other entity or individual, except to the extent that disclosure is: (i) consented to by you in writing in a

time-limited release; (ii) required for use in an eviction proceeding or hearing regarding termination of assistance; or (iii) otherwise required by applicable law.

**TO BE COMPLETED BY OR ON BEHALF OF THE PERSON REQUESTING A TRANSFER**

1. Name of victim requesting an emergency transfer: \_\_\_\_\_

2. Your name (if different from victim's) \_\_\_\_\_

3. Name(s) of other family member(s) listed on the lease: \_\_\_\_\_

4. Name(s) of other family member(s) who would transfer with the victim: \_\_\_\_\_

5. Address of location from which the victim seeks to transfer: \_\_\_\_\_

6. Address or phone number for contacting the victim: \_\_\_\_\_

7. Name of the accused perpetrator (if known and can be safely disclosed): \_\_\_\_\_

8. Relationship of the accused perpetrator to the victim: \_\_\_\_\_

9. Date(s), Time(s) and location(s) of incident(s): \_\_\_\_\_

10. Is the person requesting the transfer a victim of a sexual assault that occurred in the past 90 days on the premises of the property from which the victim is seeking a transfer? If yes, skip question 11. If no, fill out question 11. \_\_\_\_\_

11. Describe why the victim believes they are threatened with imminent harm from further violence if they remain in their current unit.

\_\_\_\_\_

\_\_\_\_\_

12. If voluntarily provided, list any third-party documentation you are providing along with this notice: \_\_\_\_\_

This is to certify that the information provided on this form is true and correct to the best of my knowledge, and that the individual named above in Item 1 meets the requirement laid out on this form for an emergency transfer. I acknowledge that submission of false information could jeopardize program eligibility and could be the basis for denial of admission, termination of assistance, or eviction.

Signature \_\_\_\_\_ Signed on (Date) \_\_\_\_\_



2025 CFP

Annual Statement /Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0157  
 Expires 11/30/2024

**Part I: Summary**

PHA Name: <div style="font-size: 1.2em; font-family: cursive;">Delta Housing Authority</div>	Grant Type and Number: <b>C001P04050125</b> Capital Fund Program No: Replacement Housing Factor Grant No: <b>—</b> Date of CFFP: <b>—</b>	FFY of Grant: <b>2025</b> FFY of Grant Approval:
---	--	---

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 15) 3	100,000	—	0	0
3	1408 Management Improvements	1,500	—	0	0
4	1410 Administration (may not exceed 10% of line 15)				
5	1480 General Capital Activity	164,483	—	0	0
6	1492 Moving to Work Demonstration				
7	1501 Collateralization Expense / Debt Service Paid by PHA				
8	1503 RAD-CFP				
9	1504 RAD Investment Activity				
10	1505 RAD-CPT				
11	9000 Debt Reserves				
12	9001 Bond Debt Obligation paid Via System of Direct Payment				
13	9002 Loan Debt Obligation paid Via System of Direct Payment				
14	9900 Post Audit Adjustment				

<sup>1</sup> To be completed for the Performance and Evaluation Report  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

Annual Statement /Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0157  
 Expires 11/30/2024

<b>Part I: Summary</b>						
PHA Name: <i>Delta Housing Authority</i>		Grant Type and Number: <i>C001 P04050125</i> Capital Fund Program No: Replacement Housing Factor Grant No: <i>—</i> Date of CFFP: <i>—</i>			FFY of Grant: <i>2025</i> FFY of Grant Approval:	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )				
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1		
		Original	Revised 2	Obligated	Expended	
15	Amount of Annual Grant: (sum of lines 2 - 14)	<i>265,983</i>	<i>—</i>	<i>0</i>	<i>0</i>	
16	Amount of line 15 Related to LBP Activities					
17	Amount of line 15 Related to Section 504 Activities					
18	Amount of line 15 Related to Security - Soft Costs					
19	Amount of line 15 Related to Security - Hard Costs					
20	Amount of line 15 related to Energy Conservation Measures					
Signature of Executive Director <i>[Signature]</i>		Date <i>6/30/2024</i>		Signature of Public Housing Director Date		

1 To be completed for the Performance and Evaluation Report  
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number:				Federal FFY of Grant:		
Delta Housing Authority		Capital Fund Program No: C001P04050125 CFFP (Yes/No) No Replacement Housing Factor Grant No: -				2025		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
	see attached							

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 2 To be completed for the Performance and Evaluation Report

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	DELTA (CO040000001)			\$265,983.00
ID0252	Operations(Operations (1406))	Funds for general operations activities		\$100,000.00
ID0253	Computers, printers, scanners & other input output machines(Management Improvement (1408)-System Improvements)	Replace computers, printers, scanners, & other input/output machines as needed		\$1,500.00
ID0254	Unit Site - Asphalt, concrete, fencing, retaining walls, sewer, drainage(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water	Upgrades could include the following: asphalt and concrete work , striping and painting curbs, storm drainage, fencing upgrades, replace privacy walls, sewer upgrades, tree pruning, landscape upgrades to yards - property wide		\$45,000.00
ID0255	Architecture & Engineering fees, Environmental Consulting(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	PHA-wide architecture and engineering fees, project financial or environmental consulting		\$8,000.00
ID0256	Unit modernization/repair/unit turns(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-	Depending on unit need upgrades could include the following: upgrade/replace kitchens cabinets, countertops, appliances, lighting, faucets etc. -- upgrade/replace bathrooms vanities, cabinets, toilets, sinks, closets, faucets, replace tubs/showers, etc. -- replace flooring throughout the unit; plumbing; drains; electrical work; blinds; paint unit; exhaust fans; window and window pane replacement; interior and exterior doors; furnaces		\$50,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)			
ID0257	Improvements to business office, community room and common spaces(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)	Improvements and upgrades could include the following - doors, cabinets, flooring, wall coverings, mechanical, electrical, lighting, plumbing, windows, commodes, sinks, faucets, dumpsters, appliances, shop, foundation, railings, Thompson Manor laundry room upgrades, etc. depending on needs		\$10,000.00
ID0258	Non-Dwelling - Asphalt, concrete, fencing, retaining walls, sewer, drainage(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Upgrades could include the following: asphalt and concrete work , striping and painting curbs, storm drainage, fencing upgrades, replace privacy walls, sewer upgrades, tree pruning, landscape upgrades to yards - property wide		\$32,000.00
ID0259	Thompson Manor Community Building Roof (Non-Dwelling Exterior (1480)-Roofs)	Repair and/or replace flat roof at Thompson Manor community room		\$10,000.00
ID0260	Tools and equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	mowers, weed eaters, snow blowers, etc.		\$3,483.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0261	Security Cameras(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Install security cameras at business office, Thompson Manor site, PHA maintenance shop		\$6,000.00
	Subtotal of Estimated Cost			\$265,983.00

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Annual Statement /Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0157  
 Expires 11/30/2024

**Part III: Implementation Schedule for Capital Funds Financing Program**

PHA Name:				Federal FFY of Grant:	
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

N/A

<sup>1</sup> Obligation and expenditure end date can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 11/15/2022

Approved By: TORGERSON, LESLIE

Part I: Summary						
PHA Name : Delta Housing Authority		Locality (City/County & State)				
PHA Number: CO040		<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No: )		
A.	Development Number and Name	Work Statement for Year 1 2023	Work Statement for Year 2 2024	Work Statement for Year 3 2025	Work Statement for Year 4 2026	Work Statement for Year 5 2027
	DELTA (CO040000001)	\$275,657.00	\$278,345.00	\$265,983.00	\$265,983.00	\$265,983.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2023	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	DELTA (CO040000001)			\$275,657.00
ID0006	Operations(Operations (1406))	Funds for general operations activities		\$40,000.00
ID0072	Computers, printers, scanners & other input output machines(Management Improvement (1408)-System Improvements)	Replace computers, printers, scanners, & other input/output machines as needed		\$1.00
ID0217	Security Cameras(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Install security cameras at business office, Thompson Manor site, PHA maintenance shop		\$1.00
ID0234	Unit Site - Asphalt, concrete, fencing, retaining walls, sewer, drainage(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water	Upgrades could include the following: asphalt and concrete work , striping and painting curbs, storm drainage, fencing upgrades, replace privacy walls, sewer upgrades, tree pruning, landscape upgrades to yards - property wide		\$63,363.00
ID0235	Architecture & Engineering fees, Environmental Consulting(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	PHA-wide architecture and engineering fees, project financial or environmental consulting		\$8,000.00

## Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2023	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0237	Unit modernization/repair/unit turns(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Depending on unit need upgrades could include the following: upgrade/replace kitchens cabinets, countertops, appliances, lighting, faucets etc. -- upgrade/replace bathrooms vanities, cabinets, toilets, sinks, closets, faucets, replace tubs/showers, etc. -- replace flooring throughout the unit; plumbing; drains; electrical work; blinds; paint unit; exhaust fans; window and window pane replacement; interior and exterior doors; furnaces		\$95,809.00
ID0238	Improvements to business office, community room and common spaces(Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-	Improvements and upgrades could include the following - doors, cabinets, flooring, wall coverings, mechanical, electrical, lighting, plumbing, windows, commodes, sinks, faucets, dumpsters, appliances, shop, foundation, railings, Thompson Manor laundry room upgrades, etc. depending on needs		\$13,000.00
ID0239	Non-Dwelling - Asphalt, concrete, fencing, retaining walls, sewer, drainage(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Upgrades could include the following: asphalt and concrete work , striping and painting curbs, storm drainage, fencing upgrades, replace privacy walls, sewer upgrades, tree pruning, landscape upgrades to yards - property wide		\$42,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2023</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0240	Thompson Manor Community Building Roof (Non-Dwelling Exterior (1480)-Roofs)	Repair and/or replace flat roof at Thompson Manor community room		\$10,000.00
ID0241	Tools and equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	mowers, weed eaters, snow blowers, etc.		\$3,483.00
	Subtotal of Estimated Cost			\$275,657.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>					
<b>Work Statement for Year</b>		<b>2</b>	<b>2024</b>		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>		<b>Quantity</b>	<b>Estimated Cost</b>
	DELTA (CO04000001)				\$278,345.00
ID0242	Operations(Operations (1406))	Funds for general operations activities			\$100,000.00
ID0243	Computers, printers, scanners & other input output machines(Management Improvement (1408)-System Improvements)	Replace computers, printers, scanners, & other input/output machines as needed			\$1,500.00
ID0244	Security Cameras(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Install security cameras at business office, Thompson Manor site, PHA maintenance shop			\$6,000.00
ID0245	Unit Site - Asphalt, concrete, fencing, retaining walls, sewer, drainage(Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water Lines/Mains,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other)	Upgrades could include the following: asphalt and concrete work , striping and painting curbs, storm drainage, fencing upgrades, replace privacy walls, sewer upgrades, tree pruning, landscape upgrades to yards - property wide			\$45,000.00
ID0246	Architecture & Engineering fees, Environmental Consulting(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	PHA-wide architecture and engineering fees, project financial or environmental consulting			\$8,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2024				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0247	Unit modernization/repair/unit turns(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine))	Depending on unit need upgrades could include the following: upgrade/replace kitchens cabinets, countertops, appliances, lighting, faucets etc. -- upgrade/replace bathrooms vanities, cabinets, toilets, sinks, closets, faucets, replace tubs/showers, etc. -- replace flooring throughout the unit; plumbing; drains; electrical work; blinds; paint unit; exhaust fans; window and window pane replacement; interior and exterior doors; furnaces		\$62,362.00
ID0248	Improvements to business office, community room and common spaces(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)	Improvements and upgrades could include the following - doors, cabinets, flooring, wall coverings, mechanical, electrical, lighting, plumbing, windows, commodes, sinks, faucets, dumpsters, appliances, shop, foundation, railings, Thompson Manor laundry room upgrades, etc. depending on needs		\$10,000.00
ID0249	Non-Dwelling - Asphalt, concrete, fencing, retaining walls, sewer, drainage(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Upgrades could include the following: asphalt and concrete work , striping and painting curbs, storm drainage, fencing upgrades, replacc privacy walls, sewer upgrades, tree pruning, landscape upgrades to yards - property wide		\$32,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>					
<b>Work Statement for Year</b>		<b>2</b>	<b>2024</b>		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>		<b>Quantity</b>	<b>Estimated Cost</b>
ID0250	Thompson Manor Community Building Roof (Non-Dwelling Exterior (1480)-Roofs)	Repair and/or replace flat roof at Thompson Manor community room			\$10,000.00
ID0251	Tools and equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	mowers, weed eaters, snow blowers, etc.			\$3,483.00
	Subtotal of Estimated Cost				\$278,345.00



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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	DELTA (CO04000001)			\$265,983.00
ID0252	Operations(Operations (1406))	Funds for general operations activities		\$100,000.00
ID0253	Computers, printers, scanners & other input output machines(Management Improvement (1408)-System Improvements)	Replace computers, printers, scanners, & other input/output machines as needed		\$1,500.00
ID0254	Unit Site - Asphalt, concrete, fencing, retaining walls, sewer, drainage(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water	Upgrades could include the following: asphalt and concrete work , striping and painting curbs, storm drainage, fencing upgrades, replace privacy walls, sewer upgrades, tree pruning, landscape upgrades to yards - property wide		\$45,000.00
ID0255	Architecture & Engineering fees, Environmental Consulting(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	PIA-wide architecture and engineering fees, project financial or environmental consulting		\$8,000.00
ID0256	Unit modernization/repair/unit turns(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-	Depending on unit need upgrades could include the following: upgrade/replace kitchens cabinets, countertops, appliances, lighting, faucets etc. -- upgrade/replace bathrooms vanities, cabinets, toilets, sinks, closets, faucets, replace tubs/showers, etc. -- replace flooring throughout the unit; plumbing; drains; electrical work; blinds; paint unit; exhaust fans; window and window pane replacement; interior and exterior doors; furnaces		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2025	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)			
ID0257	Improvements to business office, community room and common spaces(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)	Improvements and upgrades could include the following - doors, cabinets, flooring, wall coverings, mechanical, electrical, lighting, plumbing, windows, commodes, sinks, faucets, dumpsters, appliances, shop, foundation, railings, Thompson Manor laundry room upgrades, etc. depending on needs		\$10,000.00
ID0258	Non-Dwelling - Asphalt, concrete, fencing, retaining walls, sewer, drainage(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Upgrades could include the following: asphalt and concrete work , striping and painting curbs, storm drainage, fencing upgrades, replace privacy walls, sewer upgrades, tree pruning, landscap upgrades to yards - property wide		\$32,000.00
ID0259	Thompson Manor Community Building Roof (Non-Dwelling Exterior (1480)-Roofs)	Repair and/or replace flat roof at Thompson Manor community room		\$10,000.00
ID0260	Tools and equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	mowers, weed eaters, snow blowers, etc.		\$3,483.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2025				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0261	Security Cameras(Management Improvement (1408)-Security Improvements (not police or guard-non-physical))	Install security cameras at business office, Thompson Manor site, PHA maintenance shop		\$6,000.00
	Subtotal of Estimated Cost			\$265,983.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2026	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	DELTA (CO040000001)			\$265,983.00
ID0262	Operations(Operations (1406))	Funds for general operations activities		\$100,000.00
ID0263	Computers, printers, scanners & other input output machines(Management Improvement (1408)-System Improvements)	Replace computers, printers, scanners, & other input/output machines as needed		\$1,500.00
ID0264	Unit Site - Asphalt, concrete, fencing, retaining walls, sewer, drainage(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Areas - Equipment,Dwelling Unit-Site Work (1480)-Scal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water	Upgrades could include the following: asphalt and concrete work , striping and painting curbs, storm drainage, fencing upgrades, replace privacy walls, sewer upgrades, tree pruning, landscape upgrades to yards - property wide		\$55,000.00
ID0265	Architecture & Engineering fees, Environmental Consulting(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	PHA-wide architecture and engineering fees, project financial or environmental consulting		\$8,000.00
ID0266	Unit modernization/repair/unit turns(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-	Depending on unit need upgrades could include the following: upgrade/replace kitchens cabinets, countertops, appliances, lighting, faucets etc. -- upgrade/replace bathrooms vanities, cabinets, toilets, sinks, closets, faucets, replace tubs/showers, etc. -- replace flooring throughout the unit; plumbing; drains; electrical work; blinds; paint unit; exhaust fans; window and window pane replacement; interior and exterior doors; furnaces		\$56,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)			
ID0267	Improvements to business office, community room and common spaces(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)	Improvements and upgrades could include the following - doors, cabinets, flooring, wall coverings, mechanical, electrical, lighting, plumbing, windows, commodes, sinks, faucets, dumpsters, appliances, shop, foundation, railings, Thompson Manor laundry room upgrades, etc. depending on needs		\$10,000.00
ID0268	Non-Dwelling - Asphalt, concrete, fencing, retaining walls, sewer, drainage(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Upgrades could include the following: asphalt and concrete work , striping and painting curbs, storm drainage, fencing upgrades, replace privacy walls, sewer upgradcs, tree pruning, landscape upgrades to yards - property wide		\$32,000.00
ID0269	Tools and equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	mowers, weed eaters, snow blowers, etc.		\$3,483.00
	Subtotal of Estimated Cost			\$265,983.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>		<b>5</b>	<b>2027</b>	
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	DELTA (CO040000001)			\$265,983.00
ID0270	Operations(Operations (1406))	Funds for general operations activities		\$100,000.00
ID0271	Computers, printers, scanners & other input output machines(Management Improvement (1408)-System Improvements)	Replace computers, printers, scanners, & other input/output machines as needed		\$1,500.00
ID0272	Unit Site - Asphalt, concrete, fencing, retaining walls, sewer, drainage(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Dumpsters and Enclosures,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Other,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Dwelling Unit-Site Work (1480)-Playground Arcas - Equipment,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Signage,Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Striping,Dwelling Unit-Site Work (1480)-Water	Upgrades could include the following: asphalt and concrete work , striping and painting curbs, storm drainage, fencing upgrades, replace privacy walls, sewer upgrades, tree pruning, landscape upgrades to yards - property wide		\$51,000.00
ID0273	Architecture & Engineering fees, Environmental Consulting(Contract Administration (1480)-Other,Contract Administration (1480)-Other Fees and Costs)	PHA-wide architecture and engineering fees, project financial or environmental consulting		\$8,000.00
ID0274	Unit modernization/repair/unit turns(Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Mail Facilities,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling	Depending on unit need upgrades could include the following: upgrade/replace kitchens cabinets, countertops, appliances, lighting, faucets etc. -- upgrade/replace bathrooms vanities, cabinets, toilets, sinks, closets, faucets, replace tubs/showers, etc. -- replace flooring throughout the unit; plumbing; drains; electrical work; blinds; paint unit; exhaust fans; window and window pane replacement; interior and exterior doors; furnaces		\$60,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Unit-Exterior (1480)-Soffits,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)			
ID0275	Improvements to business office, community room and common spaces(Non-Dwelling Exterior (1480)-Balconies and Railings,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Mail Facilities,Non-Dwelling Exterior (1480)-Other,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)	Improvements and upgrades could include the following - doors, cabinets, flooring, wall coverings, mechanical, electrical, lighting, plumbing, windows, commodes, sinks, faucets, dumpsters, appliances, shop, foundation, railings, Thompson Manor laundry room upgrades, etc. depending on needs		\$10,000.00
ID0276	Non-Dwelling - Asphalt, concrete, fencing, retaining walls, sewer, drainage(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Dumpster and Enclosures,Non-Dwelling Site Work (1480)-Fence Painting,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Upgrades could include the following: asphalt and concrete work , striping and painting curbs, storm drainage, fencing upgrades, rplacc privacy walls, sewer upgrades, tree pruning, landscape upgrades to yards - property wide		\$32,000.00
ID0277	Tools and equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	mowers, weed eaters, snow blowers, etc.		\$3,483.00
	Subtotal of Estimated Cost			\$265,983.00

Annual Statement /Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

CFP 2024

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0157  
 Expires 11/30/2024

**Part I: Summary**

PHA Name: <span style="font-size: 1.2em; color: blue;">Delta Housing Authority</span>	Grant Type and Number: Capital Fund Program No: <span style="font-size: 1.2em; color: blue;">C001P04050124</span> Replacement Housing Factor Grant No: <span style="font-size: 1.2em; color: blue;">—</span> Date of CFFP: <span style="font-size: 1.2em; color: blue;">—</span>	FFY of Grant: <span style="font-size: 1.2em; color: blue;">2024</span> FFY of Grant Approval:
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Original Annual Statement   
  Reserved for Disasters/Emergencies   
  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 6/30/2024   
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 15) 3	100,000		0	0
3	1408 Management Improvements	7,500		0	0
4	1410 Administration (may not exceed 10% of line 15)				
5	1480 General Capital Activity	170,845		0	0
6	1492 Moving to Work Demonstration				
7	1501 Collateralization Expense / Debt Service Paid by PHA				
8	1503 RAD-CFP				
9	1504 RAD Investment Activity				
10	1505 RAD-CPT				
11	9000 Debt Reserves				
12	9001 Bond Debt Obligation paid Via System of Direct Payment				
13	9002 Loan Debt Obligation paid Via System of Direct Payment				
14	9900 Post Audit Adjustment				

1 To be completed for the Performance and Evaluation Report  
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.



Annual Statement /Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0157  
 Expires 11/30/2024

<b>Part I: Summary</b>						
PHA Name: <i>Delta Housing Authority</i>		Grant Type and Number: Capital Fund Program No: <i>C001P04050124</i> Replacement Housing Factor Grant No: <i>—</i> Date of CFFP: <i>—</i>			FFY of Grant: <i>2024</i> FFY of Grant Approval:	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )				
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1		
		Original	Revised 2	Obligated	Expended	
15	Amount of Annual Grant: (sum of lines 2 - 14)	<i>278,345</i>		<i>0</i>	<i>0</i>	
16	Amount of line 15 Related to LBP Activities					
17	Amount of line 15 Related to Section 504 Activities					
18	Amount of line 15 Related to Security - Soft Costs					
19	Amount of line 15 Related to Security - Hard Costs					
20	Amount of line 15 related to Energy Conservation Measures					
Signature of Executive Director <i>[Signature]</i>		Date <i>6/30/24</i>		Signature of Public Housing Director  		
				Date  		

1 To be completed for the Performance and Evaluation Report  
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.

**Part II: Supporting Pages**

PHA Name: <span style="font-size: 1.2em; font-family: cursive;">Delta Housing Authority</span>	<b>Grant Type and Number:</b> Capital Fund Program No: <span style="font-size: 1.2em; font-family: cursive;">C001P04050124</span> CFFP (Yes/No) <span style="font-size: 1.2em; font-family: cursive;">NO</span> Replacement Housing Factor Grant No: <span style="font-size: 1.2em; font-family: cursive;">-</span>	<b>Federal FFY of Grant:</b> <span style="font-size: 1.5em; font-family: cursive;">2024</span>
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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
	Nothing to report.							
	No funds have been expended as of 6/30/2024							

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 2 To be completed for the Performance and Evaluation Report

Annual Statement /Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0157  
 Expires 11/30/2024

**Part III: Implementation Schedule for Capital Funds Financing Program**

PHA Name:					Federal FFY of Grant:
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
	N/A				

<sup>1</sup> Obligation and expenditure end date can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

CFP 2023

Annual Statement /Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0157  
 Expires 11/30/2024

**Part I: Summary**

PHA Name: <span style="font-size: 1.2em; font-family: cursive;">Delta Housing Authority</span>	Grant Type and Number: Capital Fund Program No: <span style="font-size: 1.2em;">C001P04050123</span> Replacement Housing Factor Grant No: <span style="font-size: 1.2em;">—</span> Date of CFFP: <span style="font-size: 1.2em;">—</span>	FFY of Grant: <span style="font-size: 1.2em;">2023</span> FFY of Grant Approval:
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Original Annual Statement     Reserved for Disasters/Emergencies     Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 6/30/2024     Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (may not exceed 20% of line 15) <sup>3</sup>	100,000	40,000	17,527	17,527
3	1408 Management Improvements	7,500	2		
4	1410 Administration (may not exceed 10% of line 15)				
5	1480 General Capital Activity	167,292	235,655	191,155.40	191,155.40
6	1492 Moving to Work Demonstration				
7	1501 Collateralization Expense / Debt Service Paid by PHA				
8	1503 RAD-CFP				
9	1504 RAD Investment Activity				
10	1505 RAD-CPT				
11	9000 Debt Reserves				
12	9001 Bond Debt Obligation paid Via System of Direct Payment				
13	9002 Loan Debt Obligation paid Via System of Direct Payment				
14	9900 Post Audit Adjustment				

<sup>1</sup> To be completed for the Performance and Evaluation Report  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

Annual Statement /Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U. S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0157  
 Expires 11/30/2024

<b>Part I: Summary</b>						
PHA Name: <i>Delta Housing Authority</i>		Grant Type and Number: Capital Fund Program No: <i>C001P04050123</i> Replacement Housing Factor Grant No: <i>-</i> Date of CFFP: <i>-</i>			FFY of Grant: <i>2023</i> FFY of Grant Approval:	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
15	Amount of Annual Grant: (sum of lines 2 - 14)	<i>274,792</i>	<i>275,657</i>	<i>208,682.40</i>	<i>208,682.40</i>	
16	Amount of line 15 Related to LBP Activities	-				
17	Amount of line 15 Related to Section 504 Activities	-				
18	Amount of line 15 Related to Security - Soft Costs	-				
19	Amount of line 15 Related to Security - Hard Costs	-				
20	Amount of line 15 related to Energy Conservation Measures	-				
Signature of Executive Director <i>[Signature]</i>		Date <i>6/30/2024</i>		Signature of Public Housing Director Date		

1 To be completed for the Performance and Evaluation Report  
 2 To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
 3 PHAs with under 250 units in management may use 100% of CFP Grants for operations.



Delta Housing Authority

2023 CFP Grant

2023 CFP Grant

Grant No	Line Item	Date	Document ID	Vendor	Description <i>of work</i>	Amount
1480	1460	7/27/2023		14052 Prestige Roofing & Flooring, LLC	Flooring,bsboard,toilet,bcabinet-668 Hastings-CFP1480(1460)	1,061.23
1480	1460	7/27/2023		14052 Prestige Roofing & Flooring, LLC	Install m.cabinet,toilet,vanity-668 Hastings-CFP 1480(1460)	1,095.89
1480	1430	7/31/2023		14058 HOUSING RESOURCES	Energy audits - CFP 1480 (1430)	2,750.00
1480	1460	7/31/2023		14181 HOME DEPOT CREDIT SERVICES	Medicine cabinet - PHA 668 Hastings - CFP 1480 (1460)	107.10
1480	1460	7/31/2023		14181 HOME DEPOT CREDIT SERVICES	Medicine cabinet - PHA 668 Hastings - CFP 1480 (1460)	161.95
1480	1460	7/31/2023		14181 HOME DEPOT CREDIT SERVICES	Medicine cabinet - PHA 668 Hastings - CFP 1480 (1460)	134.10
1480	1460	7/31/2023		14181 HOME DEPOT CREDIT SERVICES	Lt fixture,towel bar,k faucet-PHA 668 Hastings-CFP1480(1460)	153.51
1480	1460	7/31/2023		14181 HOME DEPOT CREDIT SERVICES	Flooring,vanities,toilets-PHA 668 Hastings-CFP 1480 (1460)	4,580.23
1480	1460	7/31/2023		14057 DELTA HARDWARE CO.	Water heater - PHA 536 Hastings - CFP 1480 (1460)	719.99
1480	1460	7/31/2023		14057 DELTA HARDWARE CO.	Water heater - PHA 662 Hastings - CFP 1480 (1460)	719.99
1480	1450	8/30/2023		14080 Mountain Services LLC	TM Landscaping-Irrig system,grass,stump remove-CFP1480(1450)	53,383.55
1480	1460	8/31/2023		14085 ROCKY MOUNTAIN REBAR	Baseboard & furnace door-PHA - 668 Hastings-CFP 1480 (1460)	793.63
1480	1460	8/31/2023		14085 ROCKY MOUNTAIN REBAR	Baseboard - PHA - 668 Hastings - CFP 1480 (1460)	295.68
1480	1460	8/31/2023		14084 B & B GLASS & WINDOW, INC.	Window #2 - PHA - 524 Hastings - CFP 1480 (1460)	908.75
1480	1460	8/31/2023		14084 B & B GLASS & WINDOW, INC.	Window #1 - PHA - TM9 - CFP 1480 (1460)	515.99
1480	1460	8/31/2023		14084 B & B GLASS & WINDOW, INC.	Window #1 - PHA - TM11 - CFP 1480 (1460)	515.99
1480	1460	8/31/2023		14083 ALPHA PLUMBING AND HEATING, IN	Bathtub/faucet install-PHA 6 Spruce-Balance-CFP 1480(1460)	1,600.00
1480	1460	9/13/2023		14081 INTEGRITY MECHANICAL	Furnace installation - 2 Columbine Circle - CFP 1480 (1460)	923.32
1480	1460	9/13/2023		14081 INTEGRITY MECHANICAL	Tks water heater installation-2 Columbine - CFP 1480 (1460)	3,815.75
1480	1450	9/13/2023		14082 Mountain Services LLC	Landscaping-Labor,gravel,fabric-11st & Palmer-CFP 1480(1450)	5,486.40
1480	1460	10/24/2023	Check: 0000014147	INTEGRITY MECHANICAL	#4 Tankless hot water heaters (stock)-PHA - CFP 1480 (1460)	7,501.99
1480	1460	10/24/2023	Check: 0000014147	INTEGRITY MECHANICAL	#4 Furnaces (stock) - PHA - CFP 1480 (1460)	4,399.80
1480	1460	10/24/2023	Check: 0000014148	Prestige Roofing & Flooring, LLC	Install flooring & baseboard-PHA 1308 Howard-CFP 1480 (1460)	4,102.20
1480	1465	11/2/2023		14278 HOME DEPOT CREDIT SERVICES	Refrigerator - PHA 12 Spruce Cir - CFP 1480 (1465)	598.00
1480	1465	11/2/2023		14278 HOME DEPOT CREDIT SERVICES	Refrigerator - PHA TM32 - CFP 1480 (1465)	481.55
1480	1460	11/2/2023		14278 HOME DEPOT CREDIT SERVICES	Flooring - PHA TM 40 - CFP 1480 (1460)	1,762.82
1480	1460	11/2/2023		14278 HOME DEPOT CREDIT SERVICES	Medicine cabinet - 1308 Howard - PHA CFP 1480 (1460)	87.27
1480	1460	11/2/2023		14278 HOME DEPOT CREDIT SERVICES	Medicine cabinet - 8 Columbine - PHA CFP 1480 (1460)	87.27
1480	1460	11/2/2023		14278 HOME DEPOT CREDIT SERVICES	Maint supplies - PHA 1308 Howard - CFP 1480 (1460)	115.43
1480	1460	11/2/2023		14278 HOME DEPOT CREDIT SERVICES	Maint supplies - PHA 8 Columbine - CFP 1480 (1460)	115.43
1480	1460	11/2/2023		14278 HOME DEPOT CREDIT SERVICES	Flooring & vanity - PHA 1308 Howard - CFP 1480 (1460)	3,034.78
1480	1460	11/2/2023		14278 HOME DEPOT CREDIT SERVICES	Flooring & vanity - PHA 8 Columbine - CFP 1480 (1460)	3,034.78
1480	1460	11/14/2023		14162 Prestige Roofing and Flooring, LLC	Install flooring, cabinet PHA 8 Columbine - CFP 1480 (1460)	3,382.25
1480	1460	11/16/2023		14163 INTEGRITY MECHANICAL	Hot water heater & installation - PHA TM21 - CFP 1480 (1460)	1,414.50
1480	1460	11/16/2023		14163 INTEGRITY MECHANICAL	Furnace - installation only - PHA TM21 - CFP 1480 (1460)	885.00
1480	1460	11/22/2023		14168 Prestige Roofing & Flooring, LLC	Install flooring,baseboard,cabinets-922 Bluff-CFP1480 (1460)	1,880.92
1480	1460	11/22/2023		14168 Prestige Roofing & Flooring, LLC	Remove cabinet,toilet,install toilet-922 Bluff-CFP1480(1460)	894.83
1480	1460	12/14/2023		14279 HOME DEPOT CREDIT SERVICES	Return - Medicine cabinet - PHA 922 Bluff - CFP 1480 (1460)	(87.27)
1480	1460	12/14/2023		14279 HOME DEPOT CREDIT SERVICES	Vanity - PHA 922 Bluff - CFP 1480 (1460)	87.27
1480	1460	12/14/2023		14279 HOME DEPOT CREDIT SERVICES	Vanity light - PHA 922 Bluff - CFP 1480 (1460)	19.37
1480	1460	12/14/2023		14279 HOME DEPOT CREDIT SERVICES	Return - Vanity - PHA 922 Bluff - CFP 1480 (1460)	(195.02)
1480	1460	12/14/2023		14279 HOME DEPOT CREDIT SERVICES	Return - Med cabinet mirror- PHA 922 Bluff - CFP 1480 (1460)	(115.43)
1480	1460	12/14/2023		14279 HOME DEPOT CREDIT SERVICES	Flooring - PHA 922 Bluff - CFP 1480 (1460)	3,858.40
1480	1460	12/14/2023		14279 HOME DEPOT CREDIT SERVICES	Cabinet - PHA 922 Bluff - CFP 1480 (1460)	115.43
1480	1460	12/14/2023		14279 HOME DEPOT CREDIT SERVICES	Vanity - PHA 922 Bluff - CFP 1480 (1460)	155.82
1480	1460	12/14/2023		14279 HOME DEPOT CREDIT SERVICES	Vanity - PHA 8 Columbine - CFP 1480 (1460)	190.82
1480	1460	12/15/2023		14179 INTEGRITY MECHANICAL	Furnace - installation only-PHA 6 Columbine-CFP 1480 (1460)	885.00
1480	1460	12/15/2023		14180 Prestige Roofing & Flooring, LLC	Rmve cabinet,toilet,install toilet-PHA 6 Columb-CFP1480(1460)	1,147.38
1480	1460	12/15/2023		14180 Prestige Roofing & Flooring, LLC	Install flooring,bsboard,cabinet-PHA6 Columbine-CFP1480(1460)	3,388.43
1480	1460	12/29/2023		14218 Prestige Roofing & Flooring, LLC	Remove cabinets,toilet,etc- PHA 4 Columbine-CFP1480(1460)	988.79

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1480	1460	12/29/2023		14218	Prestige Roofing & Flooring, LLC	Install flooring,b board,cabinets-PHA 4 Columb-CFP1480(1460)	2,892.88
1480	1460	12/29/2023		14221	INTEGRITY MECHANICAL	Furnace-installation only-PHA 4 Columbine-CFP 1480 (1460)	885.00
1480	1460	12/29/2023		14220	ROCKY MOUNTAIN REBAR	Maint supplies - Baseboard-PHA 1308 Howard-CFP 1480 (1460)	702.24
1480	1465	12/29/2023		14280	HOME DEPOT CREDIT SERVICES	Washer - PHA TM - CFP 1480 (1465)	748.00
1480	1460	12/29/2023		14280	HOME DEPOT CREDIT SERVICES	Return-Med cabinet-Damaged-PHA 6 Columbine-CFP 1480 (1460)	(115.43)
1480	1460	12/29/2023		14280	HOME DEPOT CREDIT SERVICES	Flooring - PHA 4 Columbine - CFP 1480 (1460)	2,246.18
1480	1460	12/29/2023		14280	HOME DEPOT CREDIT SERVICES	Flooring - PHA 6 Columbine - CFP 1480 (1460)	2,246.18
1480	1460	12/29/2023		14280	HOME DEPOT CREDIT SERVICES	Medicine cabinet - PHA 4 Columbine - CFP 1480 (1460)	115.43
1480	1460	12/29/2023		14280	HOME DEPOT CREDIT SERVICES	Medicine cabinet - PHA 6 Columbine - CFP 1480 (1460)	115.43
1480	1460	12/29/2023		14280	HOME DEPOT CREDIT SERVICES	Med cabinet, vanity, toilet-PHA 4 Columbine-CFP 1480 (1460)	354.58
1480	1460	12/29/2023		14280	HOME DEPOT CREDIT SERVICES	Med cabinet, vanity, toilet-PHA 6 Columbine-CFP 1480 (1460)	354.58
1480	1460	12/29/2023		14280	HOME DEPOT CREDIT SERVICES	Medicine cabinet-6 Columbine-PHA CFP 1480 (1460)	126.77
1480	1460	2/16/2024	Check: 0000014291	ALPHA PLUMBING AND HEATING, IN	Bathtub shower install - PHA 8 Colum Cir - CFP 1480 (1460)	4,200.00	
1480	1460	2/16/2024	Check: 0000014291	ALPHA PLUMBING AND HEATING, IN	Replace sewer main - PHA 662 Hastings - CFP 1480 (1450)	2,669.42	
1480	1460	2/16/2024	Check: 0000014291	ALPHA PLUMBING AND HEATING, IN	Replace shower valve - PHA 1308 Howard - CFP 1480 (1460)	476.46	
1480	1460	2/16/2024	Check: 0000014299	Prestige Roofing & Flooring, LLC	Install flooring,b board, cabinets - PHA TM17-CFP 1480(1460)	1,982.36	
1480	1460	2/16/2024	Check: 0000014299	Prestige Roofing & Flooring, LLC	Remove cab toilet, install toil misc -PHA TM17-CFP1480(1460)	1,078.81	
1480	1460	2/23/2024	Check: 0000014306	DELTA HARDWARE CO.	Water heaters - PHA 920 Bluff & TM42 - CFP 1480 (1460)	1,421.95	
1480	1450	3/29/2024	Check: 0000014375	ALPHA PLUMBING AND HEATING, IN	Replace PVC drain - PHA - 232 Dodge Street - CFP 1480 (1450)	4,100.00	
1480	1460	3/29/2024	Check: 0000014375	ALPHA PLUMBING AND HEATING, IN	Replace tub and surround-PHA - 8 Spruce Cir-CFP 1480 (1460)	4,300.00	
1480	1460	4/4/2024	Check: 0000014384	DELTA HARDWARE CO.	Water heater - PHA 920 Bluff - CFP 1480 (1460)	656.99	
1480	1460	5/6/2024	Check: 0000014424	Prestige Roofing & Flooring, LLC	Install flooring,baseboard, cabinets-PHA TM42-CFP 1480(1460)	1,932.36	
1480	1460	5/6/2024	Check: 0000014424	Prestige Roofing & Flooring, LLC	Remove cabinets,toilet-install toilet-PHA TM42-CFP1480(1460)	819.77	
1480	1460	5/3/2024	EFT	Home Depot	Vanity - PHA TM17 - CFP 1480 (1460)	146.30	
1480	1460	5/3/2024	EFT	Home Depot	Medicine cabinet - PHA TM17 - CFP 1480 (1460)	86.99	
1480	1465	5/3/2024	EFT	Home Depot	Gas range - PHA stock - CFP 1480 (1465)	542.34	
1480	1475	5/3/2024	EFT	Home Depot	Drain auger - PHA equipment - CFP 1480 (1475)	389.48	
1480	1460	5/31/2024	Check: 0000014479	DELTA HARDWARE CO.	Water heater - PHA 540 Hastings - CFP 1480 (1460)	674.99	
1480	1460	5/31/2024	Check: 0000014480	ROCKY MOUNTAIN REBAR	Maint supplies - Baseboard - PHA TM15 - CFP 1480 (1460)	330.24	
1480	1460	5/31/2024	Check: 0000014477	ALPHA PLUMBING AND HEATING, IN	Replace wall hydrants-PHA-10 Col Cir,12 Sp Cir-CFP1480(1460)	1,601.95	
1480	1460	5/31/2024	Still need to record	Home Depot	Med cabinet, vanity, toilet-PHA TM42-CFP 1480 (1460)	447.87	
1480	1460	5/31/2024	Still need to record	Home Depot	Return - Medicine cabinet - PHA TM42 - CFP 1480 (1460)	(144.53)	
1480	1460	5/31/2024	Still need to record	Home Depot	Medicine cabinet - PHA TM42 - CFP 1480 (1460)	138.24	
1480	1460	5/31/2024	Still need to record	Home Depot	Flooring - PHA TM42 - CFP 1480 (1460)	1,735.72	
1480	1460	6/28/2024	Check: 0000014512	DELTA HARDWARE CO.	Water heater - PHA 621 A St - CFP 1480 (1460)	584.99	
1480	1450	6/28/2024	Check: 0000014513	Mountain Services LLC	Landscaping-Labor, gravel, fabric - 840 B St-CFP 1480 (1450)	2,526.12	
1480	1450	6/28/2024	Check: 0000014513	Mountain Services LLC	Landscaping-Labor,gravel,fabric-6 Spruce Cir-CFP 1480 (1450)	1,591.16	
1480	1450	6/28/2024	Check: 0000014513	Mountain Services LLC	Landscaping-Labor,gravel,fabric-2 Spruce Cir-CFP 1480 (1450)	3,124.27	
1480	1450	6/28/2024	Check: 0000014513	Mountain Services LLC	Landscaping-Labor,gravel,fabric,stump-832 B St-CFP1480(1450)	3,549.34	
1480	1450	6/28/2024	Check: 0000014513	Mountain Services LLC	Landscaping-Labor,gravel,fabric-12 Spruce Cir-CFP 1480(1450)	3,542.37	
1480	1450	6/28/2024	Check: 0000014513	Mountain Services LLC	Landscaping-Labor,gravel,fabric-10 Spruce Cir-CFP 1480(1450)	1,004.64	
1480	1450	6/28/2024	Check: 0000014513	Mountain Services LLC	Landscaping-Labor, gravel, fabric-836 B St-CFP 1480 (1450)	1,515.67	
1480	1450	6/28/2024	Check: 0000014513	Mountain Services LLC	Landscaping-Labor,gravel,fabric-8 Spruce Cir-CFP 1480 (1450)	3,170.71	
1480	1450	6/28/2024	Check: 0000014513	Mountain Services LLC	Landscaping-Labor,gravel,fabric-4 Spruce Cir-CFP 1480 (1450)	2,206.72	
1480	1450	6/28/2024	Check: 0000014514	Western Slope Tree Services, I	Tree removal #1 - PHA 236 Dodge - CFP 1480 (1450)	1,300.00	
1480	1450	6/28/2024	Check: 0000014514	Western Slope Tree Services, I	Tree trimming #1 tree - PHA 1148 Bluff - CFP 1480 (1450)	540	
1480	1450	6/28/2024	Check: 0000014514	Western Slope Tree Services, I	Tree trimming #1 tree - PHA 1152 Bluff - CFP 1480 (1450)	540	
1480	1450	6/28/2024	Check: 0000014514	Western Slope Tree Services, I	Tree trimming #1 tree - PHA 528 Hastings - CFP 1480 (1450)	540	
1480	1450	6/28/2024	Check: 0000014514	Western Slope Tree Services, I	Tree trimming #2 trees - PHA 232 Dodge - CFP 1480 (1450)	1,080.00	
1480	1460	6/28/2024	EFT	Home Depot	Medicine cabinet - PHA 10 Columbine - CFP 1480 (1460)	139.00	
Total							191,155.40



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1430 Fees and Costs	2,750.00
1450 Site Improvement	91,870.37
1460 Dwelling Structures	93,775.66
1465 Dwelling Equipment	2,369.89
1475 Non-Dwelling Structures	389.48
<b>2023 CFP Grant Total</b>	<b>- 1480</b>

1460 Operations

17,527.00  
208,682.40  
expended as of 6/30/24

Legend:

- 1408 Management Improvement
- 1410 Administration
- 1430 Fees and Costs
- 1450 Site Improvement
- 1460 Dwelling Structures
- 1465 Dwelling Equipment
- 1470 Non-Dwelling Structures
- 1475 Non-Dwelling Equipment



Part III: Implementation Schedule for Capital Funds Financing Program					
PHA Name:				Federal FFY of Grant:	
Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
N/A					

<sup>1</sup> Obligation and expenditure end date can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.