

Streamlined Annual PHA Plan (High Performer PHAs)

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

OMB No. 2577-0226
Expires 09/30/2027

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. The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small 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 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, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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.

A.	PHA Information.																		
A.1	PHA Name: <u>Housing Authority of the County of Franklin</u> PHA Code: <u>PA034</u> PHA Type: ☒ High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/2025</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>366</u> Number of Housing Choice Vouchers (HCVs) <u>391</u> Total Combined <u>757</u> PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual 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 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. How the public can access this PHA Plan: Proposed PHA Plan, Plan Elements, and public hearing information are located in the reception area of both offices for public inspection. PHA policies are included in the Public Housing ACOP and Section 8 Admin Plan. ACOP and Admin Plan are located in the reception area of both offices. Complete PHA Plan, ACOP, and Admin Plan are also posted on FCHA website. A copy of the PHA plan has been provided to resident council. ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
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				PH	HCV														

B.	Plan Elements
B.1	Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA since its last Annual 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. ☐ ☒ Safety and Crime Prevention. ☐ ☒ Pet Policy. ☐ ☒ Substantial Deviation. ☐ ☒ Significant Amendment/Modification (b) If the PHA answered yes for any element, describe the revisions for each element below: Rent Determination. Rent Determination a. Public Housing Program i. Amended Admission and Continued Occupancy Policy as needed to comply with regulations ii. Fair Market Rent (FMR) was completed to adjust flat rent amounts accordingly b. Section 8 Program i. Amended Admin Plan as needed to comply with regulations ii. Payment Standards were increased to help with utilization of the program (c) The PHA must submit its Deconcentration Policy for Field Office Review.
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 Rental Assistance or Project-Based Vouchers 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 Plan. Units with Approved Vacancies for Modernization. Replacement of drywall and insulation for units that have signs of mold/asbestos/moisture through this fiscal year.
B.3	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan. All goals are continuous and making progress. A few updates on the following goals from the PHA 5-year: 1. Collaborate with South Central Community Action Program, Franklin County Community Access Center, Waynesboro Community Human Services, and local community partners to provide services to our residents/participants. 2. Continually rehabbing the current facilities to improve the physical conditions. 3. FCHA has developed strong Resident Councils at our two locations that meet regularly and are actively engaged in program and service provision. 4. Section 8 will continue to expand the supply of assisted housing by applying for additional rental vouchers as funding of the program permits. 5. The Section 8 department continues to work with landlords throughout the county to bring more awareness and opportunities to participants in the program. Utilization of the local A Way Home meetings is ensuring we have a growing partnership with the Section 8 landlords. FCHA intends to hold landlord summits and update landlord guides for increased landlord engagement. 6. Offer a variety of housing options to participants in the Section 8 program; to include allocation of up to 20% of vouchers in the Project Based Voucher program. 7. FCHA will maintain current PBV and look for other voucher opportunities. We will continue local partnership with Tuscarora Managed Care Alliance for an additional 9 vouchers- Bridge Rental Assistance Subsidy Vouchers.
B.4.	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. See HUD 50075.2 approved by HUD on 06/20/2024.
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y ☐ N ☒ (b) If yes, please describe:

C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y ☒ N ☐ (b) 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.
C.2	Certification by State or Local Officials. <u>Form HUD-50077-SL</u> , <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.
C.3	Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. <i>Form 50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Challenged Elements. 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. (a) Did the public challenge any elements of the Plan? Y ☐ N ☒ If yes, include Challenged Elements.
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	Affirmatively Furthering Fair Housing. 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.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. 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.

Public reporting burden for this information collection is estimated to average 7.02 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: PA034-Housing Authority of the County of Franklin Form HUD-50075-HP (Form ID - 2317) printed by Lisa Bryan in HUD Secure Systems/Public Housing Portal at 08/29/2025 11:12AM EST

All chapters have been updated to remove ``fax" as an option for communication and third-party verifications.

Chapter 6

1. Income

- 6-I.H. Periodic Payments [Notice PIH 2023-27] Added: In order to verify that payments are not being made, the PHA will review child support payments over the last three months. If no payments have been made in the past three months and there are no lump sums, the PHA will not include alimony or child support in annual income.

All chapters have been updated to include NSPIRE where applicable and revision to discontinue calling inspections NSPIRE standards, instead housing quality. Quality Control Standards revised to Supervisory Control Standards.

No changes to Chapters 1-2, 4-5, 13, 15-16, 18

New Chapter: HOTMA 102/104 Appendix to the Administrative Plan

Chapter 3

1. Definition of Family, Foster Children/Adults, Family Consent to Release Information and Restriction on Assistance Based on Assets
 - Updated: definition of family.

Chapters 6, 7, 8, 11 A&B versions upon HOTMA Compliance

- Updated for HOTMA Compliance

Chapter 6

1. Upon PHA implementation of HOTMA 102/104: Annual Income
 - Updated: All amounts not specifically excluded in 24 CFR 5.609(b), received from all sources by each member of the family who is 18 years of age or older or is the head of household, spouse or co-head, plus unearned income by or on behalf of each dependent who is under 18 years of age.
 - Asset Limitation = \$103,000

Chapter 11

1. Step 1: The PHA determines annual income for the previous 12-month period by reviewing the following information:
 - The EIV Income Report pulled within 120 days of the effective date of the annual reexamination;
 - The income reported on the most recent HUD—50058; and
 - The amount of prior-year income reported by the family on the PHA's annual reexamination paperwork.
2. Step 2: The PHA takes into consideration any interim reexamination of family income completed since the last annual reexamination.
 - If there was an interim reexamination performed within the last reexamination cycle and there are no additional change, the PHA must use the annual income from the interim to determine the family's total annual income. The PHA may use verification obtained from the interim for this step.
 - If the PHA did not perform an interim or there have been changes since the last reexamination, the PHA moves to Step 3.
3. Step 3: If there were changes in annual income not processed by the PHA since the last reexamination, the PHA must use current income. The family will be required to report their income for the prior year and whether there have been permanent changes.

Chapter 12

1. Mandatory Termination Assistance, Mandatory Policies and Other Authorized Terminations, Asset Limitation
 - Added: Revocation of Consent

Chapter 14

1. PHA Caused Errors or Program Abuse, De Minimis Errors
 - Updated for HOTMA Compliance

Chapter 19

1. Added: Special Purpose Vouchers

- The PHA will establish a separate waiting list for the Mainstream program.
- All PHA policies on opening, closing, and updating the waiting list in Chapter 4 will also apply to the Mainstream waiting list.

Glossary Changes

1. The following definitions are applicable upon the PHA's implementation of HOTMA 102/104:

- Annual income (revised)
- Day laborer
- De minimis error
- Earned income
- Family (revised)
- Foster child
- Foster adult
- Independent contractor
- Inflationary index
- Net family assets (revised)
- Real property
- Seasonal worker
- Unearned income

Public Housing Resident Advisory Board Meeting
Online through Zoom
December 5, 2024 5:00 p.m.

FCHA Staff in Attendance

1. Christine Fogle
2. Diana Onativia
3. Robert Barrick
4. Amanda Keefer
5. Daniel Myers

Tenants in Attendance

1. Michael Wessell

Robert Barrick Presentation:

Capital Fund

1. Total Capital Funds available for 2024 was \$1,197,279.00.
2. 2024 Upcoming Projects
 - Security cameras across all AMPs.
 - Site lighting in AMP3.
 - Smoke/CO detector replacement for all AMPs.
 - Begin the process of taking the 2024 items through the necessary steps to begin work.

Questions from Residents:

- No questions from Michael Wessell regarding upcoming projects. Michael asked about current UGI project. Robert stated it should be completed next week. Michael noted he is concerned about lighting and dark spots along the property.

Diana Onativia Presentation:

2025 Public Housing Lease and ACOP

1. ACOP changes on separate sheet.

No changes to Pet/Assistance Animal Policy

No changes to Lease Part 2

Lease Part 1

1. Termination of the Lease
 - Failure to pay the rent in full by the 16th of the month shall be reason for the Authority to issue a Proposed Termination Notice. **Four late payments within a 12-month period shall constitute a repeated late payment and a lease violation will be issued;**

Christine Fogle Presentation:

2025 Public Housing Handbook

1. Maintenance Costs
 - Updated: Increase charge from \$30 to \$35 per labor hour.
2. Page 6 Utilities
 - Added: Heat must be kept on during the winter months or when outside temperatures are below 32 degrees.
3. Page 7 Yard Regulations
 - Added: No fireworks of any kind. Sparklers are permitted outside ONLY.

- Pavers, gravel, stones, mulch, fencing, or other landscaping materials are **only** permitted around the perimeter of your individual dwelling. These materials cannot be placed away from the building or in the yard.
 - Flowers and vegetation are permitted in the flowerbed area only.
4. Page 8 Indoors
- Added: Windows, doors, hallways, or stairwells cannot be blocked by personal items. At least one window must be accessible in each room.
 - Personal items, utensils, pots/pans, cutting boards, or décor cannot be stored on top of stoves.
5. Page 12 Security Deposit
- Edited: You must provide the office with your forwarding address in order to receive your refund.

Questions from Residents

- Michael asked about heat; keeps heat inside unit above 63. Christine stated that it was ok as long as temperature in unit stays warm to avoid freezing pipes.

Open Forum

- Michael discussed issues with people driving through the property connecting the alleys. Safety issues. Four-wheeler on property. Security cameras will help, but considered trees, bushes, posts, etc. to deter that behavior. Reminded us about privacy beside unit.

Closed meeting at 5:20 p.m.

Section 8 Resident Advisory Board Meeting
Online through Zoom
December 5, 2024 5:30 p.m.

FCHA Staff in Attendance

1. Amanda Keefer
2. Becca Shaw
3. Daniel Myers

Residents in Attendance

1. Barbara Jonassaint
2. Kathryn Freese

Amanda Presentation:

Admin Plan

1. Changes on separate sheet.

Questions from Residents

- This was Kathryn Freese's first time joining a RAB meeting and she wanted to observe.
- Barbara Jonassaint asked how to complete annual packet if application changes or Admin Plan changes do not apply to them.
- Amanda Keefer thanked residents for their interest. She stated that all participants will receive detailed information of meeting minutes and changes that apply to them. They do not have to do anything with the changes that do not apply. Keefer suggested adding NA if change in process does not affect the lease agreement. Guidance to be provided and they can ask for assistance with the packet from Section 8 department.

Open Forum

- No new comments.

Closed meeting at 5:45 p.m.

**Certification of Compliance with PHA Plan
and Related Regulations
(Standard, Troubled, HCV-Only, and High
Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 09/30/2027

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 04/2025, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair

housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

8. For PHA Plans that include a policy for site-based waiting lists:

- The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
- Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
- The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
- The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).

9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.

10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.

20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

**Housing Authority of the County of
Franklin**

PA034

PHA Name

PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year 2025

☐ 5-Year PHA Plan for Fiscal Years 20__ - 20__

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802)

Name of Executive Director **MR Daniel Myers**

Name Board Chairman

John Flannery

Signature

[Signature]

Date 1/6/25

Signature

[Signature]

Date 1/6/2025

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Form identification: PA034-Housing Authority of the County of Franklin form HUD-50077-ST-HCV-HP (Form ID - 746) for CY 2025 printed by Lisa Bryan in HUD Secure Systems/Public Housing Portal at 01/02/2025 09:47AM EST

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 06/20/2024

Approved By: OLORUNYOMI, FUNSO

10/31/2026

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274

Part I: Summary

PHA Name : Housing Authority of the County of Franklin

Locality (City/County & State)

☒ Original 5-Year Plan

☐ Revised 5-Year Plan (Revision No:)

PHA Number: PA034

A.	Development Number and Name	Work Statement for Year 1 2024	Work Statement for Year 2 2025	Work Statement for Year 3 2026	Work Statement for Year 4 2027	Work Statement for Year 5 2028
	AMP3 (PA034000300)	\$140,000.00	\$663,707.75	\$105,625.00	\$373,250.00	\$235,000.00
	AMP1 (PA034000100)	\$140,000.00	\$133,707.75	\$80,625.00	\$173,250.00	\$235,000.00
	AMP4 (PA034000400)	\$422,840.00	\$78,957.75	\$483,179.00	\$453,250.00	\$360,000.00
	AUTHORITY-WIDE	\$237,960.00	\$237,960.00	\$287,960.00		
	AMP2 (PA034000200)	\$252,491.00	\$78,957.75	\$235,902.00	\$193,541.00	\$363,291.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

2577-0274

10/31/2026

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0032	Administration/Administration (1410)-Other:Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration fees for Public Housing Services.		\$97,960.00
ID0033	Operations/Operations (1406)	Operations Fees for Public Housing.		\$90,000.00
ID0034	Architectural and Engineering/Contract Administration (1480)-Other Fees and Costs)	Architectural and Engineering fees for Public Housing services.		\$50,000.00
	AMP3 (PA034000300)			\$140,000.00
ID0041	Replace Sidewalks(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Storm Drainage,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscape)	Replace sidewalks to address REAC concerns in the Elder Section.		\$100,000.00
ID0093	Exterior Doors(Dwelling Unit-Exterior (1480)-Exterior Doors,Non-Dwelling Exterior (1480)-Doors)	replace exterior doors and frames on exterior of buildings		\$10,000.00
ID0152	Bath fans/lights(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Electrical)	replace and install bathroom ceiling fans/lights		\$10,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
10/31/2026

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 1		2024		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0153	Bath fans/lights(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	replace and install bathroom ceiling fans/lights		\$10,000.00
ID0157	Refrigerators(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Shop)	replace refrigerators in all units, offices, shops		\$10,000.00
ID0161	Replace Windows (Dwelling Unit-Interior (1480)-Interior Painting (non routine),Non-Dwelling Interior (1480)-Administrative Building,Dwelling Unit-Exterior (1480)-Windows)	replace exterior windows, trim, frames, sills,		\$10,000.00
	AMP2 (PA034000200)			\$252,491.00
ID0051	Replace Sidewalks(Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Storm Drainage,Non-Dwelling Exterior (1480)-Foundation,Dwelling Unit-Site Work (1480)-Asphalt- Concrete - Paving,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscape)	Replace sidewalks to address REAC concerns in the Family Section.		\$212,491.00
ID0092	Exterior Doors(Dwelling Unit-Exterior (1480)-Exterior Doors,Non-Dwelling Exterior (1480)-Doors)	replace exterior doors and frames on exterior of buildings		\$10,000.00
ID0151	Bath fans/lights(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	replace and install bathroom ceiling fans/lights		\$10,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
10/31/2026

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AMP3 (PA034000300)			\$663,707.75
ID0069	Replace Gas Ranges(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Plumbing)	Replace gas ranges in 59 Elderly apartment units.		\$80,000.00
ID0037	Door Replacement(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)-Other)	We are in need of interior door replacement in our 59 Elderly units. This would consist of a bedroom, bathroom, pantry and closet doors per unit with like materials and hardware.		\$100,000.00
ID0056	Exterior Painting(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Site Work (1480)-Signage,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Exterior Doors)	We are in need to hire a contractor to paint all paintable items on exterior of units and common areas, doors, windows, trim, clothes line, sign poles.		\$50,000.00
ID0095	sign lighting(Dwelling Unit-Site Work (1480)-Lighting,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction (1480)-Community Building,Non-Dwelling Building,Non-Dwelling Construction-New Construction (1480)-Community Building,Non-Dwelling Construction-New Construction (1480)-Laundry Areas,Non-Dwelling Construction-New Construction (1480)-Shop,Non-Dwelling Construction-New Construction (1480)-Storage Area,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Security,Dwelling Unit-Exterior (1480)-Exterior Lighting,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Site Work (1480)-Lighting)	replace existing outdoor lighting with new LED and add where needed		\$33,707.75
ID0096	Office Building upgrade(Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment, System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Security-Fire Alarm,Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection,Non-Dwelling Construction - Mechanical (1480)-Water Distribution,Non-Dwelling Construction-New Construction (1480)-Administrative Building,Non-Dwelling Construction-New Construction (1480)-Shop,Non-Dwelling Construction-New Construction (1480)-Storage Area,Non-Dwelling Exterior (1480)-Doors,	remodel of existing office/shop with the addition of storage area, expand office area to create a community room to better serve the 59 elderly units.		\$400,000.00

Capital Fund Program - Five-Year Action Plan

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

2577-0274
10/31/2026

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 2		2025		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0013	Fence Replacement(Dwelling Unit-Site Work (1480)-Fence Painting,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Other)	FCHA has a need to replace chain link fencing; the replacement will be with like materials at our family development. Approximately 1500 feet.		\$45,250.00
ID0105	sight lighting(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Site Work (1480)-Lighting,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution,Non-Dwelling Construction-New Construction (1480)-Administrative Building,Non-Dwelling Construction-New Construction (1480)-Community Building,Non-Dwelling Construction-New Construction (1480)-Laundry Areas,Non-Dwelling Construction-New Construction (1480)-Shop,Non-Dwelling Construction-New Construction (1480)-Storage Area,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Site Work (1480)-Landscape,AUTHORITY-WIDE (NAWASD)	replace existing outdoor lighting with new LED and add where needed		\$33,707.75
ID0022	Administration(Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration fees for Public Housing Services.		\$97,960.00
ID0024	Operations(Operations (1406))	Operations Fees for Public Housing.		\$90,000.00
ID0025	Architectural and Engineering(Contract Administration (1480)-Other Fees and Costs)	Architectural and Engineering fees for Public Housing services.		\$50,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
10/31/2026

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AMP2 (PA034000200)			\$235,902.00
ID0017	Replace Storm Doors(Dwelling Unit-Exterior (1480)- Exterior Doors,Dwelling Unit-Exterior (1480)- Other)	AMP 2 Family has 292 storm doors to replace. The materials will likely be aluminum and white in color but still have a like appearance.		\$148,000.00
ID0063	Roofing, Soffit and Siding(Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)- Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)- Soffits,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Site Work (1480)- Signage)	replace shingles, siding, soffit, fascia, and face boards and plywood underlayment as needed, replace mail boxes and addresses numbers per unit		\$32,277.00
ID0070	Expanding Parking Areas(Dwelling Unit-Exterior (1480)- Landings and Railings,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Exterior (1480)-Carports -Surface Garage)	Expand current parking areas in Amp 4 family development, and landscaping needed to allow expansion. Modification to sidewalks and curbs to accommodate more parking		\$50,000.00
ID0100	security cameras,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements)	install security cameras through out each amp for safety of the tenants and public		\$5,625.00
	AMP4 (PA034000400)			\$483,179.00
ID0059	Expanding Parking Areas(Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Pedestrian paving,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Expand current parking areas in Amp 4 family development, and landscaping needed to allow expansion. Modification to sidewalks and curbs to accommodate more parking		\$53,645.00

Capital Fund Program - Five-Year Action Plan

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

2577-0274
10/31/2026

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 3		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0061	Roofing, Soffit and Siding(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Exterior (1480)-Soffits,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Site Work (1480)-Signage)	replace shingles, siding, soffit, fascia, and face boards and plywood underlayment as needed, replace mail boxes and addresses numbers per unit		\$50,000.00
ID0083	Plumbing Replacement(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Sanitary drain and vent replacement, Fixture replacement,(shower, sink, toilet) and water delivery replacement, Replacement of copper and cast iron piping in 99 elderly units.		\$25,000.00
ID0099	security cameras(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-System Improvements)	install security cameras through out each amp for safety of the tenants and public		\$5,625.00
	AUTHORITY-WIDE (NAWASD)			\$287,960.00
ID0071	Administration/Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	Administration fees for Public Housing Services.		\$97,960.00
ID0072	Operations(Operations (1406))	Operations Fees for Public Housing.		\$90,000.00
ID0073	Architectural and Engineering(Contract Administration (1480)-Other Fees and Costs)	Architectural and Engineering fees for Public Housing services.		\$50,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
10/31/2026

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 4		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AMP1 (PA034000100)			\$173,250.00
ID0107	Concrete work on porches(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscape,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscape)	repair concrete foundations, steps, thresholds, and sidewalks to front and rear porches		\$50,000.00
ID0114	Tree trimming(Non-Dwelling Site Work (1480)-Landscape)	trimming, removal, replanting, trees and shrubs.		\$25,000.00
ID0117	Replace Gas Ranges(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Plumbing)	Replace gas ranges in 99 Elderly apartment units.		\$80,000.00
ID0137	C/O detector replacement(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Shop)	replace existing detectors and install in new locations in all units, common areas, office space		\$8,250.00
ID0141	Water Heater(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Shop)	replace all water heaters in all units, laundry units, offices, and shops		\$10,000.00
	AMP2 (PA034000200)			\$193,541.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
10/31/2026

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 4		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0109	Concrete work on porches(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Stairwells - Fire Escapes,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscaping,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Landings and Railings,Non-Dwelling Exterior (1480)-Stairwells and Fire Escapes,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Landscaping)	repair concrete foundations, steps, thresholds, and sidewalks to front and rear porches		\$50,000.00
ID0112	gas meter installation (Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Landscaping,Dwelling Unit-Site Work (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Construction - Mechanical (1480)-Other,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other	replace gas meter with individual gas meters to buildings and replace existing gas pipe in unit.		\$80,000.00
ID0113	Electrical components(Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Site Work (1480)-Electric Distribution,Dwelling Unit-Site Work (1480)-Lighting,Non-Dwelling Construction - Mechanical (1480)-Electric Distribution)	replacement of wiring, circuit breakers, disconnects, weather heads, devices, electric service, panel boxes.		\$200,000.00
ID0139	C/O detector replacement(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Community Building,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Shop)	replace existing detectors and install in new locations in all units, common areas, office space		\$8,250.00
ID0143	Water Heater(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Shop)	replace all water heaters in all units, laundry units, offices, and shops		\$10,000.00
ID0147	install HVAC system (Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Shop,Non-Dwelling Interior (1480)-Storage Area)	install HVAC system Amp 3 shop		\$25,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
10/31/2026

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 4		2027		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0144	Water Heater/Dwelling Unit-Interior (1480)-Appliances/Dwelling Unit-Interior (1480)-Mechanical/Dwelling Unit-Interior (1480)-Other/Dwelling Unit-Interior (1480)-Plumbing/Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters/Non-Dwelling Interior (1480)-Appliances/Non-Dwelling Interior (1480)-Common Area Bathrooms/Non-Dwelling Interior (1480)-Laundry Areas/Non-Dwelling Interior (1480)-Mechanical/Non-Dwelling Interior (1480)-Plumbing/Non-Dwelling Interior (1480)-Shop	replace all water heaters in all units, laundry units, offices, and shops		\$10,000.00
ID0146	Tree trimming/Non-Dwelling Interior (1480)-Landscape	trimming, removal, replanting, trees and shrubs,		\$25,000.00
Subtotal of Estimated Cost				\$1,193,291.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
10/31/2026

Part II: Supporting Pages - Physical Needs Work Statements (s)

Work Statement for Year 5		2028		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0126	Door Replacement(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)-Other)	We are in need of interior door replacement. This would consist of a bedroom, bathroom partry and closer doors per unit with like materials and hardware.		\$100,000.00
ID0130	replace hydronic heat lines and covers(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other, Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters)	replace hydronic heat lines and covers		\$100,000.00
ID0134	replace A/C(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	replace wall mounted A/C units		\$38,291.00
	A.M.P.3 (PA034000300)			\$235,000.00
ID0122	kitchen remodel(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)	replace cabinets, counter tops, sinks, faucets, plumbing, vents, fixtures		\$100,000.00
ID0131	replace hydronic heat lines and covers(Dwelling Unit-Interior (1480)-Other,Non-Dwelling Construction - Mechanical (1480)-Central Boiler,Non-Dwelling Construction - Mechanical (1480)-Heating Equipment - System,Non-Dwelling Construction - Mechanical (1480)-Hot Water Heaters,Dwelling Unit-Interior (1480)-Mechanical)	replace hydronic heat lines and covers		\$100,000.00
ID0135	replace A/C(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	replace wall mounted A/C units		\$35,000.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
10/31/2026

Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 1 2024	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration/Administration (1410)-Other,Administration (1410)-Salaries,Administration (1410)-Sundry)	\$97,960.00
Operations/Operations (1406))	\$90,000.00
Architectural and Engineering/Contract Administration (1480)-Other Fees and Costs)	\$50,000.00
Subtotal of Estimated Cost	\$237,960.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
10/31/2026

Part III: Supporting Pages - Management Needs Work Statements (s)

Work Statement for Year 3 2026	
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration/Administration (1410)-Other, Administration (1410)-Salaries, Administration (1410)-Sundry/	\$97,960.00
Operations(Operations (1406))	\$90,000.00
Architectural and Engineering(Contract Administration (1480)-Other Fees and Costs)	\$50,000.00
Green Physical Needs Assessment (Contract Administration (1480)-Audit)	\$50,000.00
Subtotal of Estimated Cost	\$287,960.00

FRANKLIN COUNTY HOUSING AUTHORITY



Your Home – Our Foundation

Franklin County Housing Authority- Public Housing

Notice of Occupancy Rights under the Violence Against Women Act¹

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.² The U.S. Department of Housing and Urban Development (HUD) is the Federal agency that oversees that Franklin County Housing Authority- Public Housing Department is 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.”

Despite the name of this law, VAWA protection is available regardless of sex, gender identity, or sexual orientation. 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.

Our Mission – “Providing homes that build hope and create neighborhoods”

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Toll Free: (800) 370-8288 • www.fcha.net

Protections for Applicants

If you otherwise qualify for assistance under Public Housing, 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 Public Housing, 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 Public Housing 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

HP 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 HP chooses to remove the abuser or perpetrator, HP 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, HP 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, HP must follow Federal, State, and local eviction procedures. In order to divide a lease, HP 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, HP 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, HP 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.

HP 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.

HP's emergency transfer plan provides further information on emergency transfers, and HP 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

HP 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 HP must be in writing, and HP 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. HP 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 HP as documentation. It is your choice which of the following to submit if HP 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 HP 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 HP has agreed to accept.

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

If HP 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), HP 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, HP does not have to provide you with the protections contained in this notice.

Confidentiality

HP 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.

HP must not allow any individual administering assistance or other services on behalf of HP (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.

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

- You give written permission to HP to release the information on a time limited basis.
- HP 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 HP or your landlord to release the information.

VAWA does not limit HP'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, HP 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 HP 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 HP can demonstrate the above, HP 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 a covered housing provider's violations of these rights and seek additional assistance, if needed, by contacting or filing a complaint with Daniel Myers, 717-263-4200 ext. 108 or the Philadelphia HUD Office at 215-656-0500.

For Additional Information

You may view a copy of HUD's final VAWA rule at <https://www.gpo.gov/fdsys/pkg/FR-2013-08-06/pdf/2013-18920.pdf>

Additionally, HP 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 Public Housing Department at 717-263-4200 ext 322.

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 Women in Need at (717) 264-3056.

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, you may contact Women in Need at (717) 264-3056.

Victims of stalking seeking help may contact Women in Need at (717) 264-3056.

Attachment: Certification form HUD-5382

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Myers', with a horizontal line extending to the right.

Daniel Myers
Executive Director

**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

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.