

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

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004

Annual Plan for Fiscal Year 2000

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Paragould Housing Authority

PHA Number: AR 121

PHA Fiscal Year Beginning: (mm/yyyy) 04/2000

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- XX** Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- XX** Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- XX** Main business office of the PHA
- PHA development management offices
- Other (list below)

5-Year Plan PHA Fiscal Years 2000 - 2004

[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

XX The PHA's mission is: (state mission here)

The Paragould Housing Authority's mission is to promote and provide adequate and affordable housing that is safe and sanitary; to promote economic opportunity; and to promote and provide a suitable living environment free from discrimination.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAs are strongly encouraged to identify quantifiable measures of success in reaching their objectives over the course of the 5 Years.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

PHA Goal: Expand the supply of assisted housing
Objectives:

XX Apply for additional rental vouchers:

The Paragould Housing Authority will expand the supply of assisted housing by applying for additional vouchers, such as special vouchers for elderly, handicapped, and/or disabled families, when available. We hope to acquire at least 25 new vouchers by 2004 fiscal year end.

XX Reduce public housing vacancies:

The Paragould housing Authority will reduce public housing vacancies by providing incentives to encourage working families to remain in our development.

Leverage private or other public funds to create additional housing opportunities:

XX Acquire or build units or developments

The Paragould Housing Authority is researching the possibility and feasibility of purchasing, building, and/or managing more units.

Other (list below)

PHA Goal: Improve the quality of assisted housing

Objectives:

XX Improve public housing management: (PHAS score)

The PHA will strive to continue to maintain our accomplishment as a high-performing agency with a score of 100%.

XX Improve voucher management: (SEMAP score)

The PHA will strive to obtain the highest possible SEMAP score

XX Increase customer satisfaction:

The Paragould Housing Authority will conduct surveys at least annually to allow our clients to offer feedback about our programs and to offer suggestions for improvements. if possible, this feedback will be used in future plans.

XX Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

The PHA will concentrate efforts to improve specific management functions such as voucher management, voucher unit inspections, and public housing inspections.

XX Renovate or modernize public housing units:

The PHA will continue renovation/modernization of public housing units. Plans have been made to put new roofs on units in the Pecan Grove development. Plans have also been made to install GFI plugs, dryer plugs, and new door locks. sidewalks will be replaced or repaired as necessary. willow trees that are contributing to drainage problems will be removed. A termite contract is being pursued for both developments. Carpet will be replaced in the Mini-Rise units. other improvements will be made as deemed necessary by the PHA.

Demolish or dispose of obsolete public housing:

Provide replacement public housing:

Provide replacement vouchers:

Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

XX Provide voucher mobility counseling:

XX Conduct outreach efforts to potential voucher landlords

The PHA will encourage new voucher holders to seek units owned by landlords not presently on our landlord list. We will invite potential landlords to conferences to learn about the Section 8 program. Printed “landlord packets” will be available when potential landlords come to our office seeking information about the program.

XX Increase voucher payment standards

The PHA will review our payment standards at least annually and increasing as necessary to allow our clients to find affordable housing.

XX Implement voucher homeownership program:

Section 8 assisted families will be allowed to continue lease-purchase agreements. A study will be conducted to gauge interest in other homeownership programs. If enough interest is expressed, we will attempt to implement these programs.

Implement public housing or other homeownership programs:

Implement public housing site-based waiting lists:

Convert public housing to vouchers:

XX Other: (list below)

The HUD required conversion assessment will be conducted by the Paragould Housing Authority before the deadline of 10/01/2001.

The PHA will conduct a study to gauge interest in the Homeownership program for Public Housing. If enough interest is expressed, we will attempt to implement these programs.

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

Objectives:

Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:

XX Implement public housing security improvements:

The PHA will continue to implement public housing security measures such as strict applicant screening processes, a neighborhood watch, a

resident police officer, and security personnel.

Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

XX Other: (list below)

The Paragould Housing Authority will continue income-mixing in our developments and avoid a concentration of one level of income in any area of our developments.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

XX Increase the number and percentage of employed persons in assisted families:

The PHA would like to see an increase of at least 5% in the number and percentage of employed persons in assisted families by the 2004 fiscal year end.

XX Provide or attract supportive services to improve assistance recipients' employability:

The Paragould Housing Authority will make a cooperative effort with local agencies, such as the Department of Human Services, the job Training Program (J.T.P.A.), and temporary employment agencies, to help assisted families gain employment.

XX Provide or attract supportive services to increase independence for the elderly or families with disabilities.

XX Other: (list below)

Residents and families with Section 8 tenant-based assistance have suggested that the PHA work toward helping provide child care and developing seminars to help assisted family members develop job search skills. During the next 5 fiscal year periods, the PHA will study these suggestions, develop them, and implement to the extent possible.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- XX** Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- XX** Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- XX** Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan PHA Fiscal Year 2000

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- XX High Performing PHA**
- XX Small Agency (<250 Public Housing Units)
Administering Section 8 Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

Since its creation, the Paragould Housing Authority has set goals. Many of these goals have been reached, but some have yet to be achieved. The recent enactment of the Quality Housing and Work Responsibility Act (QHWRA) has made many changes in public housing and tenant-based assistance. These changes have been incorporated into our policies and into our short-term and long-term goals. These goals and strategies to obtain the goals are addressed in the Five year Plan and fiscal year 2000 Annual Plan of the Paragould Housing Authority that will be submitted to HUD.

Because our agency is a high-performer, as well as a small housing authority, the Paragould Housing Authority will submit a streamlined plan to HUD. Supporting documents for all plan components that pertain to our agency will allow our clients to offer feedback about our programs and to offer suggestions for improvement. if possible, this feedback will be used in future plans.

The Paragould Housing Authority has plans to improve our present public housing units. Our plans include putting new roofs on units in the Pecan Grove development. Plans have also been made to install GFI plugs, dryer plugs and new door locks in this development. Sidewalks will be replaced or repaired. For some time, drainage has been a problem in the Pecan Grove development. Much of the drainage problem has been contributed by the roots of willow trees that are growing into the lines. These trees will be removed from the development. We are pursuing a termite contract for both developments. Units with brick damage will be repaired. units with damaged tile will receive new tile. The Mini-rise development has had several improvements in the past three years. Plans have been made to replace carpet in the units in the mini-rise development. Other improvements and/or updates will be made as deemed necessary by the PHA from 4/01/2000 thru 3/31/2004. Funds for these improvements will come from CIAP grants. An upgraded preventive maintenance plan has been implemented at both developments.

To accomplish the PHAs goal of increasing assisted housing choices, the Paragould Housing Authority Section 8 staff will provide voucher mobility counseling. Outreach efforts to potential landlords will be conducted. New voucher holders are encouraged to seek units owned by landlords that do not have units on the Section 8 program. Potential landlords will be invited to meeting to learn about the Section 8 tenant-based assistance program. Printed "landlord packets" will be available when potential landlords come to the PHA office seeking information. voucher payment standards will be kept at a level necessary to allow PHA clients to find affordable housing. A study will be conducted to gauge interest in the homeownership programs for public housing residents. If enough interest is expressed, the PHA will attempt to implement this program. Four families receiving Section 8 tenant-based assistance are currently participating in the homeownership program with lease-purchase agreements. Several other families have also expressed an interest in this program. We will encourage this

homeownership option and will research other options available through the Section 8 Homeownership Program.

In order to improve community quality of life and economic vitality, the Paragould Housing Authority will provide an improved living environment. The PHA will continue to implement public housing security measures such as strict applicant screening processes, a neighborhood watch, a resident police officer, and security personnel. The PHA will continue income-mixing in our developments and avoid a concentration of one level of income in any area of our development.

Resident participation is encouraged by our agency. Each public housing development will have an active Resident Council. An Advisory Council of Pecan Grove residents, mini-Rise residents, and Section 8 program participants will offer input for our grant program(s), annual plans, and other PHA operations. One position on the board of commissioners will be reserved for a public housing resident or a section 8 program participant.

To reach our goal to promote self-sufficiency and asset development of families and individuals in assisted households, the PHA would like to see a substantial increase in the number or percentage of employed persons in assisted families by 2004 fiscal year end. The PHA will work to provide or attract supportive services to improve assistance recipients' employability and to increase independence for the elderly or families with disabilities. The PHA will make a cooperative effort with local agencies, such as the Department of Human Services, the Job Training Program (J.T.P.A.), and temporary employment agencies, to help assisted families gain employment. Residents and families with Section 8 tenant-based assistance have suggested GED/adult literacy classes, child care provision, and seminars to help develop job search skills.

To ensure equal opportunity and affirmatively further fair housing for all Americans, the PHA will take affirmative measures to ensure access to assisted housing, regardless of race, color, religion, national origin, sex, familial status, and/or disability. The PHA will also take affirmative measures to provide a suitable living environment for families living in assisted housing, and to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **separate** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- XX** Admissions Policy for Deconcentration
- XX** FY 2000 Capital Fund Program Annual Statement
Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2000 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review

Applicable & On Display Supporting Document	Applicable Plan Component
XX PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations and Annual Plans	5 Year
XX State/Local Government Certification of Consistency with the Consolidated Plan and Annual Plans	5 Year
XX Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
XX Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
XX Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
XX Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
XX Public Housing Deconcentration and Income Mixing Documentation: 1.PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2.Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
XX Public housing rent determination policies, including the methodology for setting public housing flat rents check here if included in the public housing A & O Policy	XX Annual Plan: Rent Determination
XX Schedule of flat rents offered at each public housing development check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
XX Section 8 rent determination (payment standard) policies check here if included in Section 8 Administrative Plan	XX Annual Plan: Rent Determination
XX Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
XX Public housing grievance procedures	XX check here if included in the public housing A & O Policy Annual Plan: Grievance Procedures
XX Section 8 informal review and hearing procedures	XX check here if included in Section 8 Administrative Plan Annual Plan: Grievance Procedures
XX The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
XX Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs

Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing Annual Plan: Capital Needs

Approved or submitted applications for demolition and/or disposition of public housing Annual Plan: Demolition and Disposition

Approved or submitted applications for designation of public housing (Designated Housing Plans) Annual Plan: Designation of Public Housing

Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act Annual Plan: Conversion of Public Housing

Approved or submitted public housing homeownership programs/plans Annual Plan: Homeownership

XX Policies governing any Section 8 Homeownership program check here if included in the Section 8 Administrative Plan **XX** Annual Plan: Homeownership

Any cooperative agreement between the PHA and the TANF agency Annual Plan: Community Service & Self-Sufficiency

FSS Action Plan/s for public housing and/or Section 8 Annual Plan: Community Service & Self-Sufficiency

Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports Annual Plan: Community Service & Self-Sufficiency

The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan) Annual Plan: Safety and Crime Prevention

XX The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings

Annual Plan: Annual Audit

Troubled PHAs: MOA/Recovery Plan Troubled PHAs

Other supporting documents (optional) (list individually; use as many lines as necessary) (specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type

Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	3095	NA	NA	NA	NA	NA	NA
Income >30% but	1724	NA	NA	NA	NA	NA	NA

<=50%
of AMI

Income >50% but <80% of AMI	3001	NA	NA	NA	NA	NA	NA
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Elderly	1134	NA	NA	NA	NA	NA	NA
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Families with Disabilities	1030	NA	NA	NA	NA	NA	NA
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Race/Ethnicity CODE 1	2918	NA	NA	NA	NA	NA	NA
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Race/Ethnicity CODE 2	20	NA	NA	NA	NA	NA	NA
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Race/Ethnicity CODE 3	79	NA	NA	NA	NA	NA	NA
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Race/Ethnicity CODE 4	41	NA	NA	NA	NA	NA	NA
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What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

Consolidated Plan of the Jurisdiction/s

Indicate year:

U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset

American Housing Survey data

Indicate year:

Other housing market study

Indicate year:

XX Other sources: (list and indicate year of information)

Census report for Paragould\Greene County, AR

Internet information - Ask Dina

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List

Waiting list type: (select one) Section 8 tenant-based assistance Public Housing
Combined Section 8 and Public Housing **XXX** Public Housing Site-Based or sub-
jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:

PECAN GROVE			
	# of families	% of total families	Annual Turnover
Waiting list total	59	NA	51
Extremely low income <=30% AMI	42	71	NA
Very low income (>30% but <=50% AMI)	16	27	NA
Low income (>50% but <80% AMI)	01	1.6	NA
Families with children	42	71	NA
Elderly families	07	12	NA
Families with Disabilities	09	15	NA
Race/ethnicity CODE 1	59	100	NA
Race/ethnicity CODE 2	00	00	NA
Race/ethnicity CODE 3	00	00	NA
Race/ethnicity CODE 4	00	00	NA
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	03	05	0
1 BR	11	19	04
2 BR	21	36	19
3 BR	19	32	25
4 BR	05	08	4

Is the waiting list closed (select one)? yes **xx** no

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year?

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?**xx** NO YES

Waiting list type: SECTION 8 ASSISTED HOUSING

	# of families	% of total families	Annual turnover
Waiting list total	98	NA	196
Extremely low income <= 30% of AMI	43	44	NA
Very low income >30% but <= 50% AMI	35	36	NA
Low income >50% but <80% AMI	20	20	NA
Families with children	62	62	NA
Elderly families	11	10	NA
Families with Disabilities	28	28	NA
Race/ethnicity CODE 1	98	100	NA
Race/ethnicity CODE 2	00	00	NA
Race/ethnicity CODE 3	00	00	NA
Race/ethnicity CODE 4	00	00	NA
Is the waiting list closed (select one)?		yes XX	no

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year?

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? YES **XX** NO

Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the

jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- XX** Employ effective maintenance and management policies to minimize the number of public housing units off-line

One member of maintenance will work on vacancies while the other member of maintenance completes routine work orders. The Public Housing Clerk will have applicant screening completed in advance.

- XX** Reduce turnover time for vacated public housing units

Maintenance is allowed 7-10 days to complete move-out work orders. However, maintenance staff will strive to have vacant units ready to be rented in 2-3 work days. The Public Housing Clerk will have a family ready to move into the unit as soon as unit is released by maintenance staff.

Reduce time to renovate public housing units
Seek replacement of public housing units lost to the inventory through mixed finance development
Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources

- XX** Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction

Payment standards will be evaluated at least annually to ensure that Section 8 families will be able to find affordable housing.

- XX** Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

The largest public housing dwelling unit that the PHA has is a 4 Bedroom unit. If an eligible family needs a larger unit, steps will be made to accommodate the family based upon their need. There are units in the private sector that can accommodate families in need of 4+ bedrooms. The Section 8 assisted housing program will work with these families.

- XX** Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration

We want the Section 8 program to be received by landlords in a positive manner. prospective landlords will be invited to attend a conference to explain the Section 8 Program and the benefits landlords receive by having property on the program. We will have “landlord packets” available for landlords when they request information.

- XX** Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program

The PHA will conduct a criminal background check of each adult member of an applicant’s household. Persons with a history of drug abuse, alcohol abuse, and/or criminal activity will not be eligible for the Section 8 program unless they can prove successful rehabilitation. Owners will be told about the screening process. We will also provide owners with other requested information about the applicant such as current landlord, address, previous landlord, housekeeping habits (if known), rent payment history (if known), and other relevant information. We will encourage the owner to screen carefully.

Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- XX** Apply for additional section 8 units should they become available
Leverage affordable housing resources in the community through the creation of mixed - finance housing
- XX** Pursue housing resources other than public housing or Section 8 tenant-based assistance.

The PHA is presently pursuing housing resources other than public housing or Section 8 tenant-based assistance, such as management of new units that may possibly be built in our community.

Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance

- XX** Employ admissions preferences aimed at families with economic hardships

The PHA will maintain admission preferences (the former Federal Preferences of displacement, substandard housing, and paying more than 50% of income for rent and utilities) for public housing units.

- XX** Adopt rent policies to support and encourage work

The PHA will employ mandatory and admissible rent policies to support and encourage working families. These include deductions for , taxes withheld from earnings, excessive travel expenses for work or school, etc. A ceiling rent has also been adopted. These are allowed for public housing only. Section 8 will employ mandatory deductions from income.

Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- XX** Employ admissions preferences aimed at families who are working

Working families will be given a preference.

- XX** Adopt rent policies to support and encourage work

Same policies as for families at or below 30% of AMI.

Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

Seek designation of public housing for the elderly

- XX** Apply for special-purpose vouchers targeted to the elderly, should they become available

Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- XX** Carry out the modifications needed in public housing based on the section 504
- XX** Needs Assessment for Public Housing

The PHA will furnish special equipment such as grab bars, ramps, etc. as requested by families with disabilities. We will also conduct an assessment of families with disabilities to ensure that they do not have further needs.

- XX** Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- XX** Affirmatively market to local non-profit agencies that assist families with disabilities
Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- XX** Affirmatively market to races/ethnicities shown to have disproportionate housing needs
Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- XX** Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- XX** Market the section 8 program to owners outside of areas of poverty /minority concentrations
Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- XX** Funding constraints
- XX** Staffing constraints
- Limited availability of sites for assisted housing
- XX** Extent to which particular housing needs are met by other organizations in the community

Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA

- XX** Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year.

Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses

Sources	Planned \$	Planned Uses
1. Federal Grants		
(FY 2000 grants)		
)Public Housing Operating Fund	79,639.00	PUBLIC HOUSING OPERATIONS
)Public Housing Capital Fund	302,646.00	PUBLIC HOUSING CAPITAL IMPROVEMENTS
)HOPE VI Revitalization		
)HOPE VI Demolition		
)Annual Contributions for Section 8 Tenant-Based Assistance	1,283,599.00	SECTION 8 TENANT BASED ASSISTANCE
)Public Housing Drug Elimination Program (including any Technical Assistance funds)		
)Resident Opportunity and Self-Sufficiency Grants		
)Community Development Block Grant		
)HOME		
Other Federal Grants (list below)		

2. Prior Year Federal Grants (unobligated funds only) (list below)

239,732.00

3. Public Housing Dwelling Rental Income

348,900.00

PUBLIC HOUSING OPERATIONS

4. Other income (list below)

RESERVES - PUBLIC HOUSING RESERVES - SECTION 8 ADMINISTRATIVE

68,670.00

216,735.00

PUBLIC HOUSING OPERATIONS SECTION 8 ADMINISTRATIVE COSTS

4. Non-federal sources (list below)

Total resources

2,191,021.00

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

XX When families are within a certain number of being offered a unit: (state number)

3

XX When families are within a certain time of being offered a unit: (state time)

XX Other: (describe)

Over-income families are notified when application is entered into the computer.
b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- XX** Criminal or Drug-related activity
- XX** Rental history
- XX** Housekeeping
- XX** Other (describe)

The PHA also considers unit damages caused by applicant/applicant family or guests, who lived in unit, whether the applicant family got along with neighbors, any complaints regarding the applicant family, amount of company, and other areas that would help determine eligibility for public housing.

- c.**XX** Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d.**XX** Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e.**XX** Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- XX** Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- XX** PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. **XX** Yes No: May families be on more than one list simultaneously

If yes, how many lists?

2

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

XX PHA main administrative office

All PHA development management offices

Management offices at developments with site-based waiting lists

At the development to which they would like to apply

Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

One

Two

XX Three or More

b. **XX** Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes **XX** No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

Emergencies

Overhoused

Underhoused

Medical justification

Administrative reasons determined by the PHA (e.g., to permit modernization work)

Resident choice: (state circumstances below)

XX Other: (list below)

Transfers always take precedence over new admissions.

. Preferences

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

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

Former Federal preferences:

- XX** Involuntary Displacement (Disaster, Government Action, Action of Housing
Owner, Inaccessibility, Property Disposition)
- XX** Victims of domestic violence
- XX** Substandard housing
- XX** Homelessness
- XX** High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

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

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

Date and Time **2**

Former Federal preferences:

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

Other preferences (select all that apply)

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

Applicants may claim any of the former Federal preferences. These preferences are worth 100 points each, but credit will only be given for 1 preference. 100 points is the maximum allowed for the former Federal Preferences. preferences are also given for working families and those unable to work because of age and/or disability. Each of these preferences are worth 100 points. The maximum number of points allowed for these preferences is 100. Working families must claim a federal preference to get points for being a working family. Each applicant can only receive 200 preference points. the final deciding factor is date and time of application.

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

Families must only notify the PHA of any changes that are unanticipated between annual reexaminations. However, once rent has been adjusted between annual reexaminations, the resident family must notify the PHA of any changes within 10 days. Any changes in family composition must be reported.

(6) Deconcentration and Income Mixing

a. Yes **XX** No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes **XX** No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

Adoption of site-based waiting lists

If selected, list targeted developments below:

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

Employing new admission preferences at targeted developments

If selected, list targeted developments below:

Other (list policies and developments targeted below)

d. Yes **XX** No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts
List (any applicable) developments below:

The PHA did adopt changes to the Admissions Policy, but not due to a need to promote deconcentration of poverty. We do want to assure income mixing in our developments, therefore we will employ waiting list “skipping” to achieve deconcentration of poverty and to have a mixed income site. We added to our policy the mandated 40% of new admissions at or below 30% of AMI. We will not concentrate any level of income in any specific buildings or areas of our sites. We also adopted ceiling rents and rent incentives to encourage low income, as well as extremely low income and very low income, families to move into our developments.

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- Criminal or drug-related activity only to the extent required by law or regulation
 - Criminal and drug-related activity, more extensively than required by law or regulation
 - More general screening than criminal and drug-related activity (list factors below)
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity to the extent allowed by law
 - Other (describe below)

The PHA, if requested, will give the prospective landlord the applicant family’s current address, landlord, previous landlord (if known), past rental history (if known), and other requested relevant information.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- XX** None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- XX** PHA main administrative office
- Other (list below)

(3) Search Time

a. **XX** Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

Extensions are granted by request if the applicant has been actively searching for a unit, but has failed to find a suitable unit, or due to extenuating circumstances.

(4) Admissions Preferences

a. Income targeting

XX Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. **XX** Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

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

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

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

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
 - Date and time of application
 - Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)
 - This preference has previously been reviewed and approved by HUD
 - The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)
 - The PHA applies preferences within income tiers
 - Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

NOT APPLICABLE - THE PHA HAS NO SPECIAL PURPOSE VOUCHERS OR PROGRAMS AT THIS TIME.

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)
 - The Section 8 Administrative Plan
 - Briefing sessions and written materials
 - Other (list below)

- .How does the PHA announce the availability of any special-purpose section 8 programs to the public?
- Through published notices
 - Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

XX The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

\$0

XX \$1-\$25

\$26-\$50

2. Yes **XX** No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

MANDATORY ONLY

3. If yes to question 2, list these policies below:

. Rents set at less than 30% than adjusted income

1.**XX** Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

The PHA has adopted ceiling rents for families whose 30% of adjusted income would be an amount that would force them to move from public housing. These ceiling rents are based on the Fair Market Rents for Section 8 Assisted Housing.

d. Which of the discretionary (optional) deductions and/or exclusions policies does the

PHA plan to employ (select all that apply)

XX For the earned income of a previously unemployed household member

XX For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

XX For household heads

XX For other family members

XX For transportation expenses

XX For the non-reimbursed medical expenses of non-disabled or non-elderly families

XX Other (describe below)

The PHA has adopted as exclusions from income the costs that are incurred in order to go to work that are not compensated by the employer, the costs that result from earning income (such as taxes withheld in payroll deductions), and any portion of the earned income that is not available to meet the family's own needs.

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income)
(select one)

XX Yes for all developments

Yes but only for some developments

No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

XX For all developments

For all general occupancy developments (not elderly or disabled or elderly only)

For specified general occupancy developments

For certain parts of developments; e.g., the high-rise portion

For certain size units; e.g., larger bedroom sizes

Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

XX Market comparability study

XX Fair market rents (FMR)

95th percentile rents

- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations :

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)
 - Never
 - At family option
 - Any time the family experiences an income increase
 - Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
 - XX** Other (list below)

The family must report any unanticipated income changes between reexaminations.

- g. Yes**XX** No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

- . In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)
- The section 8 rent reasonableness study of comparable housing
 - Survey of rents listed in local newspaper
 - Survey of similar unassisted units in the neighborhood
 - Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies .

a. What is the PHA's payment standard? (select the category that best describes your standard)

At or above 90% but below 100% of FMR

XX 100% of FMR

XX Above 100% but at or below 110% of FMR **FOR ONE BEDROOM ONLY**
Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area

The PHA has chosen to serve additional families by lowering the payment standard

Reflects market or submarket

Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

XX FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area

XX Reflects market or submarket

XX To increase housing options for families

XX Other (list below)

One bedroom voucher families were having difficulties finding a unit within the published FMR. if they went over the FMR and were forced to pay the difference, they could not afford the rent. Other voucher size families were not having this difficulty, so only the one bedroom amounts were changed.

d. How often are payment standards reevaluated for adequacy? (select one)

XX Annually

Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

Success rates of assisted families

Rent burdens of assisted families

Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- XX** \$1-\$25
- \$26-\$50

b. Yes **XX** No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

MANDATORY ONLY

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.(select one)

XX An organization chart showing the PHA's management structure and organization is attached.

A brief description of the management structure and organization of the PHA

BOARD OF COMMISSIONERS

EXECUTIVE DIRECTOR

ASSISTANT DIRECTOR

OW RENT

RIC
2 Clerks
1 Receptionist

SECTION 8

Secretary
1 clerk

MAINTENANCE

2 Maintenance Staff

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		

Special Purpose
Section 8 Certificates
/Vouchers (list individually)
Public Housing Drug
Elimination Program (PHDEP)

Other Federal Programs(list individually)

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

6.PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes~~XX~~ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

~~XX~~ PHA main administrative office
PHA development management offices
Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes **XX** No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- XX** PHA main administrative office
Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- XX** The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan

template **or** by completing and attaching a properly updated HUD-52834.

a. Yes **XX** No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes **XX** No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

Revitalization Plan under development

Revitalization Plan submitted, pending approval

Revitalization Plan approved

Activities pursuant to an approved Revitalization Plan underway

Yes **XX** No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes **XX** No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

NOT APPLICABLE

Demolition/Disposition Activity Description

1a. Development name: 1b. Development (project) number:

2. Activity type: Demolition Disposition

3. Application status (select one) Approved Submitted, pending approval Planned application

4. Date application approved, submitted, or planned for submission: (DD/MM/YY)

5. Number of units affected: 6. Coverage of action (select one) Part of the development Total development

7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes **XX** No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for

occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

NOT APPLICABLE

Designation of Public Housing Activity Description

1a. Development name: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly Occupancy by families with disabilities Occupancy by only elderly families and families with disabilities
3. Application status (select one) Approved; included in the PHA's Designation Plan Submitted, pending approval Planned application
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) New Designation Plan Revision of a previously-approved Designation Plan?
. Number of units affected: 7. Coverage of action (select one) Part of the development Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. YesXX No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

NOT APPLICABLE

Conversion of Public Housing Activity Description

- 1a. Development name: 1b. Development (project) number:
- 2. What is the status of the required assessment? Assessment underway Assessment results submitted to HUD Assessment results approved by HUD (if marked, proceed to next question) Other (explain below)
- 3. Yes No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
- 4. Status of Conversion Plan (select the statement that best describes the current status) Conversion Plan in development Conversion Plan submitted to HUD on: (DD/MM/YYYY) Conversion Plan approved by HUD on: (DD/MM/YYYY) Activities pursuant to HUD-approved Conversion Plan underway
- 5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) Units addressed in a pending or approved demolition application (date submitted or approved:) Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) Requirements no longer applicable: vacancy rates are less than 10 percent Requirements no longer applicable: site now has less than 300 units Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

- 1. Yes~~XX~~ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPEI program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S.

Housing Act of 1937 (42 U.S.C. 1437z-4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

NOT APPLICABLE

Public Housing Homeownership Activity Description (Complete one for each development affected)

- 1a. Development name: 1b. Development (project) number:
- 2. Federal Program authority: HOPE I 5(h) Turnkey III Section 32 of the USHA of 1937 (effective 10/1/99)
- 3. Application status: (select one) Approved; included in the PHA's Homeownership Plan/Program Submitted, pending approval Planned application
- 4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
- . Number of units affected: 6. Coverage of action: (select one) Part of the development Total development

B. Section 8 Tenant Based Assistance

1.**XX** Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

LEASE-PURCHASE AGREEMENTS

a. Size of Program

Yes **XX** No: Will the PHA limit the number of families participating in the

section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

25 or fewer participants

26 - 50 participants

51 to 100 participants

more than 100 participants

b. PHA-established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes **XX** No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

XX Client referrals

XX Information sharing regarding mutual clients (for rent determinations and otherwise)

Coordinate the provision of specific social and self-sufficiency services and programs to eligible families

Jointly administer programs

Partner to administer a HUD Welfare-to-Work voucher program

Joint administration of other demonstration program

Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to

enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- XX** Public housing rent determination policies
- XX** Public housing admissions policies
 - Section 8 admissions policies
 - Preference in admission to section 8 for certain public housing families
- XX** Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
 - Preference/eligibility for public housing homeownership option participation
 - Preference/eligibility for section 8 homeownership option participation
 - Other policies (list below)

b. Economic and Social self-sufficiency programs

Yes **XX** No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs

Program Name & Description (including location, if appropriate)	Estimated Size	Allocation
Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation

Program Required Number of Participants (start of FY 2000 Estimate) Actual Number of Participants (As of: DD/MM/YY)

Public Housing
Section 8

- b.XX Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- XX Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - XX Informing residents of new policy on admission and reexamination
 - XX Actively notifying residents of new policy at times in addition to admission and reexamination.
 - XX Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - XX Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to

perceived and/or actual levels of violent and/or drug-related crime
Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

Safety and security survey of residents
Analysis of crime statistics over time for crimes committed "in and around"
public housing authority
Analysis of cost trends over time for repair of vandalism and removal of graffiti
Resident reports
PHA employee reports
Police reports
Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug
programs
Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

Contracting with outside and/or resident organizations for the provision of crime-
and/or drug-prevention activities
Crime Prevention Through Environmental Design
Activities targeted to at-risk youth, adults, or seniors
Volunteer Resident Patrol/Block Watchers Program
Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

Police involvement in development, implementation, and/or ongoing evaluation
of drug-elimination plan
Police provide crime data to housing authority staff for analysis and action
Police have established a physical presence on housing authority property (e.g.,

community policing office, officer in residence)
Police regularly testify in and otherwise support eviction cases
Police regularly meet with the PHA management and residents
Agreement between PHA and local law enforcement agency for provision of
above-baseline law enforcement services
Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?

Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

The PHA has adopted a pet policy for all public housing families. Residents must pay a pet deposit, sign an agreement that the rules have been made known to the family and the family agrees to follow these rules, and keep the pet permit posted on the front door of the unit.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1.**XX** Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)

2.**XX** Yes No: Was the most recent fiscal audit submitted to HUD?

3. Yes **XX** No: Were there any findings as the result of that audit?

4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____

5. Yes No: Have responses to any unresolved findings been submitted to

HUD?

If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

. What types of asset management activities will the PHA undertake? (select all that apply)

Not applicable

Private management

Development-based accounting

Comprehensive stock assessment

Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1.**XX** Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
Attached at Attachment (File name)

Provided below:

1. There is a need for preventive maintenance to be performed in the public housing developments.

2. Expressed an interest in homeownership - not owning one of Pecan Grove units, but a homeownership program for low income families.

3. Pecan Grove development is a much better area now than it used to be - due to the stricter screening processes, more security, better maintenance policies.

4. Improvements that could be made with funding from grants:

- a. Washer and dryer units side by side
 - b. central air units
 - c. parking closer to the units - elderly/disabled have so far to walk from unit in Pecan Grove.
 - d. Sidewalk repairs
 - e. Privacy fencing for middle area of Pecan Grove development
 - f. Something needs to be done about tree roots that are above ground - they are easy to trip over and sidewalks are breaking up.
5. Many of the units at the Mini-Rise need the carpet replaced
 6. HUD should allow rent deductions for section 8 like it does for public housing
 7. HUD should allow a rent deduction for vehicle payments and vehicle liability insurance since transportation is necessary to obtain self-sufficiency
 8. There is a need for more affordable child care facilities. would it be possible for the PHA to begin a child care facility?
 9. Regarding criminal background screening, what if a person has charges in the past but is sincerely trying to change his/her lifestyle. Most re-hab programs charge a fee to complete. Low income families are unable to afford the cost of rehab.
 10. There is a need for Housing Quality Standards to be higher - don't know how some units pass inspection
 11. There is a need for more landlords with property in different areas of Greene County - most of the rental property for Section 8 families is in one area.
 12. Invite landlords already on the program and potential landlords to conferences. Let existing landlords encourage new landlords to put property on program.
 13. Opposed to having to line up in whatever type weather on 1st day Section 8 waiting list is reopened.
 14. Need more vouchers so list does not have to close.
 15. Interested in homeownership program, including lease-purchase agreements.
 16. There is a need for clubs and activities for young people in the community - there's nothing for kids from low-income families to do because of lack of funds. could the PHA help organize something?
 17. Doing a good job with the Section 8 Program.

3. In what manner did the PHA address those comments? (select all that apply)

Considered comments, but determined that no changes to the PHA Plan were necessary.

XX The PHA changed portions of the PHA Plan in response to comments
List changes below:

1. Outreach to landlords.
2. Many of the items for improvements for public housing developments have been incorporated into CIAP plans and are listed in the PHA plan.

XX Other: (list below)

Some of the suggestions were incorporated into the Admissions/Occupancy policies of public housing and Section 8, such as rehabilitation. We allow families with members in need of rehabilitation to attend AA/NA sessions and provide the office with proof of attendance with a warning that if they get another charge, they are lose housing assistance for 3 years. Lease-purchase contracts have been included in the Administrative Plan for Section 8.

B. Description of Election process for Residents on the PHA Board

1. Yes **XX** No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes **XX** No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

The resident now serving on the PHA board was the only person who responded to our advertisement for a position. The board did not vote - instead Paragould City Council voted that she would serve on the PHA board. The PHA board thought it would be a conflict of interest. This was before the Quality Housing Work and Responsibility Act was passed.

3. Description of Resident Election Process (current process)

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- XX** Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- XX** Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- XX** All adult recipients of PHA assistance (public housing and section 8 tenant-based

assistance)

Representatives of all PHA resident and assisted family organizations

Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)

STATE OF ARKANSAS

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

XX The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

**PARAGOULD HOUSING AUTHORITY
DECONCENTRATION POLICY**

The Pecan Grove development of the Paragould Housing Authority is located in an area of Paragould where many families are considered to be

middle to low income. We want our development to blend in with the surrounding community. It is very important that our agency not have a concentration of extremely low income families in this development. Therefore, we do not plan to exceed HUD’s target goal of 40% of families admitted each fiscal year be below 30% of the area median income (extremely low income). The other 60% of admissions each fiscal year will be very low income or low income. We will offer admission preferences for working families.

The Pecan Grove development is located on one site. we do not have the problem of avoiding a concentration of any one income group in a specific site as other housing authorities may have. However, we will avoid concentration of a specific income group in any area or buildings in our development. The PHA will employ a system of income ranges in order to maintain a resident body in each development composed of families with a range of incomes.

At the Mini-Rise for the Elderly, specific income levels will not be concentrated on any specific floor or side of the building.

Use this section to provide any additional attachments referenced in the Plans.

**PHA Plan
Table Library**

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

Annual Statement

Capital Fund Program (CFP) Part I: Summary Capital Fund Grant Number
 FFY of Grant Approval: (MM/YYYY) Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	51,656
3	1408 Management Improvements	
4	1410 Administration	29,490
5	1411 Audit	
6	1415 Liquidated Damages	

7	1430	Fees and Costs	16,500
8	1440	Site Acquisition	
9	1450	Site Improvement	
10	1460	Dwelling Structures	165,000
11	1465.1	Dwelling Equipment-Nonexpendable	
12	1470	Nondwelling Structures	
13	1475	Nondwelling Equipment	40,000
14	1485	Demolition	
15	1490	Replacement Reserve	
16	1492	Moving to Work Demonstration	
17	1495.1	Relocation Costs	
18	1498	Mod Used for Development	
19	1502	Contingency	
20		Amount of Annual Grant	302,646
		(Sum of lines 2-19)	
21		Amount of line 20 Related to LBP Activities	
22		Amount of line 20 Related to Section 504 Compliance	65,000
23		Amount of line 20 Related to Security	
24		Amount of line 20 Related to Energy Conservation Measures	

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Categories	Number/Name	HA-Wide Activities Development Account Number	General Description of Major Work Total Estimated Cost
PHA WIDE	1406	REPLENISH OPERATING RESERVES	51,656
PHA WIDE	1410	MOD COORD/INSPECTOR, BENEFITS TRAVEL, & ADS	29,490
PHA WIDE	1430	A/E FEES (10% OF ESTIMATED CONSTRUCTION)	16,500
AR 121-01	1460	REPAIR/REPLACE ROOFS ON 25 DWELLING UNITS	100,000
AR 121-01	1460	MAKE 2 APARTMENTS HANDICAP ACCESSIBLE	65,000
PHA WIDE	1475	PURCHASE NEW PHA AUTO	25,000
PHA WIDE	1475	PURCHASE NEW MAINTENANCE EQUIPMENT (KEY MACHINE, AUGER,	15,000

LAWN TRACTOR, TRAILER, TOMMY LIFT)

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities All Funds Obligated (Quarter Ending Date) All Funds Expended (Quarter Ending Date)

AR121 03/31/2001 03/31/2002

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

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

Optional 5-Year Action Plan Tables

**Development Number Development Name (or indicate PHA wide) Number Vacant Units
% Vacancies in Development**

**Description of Needed Physical Improvements or Management Improvements Estimated Cost
Planned Start Date (HA Fiscal Year)**

Total estimated cost over next 5 years

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management

Development Identification Activity Description

Name, Number, and Location Number and Type of units Capital Fund Program Parts II and III
Component 7a Development Activities *Component 7b* Demolition / disposition *Component 8* Designated housing
Component 9 Conversion *Component 10* Home- ownership *Component 11a* Other (describe) *Component 17*

