

.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: *HALSTEAD HOUSING AUTHORITY of the City of Halstead,
Kansas*

PHA Number: *KS112 V01*

PHA Fiscal Year Beginning: *07/2000*

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

OMB Approval No: HUD 50075
2577-0226
Expires: 03/31/2002

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.

- The PHA's mission is:
We shall endeavor to promote programs that support self sufficiency, and affordable housing free from discrimination, for our tenants.

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 objectives such as: numbers of families served or PHAS scores achieved.) PHAs should identify

Apply for additional rental vouchers:

- Reduce public housing vacancies:

We are realistically looking at the causes of our vacancies and addressing those issues.

Strategies and Goals, are listed throughout our annual and five-year plans.

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

Acquire or build units or developments

Other (list below)

- PHA Goal: Improve the quality of assisted housing
Objectives:

- Improve public housing management: (PHAS score)

PHAS scores are used to measure the overall operations and

management of our housing. We use these scores as an indicator to show us where we need to concentrate more effort to improve the viability of our housing.

- _____ Improve voucher management: (SEMAP score)
- X Increase customer satisfaction:

Customer satisfaction is necessary to the survival of all businesses.

Tenant involvement in the management of their housing will allow the tenants some say in the operations and the opportunity to make decisions that directly affect their quality of life while living in our housing. Tenant involvement in the decision making process will help increase tenant satisfaction.

We will continue looking for programs that will add enrichment and independence to the lives of all our tenant families.

- X Concentrate on efforts to improve specific management functions:

FINANCIAL - The financial stability of our housing will improve as we fill our vacancies.

- X Renovate or modernize public housing units:

We applied for and received CIAP funds for 1996, 1997, and 1998. We are on track with the renovating of our housing, and will continue using the Capital Fund Program (CFP) to implement further improvements.

- _____ Demolish or dispose of obsolete public housing:
- _____ Provide replacement public housing:
- _____ Provide replacement vouchers:
- _____ Other: (list below)

- X PHA Goal: Increase assisted housing choices
- Objectives:
 - _____ Provide voucher mobility counseling:

- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)

We will continue contacting Kansas - Department of Commerce & Housing about the requirements for their FIRST TIME HOME BUYERS PROGRAM. We will request the required information yearly and help our eligible tenants and soon to be eligible tenants' work toward future home ownership.

We will continue looking for ways to help our tenants move toward home ownership by searching out opportunities on the Internet HUD and Multifamily web sites.

We will continue using only one waiting list for all the Halstead Housing Authority 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:
- Implement public housing security improvements:

The 1998 CIAP provided a way for us to replace the security lights at both Meadowlark and Sunflower Heights. This safety improvement will be completed during the Summer of the year 2000.

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

- Other: (list below)

We will continue providing deconcentration efforts within our housing communities.

We will utilize all resources available to bring units up to modern standards and expectations, improve curb appeal, and market a

comfortable dwelling unit.

We will Certify compliance with Federal requirements as to nondiscrimination and equal opportunity and affirmatively further fair housing choices within our Housing Community.

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

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

- _____ Increase the number and percentage of employed persons in assisted families:
X Provide or attract supportive services to improve assistance recipients' employability:

TRANSPORTATION - We operate on a limited basis a Section 18 public transportation vehicle. We signed a support agreement on November 17, 1999 with Harvey County Department on Aging to return 20 percent of the transportation grant money monthly for a feasibility study of the transportation needs for Harvey County.

TRAINING - We have a (CWEP) contract with the Social and Rehabilitation Services and although the SRS is no longer using this program in our county we were told by their contact person that we can continue offering our Housing Authority Site as a training site.

YOUTH - Our Housing is a work site for the (JTPA)

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

We have developed the following net work of supportive services to increase the independence of our senior families and families with disabilities.

Red Cross Senior Work Experience Project (SWEP)

A volunteer Peer Counseling Program at Prairie View - (Hoop)

Harvey County Department of Aging

Harvey County Retired and Senior Volunteer Program (RSVP),

AbiliKeys for Persons with Dis Abilities - Hutchinson Resource Center for Independent Living and

Harvey County Committee for Disabled Persons.

_____ Other: (list below)

*We Also Provide Help filling out the Food Sales Tax Refund K-40 form;
Help filing for Low Income Energy Assistance Program (LIEAP);
We will soon provide SCHICK services for our senior tenants.*

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

- X PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
- X Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - X 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:
 - X 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)

1. *Combine activities to introduce younger families and older families to both cultures.*
2. *Establish programs that use staff and tenants in Supportative roles.*
3. *Continue working with KDOT to coordinate county wide Public Transportation Services.*
4. *Attend Schick training in April 2000 to help older families with Insurance and Prescription assistance.*
5. *To establish a Resident Advisory Council and to cooperate with the Council in meeting the needs and interests of the residents.*
6. *To work with the local law enforcement and medical assistance agencies to establish education sessions in fire prevention, tornado safety awareness, and information on keeping the units readily assessable for medical emergencies on PHA premises.*

Annual PHA Plan
PHA Fiscal Year 2000
[24 CFR Part 903.7]

Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

High Performing PHA

Small Agency (<250 Public Housing Units)

Administering Section 8 Only

Troubled Agency Plan

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.

Halstead developed Meadowlark and Sunflower Heights, to meet the needs of families with limited income, and affirms that its basic purpose is to provide decent, safe, and sanitary housing and to assist in every way possible to improve the social and economic status of its residents. We offer all services without discrimination to applicants in the interest of affirmatively furthering fair housing choices to all who are eligible under program guidelines and the Quality Housing and Work Responsibility Act of 1998.

Our goals for the long term will be to utilize all resources to effectively administer the daily operation and the capital improvements' programs to achieve a marketable dwelling complex with curb appeal and personal comforts that are up to today's renters expectations.

Our aim is to be a part of the City's comprehensive effort to improve the quality of life and maintain the economic vitality of this area.

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.

Table of Contents

Annual Plan

Executive Summary

i. Table of Contents

Housing Needs

- 1. Financial Resources
- 2. Policies on Eligibility, Selection and Admissions
- 3. Rent Determination Policies
- 4. Operations and Management Policies
- 5. Grievance Procedures
- 6. Capital Improvement Needs
- 7. Demolition and Disposition
- 8. Designation of Housing
- 9. Conversions of Public Housing
- 10. Homeownership
- 11. Community Service Programs
- 12. Crime and Safety
- 13. Pets (Inactive for January 1 PHAs)
- 14. Civil Rights Certifications (included with PHA Plan Certifications)
- 15. Audit
- 16. Asset Management
- 17. Other Information

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:**
- Admissions Policy for Deconcentration
 - 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
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	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
X	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
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 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 18. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	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	Annual Plan: Rent Determination
X	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
N/A	Section 8 rent determination (payment standard) policies	Annual Plan: Rent

Applicable & On Display	Supporting Document	Applicable Plan Component
	check here if included in Section 8 Administrative Plan	Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
N/A	Section 8 informal review and hearing procedures check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	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
N/A	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
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	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
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
N/A	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application	Annual Plan: Safety and Crime Prevention

Applicable & On Display	Supporting Document	Applicable Plan Component
	(PHDEP Plan)	
X	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
N/A	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 903.79 (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

Family Type	Overall	1	2	3	4	5	6
Use N/A to indicate that no information is available upon which the PHA can make this assessment.							
Income <= 30% of AMI	See attached charts						
Income >30% but <=50% of AMI							
Income >50% but <80% of AMI							
Elderly							
Families with Disabilities							
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

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 *Kansas Consolidated Plan, Revised*
Indicate year: **1999 - 2002**
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year: _____
- Other housing market study
Indicate year: _____
- Other sources: (list and indicate year of information)

COMPREHENSIVE DEVELOPMENT PLAN for the Halstead Area, Kansas 1990 - 2010. Prepared by the Halstead City Planning Commission with technical assistance by Foster & Associates Planning Consultants Wichita, Kansas.

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1		Numberous
Extremely low income <=30% AMI	1		
Very low income (>30% but <=50% AMI)	0		
Low income (>50% but <80%	0		

AMI)			
Families with children	1		
Elderly families	0		
Families with Disabilities	0		
Race/ethnicity	0		
Characteristics by Bedroom Size (Public Housing Only)			
1BR	0		
2 BR	1		
3 BR	0		
4 BR	n/a		
5 BR	n/a		
5+ BR	n/a		
Is the waiting list closed (select one)? <i>No</i>			
If yes:			
B. How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? No Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <i>Yes</i>			

C. 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

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

- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

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

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing

Most of the families that apply for housing fall below the 30% even when they are working, it is better to fill the vacancies than to have vacancies.

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships

- Adopt rent policies to support and encourage work
- Other: (list below)

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

Flat Rent Policy, Hardship Policy

- Other: (list below)

B. Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities

- Other: (list below)

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

Revise leases, to meet HUD requirements, in accordance with all QHwRA needs.

Continue working with the local Social & Rehabilitation Services, Department of Aging, Vocational Rehabilitation Services, and other agencies in our area that work with families that qualify for our housing.

We will continue through our administration methods to provide deconcentration of extremely low-income families.

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

Strategies: Increase the marketability of PHA owned facilities, and provide decent, safe and affordable housing to eligible renters.

Needs: Resident requests - Replace security lighting, enlarge back entrance stoops and sidewalks, replace storm doors, (outside gathering areas enhanced by landscaping) playground equipment.

Other housing needs - replace siding, guttering, sidewalks, appliances, address settling of buildings.

Strategies: We will work with agencies that are addressing some of the problems such as the lack of (transportation) that often affects where our prospective tenants might choose to live.

Needs: Now that the welfare system no longer provides unlimited resources to families and families are required to work or lose their assistance. We in the housing industry no longer have the unlimited supply of applicants who can live anywhere because they are receiving that assistance.

Families with lower incomes usually drive older vehicles. The dependability of their transportation usually determines where they will live in relationship to their employment.

When there is limited employment in the immediate area or the employment market is not geared to the entrance work level of the person seeking employment they will go where they can find work. If that is out of town then they will seek housing in the town where they can find employment.

The only time we see a change in this trend has been when there is a family support system for the applicant in our community.

Strategies: *Supportative roles involving staff and tenants: Housing Authorities who have the staff and who want to be an active part of the lives of their tenants by providing service related assistance should be encouraged to do so especially in the rural communities where most of us are already doing the work of a service coordinator. To eliminate the personal involvement of staff and tenant from the housing program reduces the human element.*

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with **residents** and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

Because when the Housing Authority incorporates Supportative services into the managements activities, you retain the human side of housing causing less stress on the older tenants' family. When the grants are no longer available for the financial support of the Supportative service programs such as the service coordinator program, the program will continue without interruption to the tenants because it is part of the Housing Authority tenant

*programs and the staff will carry on with the program.
 Limited availability of prospective tenants in the more rural communities,
 both younger families and older families.
 The changing wants and needs of the senior families that are looking for
 housing. Most are wanting two bedrooms, and laundry facilities in the
 apartments.
 County and other services for the elderly are allowing them to age in place in
 their own homes.*

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

Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	46,787.56	
b) Public Housing Capital Fund	61,200.00	
c) HOPE VI Revitalization	0.00	
d) HOPE VI Demolition	0.00	
e) Annual Contributions for Section 8 Tenant-Based Assistance	0.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0.00	
g) Resident Opportunity and Self-Sufficiency Grants	0.00	
h) Community Development Block Grant	0.00	
i) HOME	0.00	
Other Federal Grants (list below)	0.00	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
	0.00	
3. Public Housing Dwelling Rental Income	41,820.00	

Sources	Planned \$	Planned Uses
4. Other income (list below)		
Resident Employee	2,100.00	
Laundry	600.00	
4. Non-federal sources (list below)		
Total resources	152,507.56	

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

(1) Eligibility

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

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

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

Other: (describe)

When the applicant returns the application packet, the application is logged in and assigned a number. The information needed to begin processing the application is mailed to all persons listed, when that information is returned we confirm the eligibility of the prospective tenant.

If more than, thirty days elapsed between the date of the determination of the family's eligibility and the date the family is scheduled for admission, all eligibility factors are rechecked for changes.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

Criminal or Drug-related activity

Rental history

- Housekeeping
- Other (describe)

Violent behavior, rape or sexual deviation, initiating threats, abandonment of a Public Housing unit, falsifying an application for housing, disruptive behaviors including (record of serious disturbances of neighbors, disruptive or dangerous behavior) destruction of property.

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

The Halstead Housing Authority, screens all applicants eighteen years and older through the Halstead City Police Department. Our Police Department has access to all the above agencies for the screening purposes of our applicants.

(2)Waiting List Organization

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

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

We use one waiting list for both the Rural Development and the HUD applications. The income limits are higher for the Rural Development complex then they are for the Public Housing complex we note on the waiting list which complex the applicant qualifies for. When a senior family requests a specific complex, that information is also noted.

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

- 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. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 PHA main administrative office
 All PHA development management offices
 Management offices at developments with site-based waiting lists
 At the development to which they would like to apply
 Other (list below)

(3) Assignment

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

One
 Two
 Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to

families at or below 30% of median area income?

b. Transfer policies:

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

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

a. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

The Halstead Housing Authority wants to retain the flexibility of evaluating each application on its own individual need.

Transfer with-in the complex.

Elderly families will be given preference for units specifically built for elderly families, however, if vacancies exist, near-elderly families may be admitted.

Families with disabilities will be given preference for units specifically built for families with disabilities.

Near-elderly (50).

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.

2, 1 Date and Time

Former Federal preferences:

2, 1 Involuntary Displacement (Disaster, Government Action, Action of Housing owner, Inaccessibility, Property Disposition)

2, 1 Victims of domestic violence

_____ Substandard housing

_____ Homelessness

_____ High rent burden

Other preferences (select all that apply)

2, 1 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)

2, 1 Households that contribute to meeting income requirements (targeting)

_____ Those previously enrolled in educational, training, or upward mobility programs

_____ Victims of reprisals or hate crimes

X Other preference(s) (list below)

1 ***The Halstead Housing Authority wants to retain the flexibility of evaluating***

each application on its own individual need.

2, 1 *Transfer with-in the complex.*

1 *Elderly families will be given preference for units specifically built for elderly families, however, if vacancies exist, near-elderly families may be admitted.*

1 *Families with disabilities will be given preference for units specifically built for families with disabilities.*

2, 1 *Near-elderly (50).*

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)

(6) Deconcentration and Income Mixing

a. Yes 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 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 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)

Actions to improve the marketability of all developments.

Adoption of a Flat Rent Policy for all developments.

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:

B. Section 8 *Not Applicable*

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
 - Other (describe below)

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
 - Federal public housing
 - Federal moderate rehabilitation
 - Federal project-based certificate program
 - Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
 - Other (list below)

(3) Search Time

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

If yes, state circumstances below:

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

The PHA applies preferences within income tiers

Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

The Section 8 Administrative Plan

Briefing sessions and written materials

Other (list below)

a. 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 903.79(d)]

A. Public Housing

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

(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---

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

b. Minimum Rent

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

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

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

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

a. Rents set at less than 30% than adjusted income

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

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

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

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

Other (describe below)

e. Ceiling rents

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

- Yes for all developments
- Yes but only for some developments
- No

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

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

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

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below)

Decrease in income.

Change in the composition of the family.

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

(2) Flat Rents

1. 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)

Wichita Housing Authority study of rents, we are in their fair market area.

B. Section 8 Tenant-Based Assistance *Not Applicable*

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).**

(1) Payment Standards

Describe the voucher payment standards and policies.

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

- ___ At or above 90% but below 100% of FMR
- ___ 100% of FMR
- ___ Above 100% but at or below 110% of FMR
- ___ Above 110% of FMR (if HUD approved; describe circumstances below)

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

- ___ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ___ The PHA has chosen to serve additional families by lowering the payment standard
- ___ Reflects market or submarket
- ___ Other (list below)

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

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

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

- Annually
- Other (list below)

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

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

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

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

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

5. Operations and Management *Not Required*

[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

(Delete one)PHA's management structure and organization.

_____ 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 follows:

B. HUD Programs Under PHA Management

_. List Federal programs administered by the PHA, number of families served at the beginning of the supporting 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(2) and Section 8 Management: (list below)

6. PHA Grievance Procedures Not Required

[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 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)
- PHA main administrative office
 PHA development management offices
 Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes 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)
- 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.

(I) 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.

____ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (KS112 c01)

-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. Yes 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 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 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 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.)**

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number:
2. Activity type: <input type="checkbox"/> Demolition <input type="checkbox"/> Disposition
3. Application status (select one) <input type="checkbox"/> Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected: Coverage of action (select one) <input type="checkbox"/> 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 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.

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)

<input type="checkbox"/> Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> 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) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
1. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.79(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. Yes 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.

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway

<input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> 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) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> 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) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> 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 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 HOPE I 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.)

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

B. Section 8 Tenant Based Assistance *Not Applicable*

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to 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:

a. Size of Program

___ Yes ___ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, 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 *Not Required*

[24 CFR Part 903.79 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this Component Section 8 Homeownership Option program in addition to HUD criteria. Component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

___ Yes ___ No: Has the PHA 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)

- ___ Client referrals
- ___ 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)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- 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 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. 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)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - 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 *Not Required*

[24 CFR Part 903.79 (m)]

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

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 use 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

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. 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. Yes ___ No: Was the most recent fiscal audit submitted to HUD?
3. ___ Yes 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

Not Required

[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?

2. 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. ___ 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:

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.

The PHA changed portions of the PHA Plan in response to comments

List changes below:

Other: (list below)

We do not have a stable base of residents at Sunflower Heights at this time to establish a Resident Advisory Board. We do not have a Resident Advisory Board but will work on establishing one during this year. We do meet with our senior residents on a monthly basis and we are always open for suggestions. We talk with our Sunflower Heights residents each month when they pay their rent and provide printed materials when we have information that pertains to the residents. Residents helped formulate the Flat Rent and Transfer Policies.

Because we do not have a resident advisory board we made copies of the 5-year and annual plans and gave each resident the opportunity to take the plans to their homes to read them and to make comments.

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

1. Yes 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 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.)

3. Description of Resident Election 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

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
- 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)

- 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: ***City of Halstead***

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)

- 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)

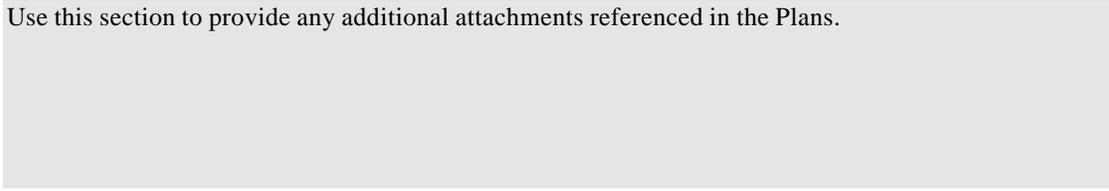
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

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

Attachments

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



PHA Plan
Component 7
Table Library
Capital Fund Program Annual Statement
Parts I, II, and III

Annual Statement
Capital Fund Program (CFP) Part I: Summary

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	6,120.00
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	2,000.00
10	1460 Dwelling Structures	40,800.00
11	1465.1 Dwelling Equipment-Nonexpendable	6,000.00
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	6,280.00
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 (Sum of lines 2-19)	61,200.00
21	Amount of line 20 Related to LBP Activities	0.00
22	Amount of line 20 Related to Section 504 Compliance	0.00
23	Amount of line 20 Related to Security	0.00
24	Amount of line 20 Related to Energy Conservation Measures	0.00

Annual Statement

Table Library

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
KS112 001	Operations	1406	6,120.00
	Trash Enclosures	1450	2,000.00
	Steel Siding	1460	37,650.00
	Guttering	1460	2,650.00
	Interior Doors	1460	500.00
	Refrigerators	1465.1	5,600.00
	Ranges	1465.1	400.00
	Maintenance Equipment	1475	6,280.00

Annual Statement

Table Library

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)
KS112 001	03/31/2001	09/30/2001

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				

HUD 50075

OMB Approval No: 2577-0226
Expires: 03/31/2002

COMMENTS

The PUBLIC FORUM was held on April 10, 2000 from 7:00 - 7:30 p.m. in the Cottonwood Acres Community Room. No residents or general public attended.

Mrs. Bonnie Sheffler, Halstead Housing Authority Chairperson, Mrs. Rhonda Casey, Office assistant and Barbara J. Post, Executive Director was in attendance to answer questions about the goals of the Halstead Housing Authority 5-Year and Annual Plans.

RESIDENT COMMENTS:

1. PHA 5-Year Plan Pages 1-5. I find it realistically facing all the different issues involving the smaller town's problems of vacancies. Also tenant involvement and assistance to make everyone more independent and self-assured.
FY2000 "Annual Plan" Pages 9, 10, 11 and 12. Each issue is important. {1} The Flat-rent to help young families who need to work and save or build toward a place of their own and off SRS programs. {2} The managements contacts to all the services to assist people of age or young with problems they have.
Fy2000 Annual Plan Page 1. These are all necessary to me as a renter, Safe, decent and clean housing that I can be proud of even if it is Low-income. Eliminating discrimination with social improvements and involvements. Assisting to the needs of handicapped persons to live independently. Counseling to the problems of individuals as to where they can seek help. These are a wide range of goals that are taking place and are visible.
02. No comment
03. I have read this through. It sounds alright to me.
04. This is done with the knowledge of a very intelligent person. It definitely shows her interest in the tenants (residences). I'm excited to see about when the lights will be here, along with other things. I thought it was very informative also. This is a way of letting others know what is involved with the housing we have, and the fortunateness of it.

No comments to change.
05. No comment
06. I feel that one of the reasons for low vacancies is renters can not find employment in Halstead, KS. We have had several businesses go down. The nursing home has been closed

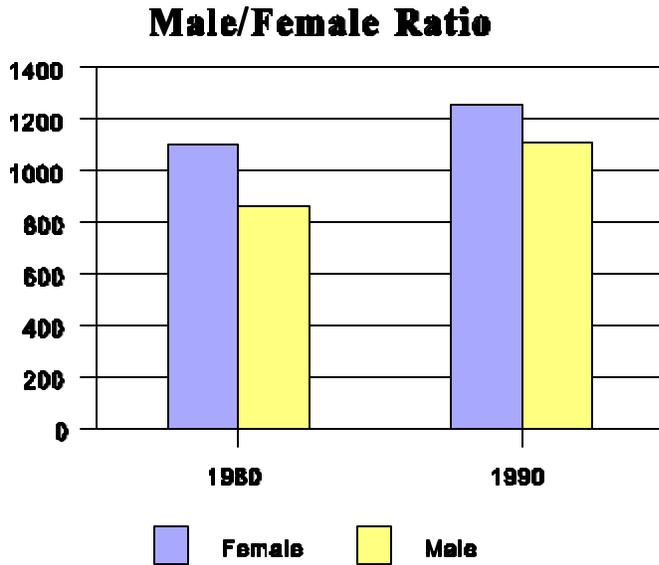
permanently for several years. The schools have less in enrollment each year. This all causes loss of job employment. Some very low income families do not have dependable transportation for work or, no transportation.

07. You have seemed to outline and explain the goals for the property and tenants wonderfully. It would be great to educate the community and show them that the people that live here have pride in where they live and what they do. I would love to be a part in that.

On page FY2000 # 24 Question 2 - you have marked yes - I couldn't find the policies.

Answer - Policies are listed in the lease and ACCOP. Explained our policy on interims and how we used the interims for hardship cases.

08. Some of it I understand, other not. I depend on you to deal honestly.
09. Everything in the plan sounds like a good idea! I think all that you said in the plan needs worked on and I trust that it will all be done.
10. Five residents declined the opportunity to take the 5-Year and Annual Plan home to read.
11. Four residents did not come to the office to pick up the 5-Year and Annual Plan to take home.



HALSTEAD KANSAS

Characteristics of Halstead Male / Female Population based on the 1980 and 1990-Censuses.

Documentation

1980 US Census Data for Halstead
Comprehensive Development Plan for the Halstead Area, Kansas.

1990 US Census Data for Halstead.

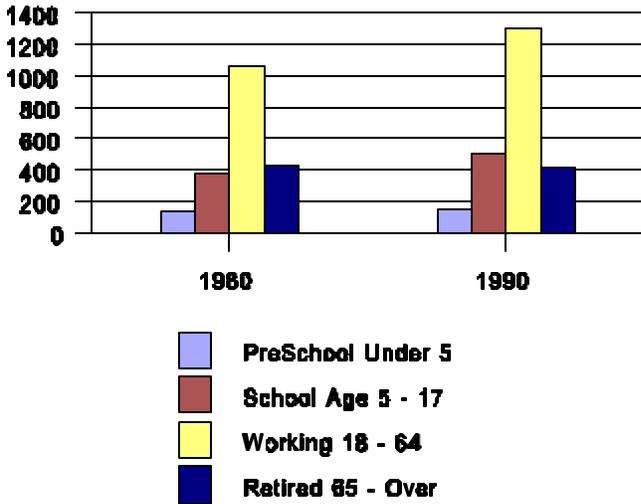
1980 Census

There were 1,099 females and 863 males for a 56% / 44% division.

1990 Census

There were 1,261 females and 1,109 males for a 53% / 47% division.

POPULATION



HALSTEAD KANSAS

Characteristics of Halstead Population based on the 1980 and 1990-Censuses.

DOCUMENTATION

1980 us Census Data for Halstead
Comprehensive Development Plan for the
Halstead Area, Kansas.

1990 US Census Data for Halstead.

1980 Population All Ages

In the five years and under preschool age group there were 134 children or (7%) of the total population.

In the five to seventeen-year-old school age group there were 375 students or (19%) of the total population.

In the eighteen to sixty-four years of age working group there were 1,063 employed or (54%) of the total population.

In the sixty-five and over age group there were 422 persons considered as retirees or (22%) of the total population.

1990 Population All Ages

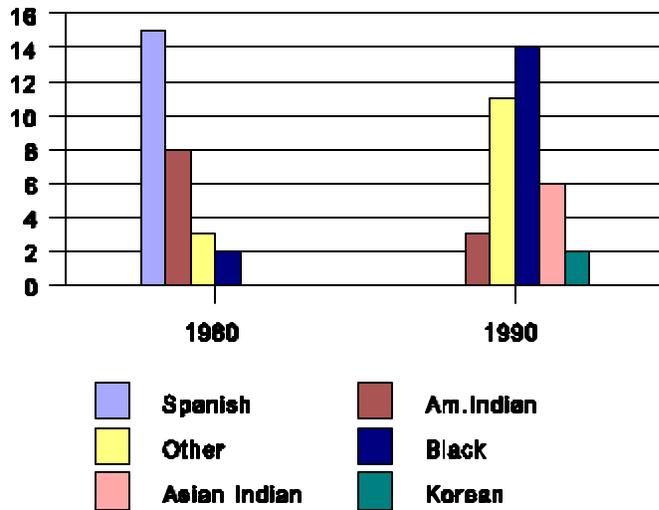
In the five years and under preschool age group there were 152 children or (6%) of the total population.

In the five to seventeen-year-old school age group there were 498 students or (21%) of the total population.

In the eighteen to sixty-four years of age working group there were 1,302 employed or (54%) of the total population.

In the sixty-five and over age group there were 418 persons considered as retirees or (17%) of the total population.

Minority Population



HALSTEAD KANSAS

Characteristics of Halstead Minority Population based on the 1980 and 1990-Censuses.

DOCUMENTATION

1980 US Census Data for Halstead
 Comprehensive Development Plan for the
 Halstead Area, Kansas.

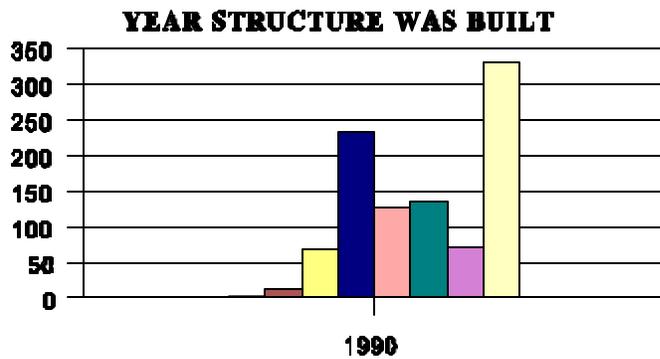
1990 US Census Data for Halstead.

1980 Minority Population All Ages

- 15 Category of Spanish
- 08 American Indian, Eskimo or Aleut
- 02 Black
- 03 Unclassified

1990 Minority Population All Ages

- 14 Black
- 03 American Indian
- 06 Asian Indian
- 02 Korean
- 11 Other



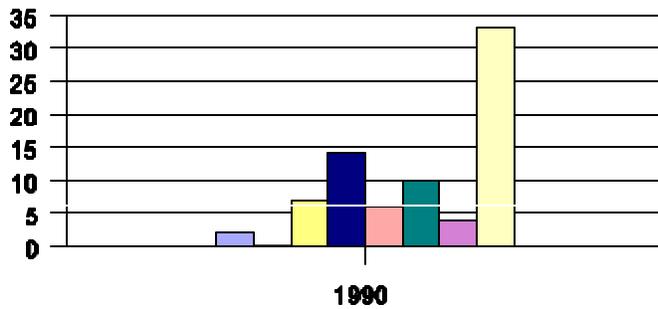
HALSTEAD KANSAS

Characteristics of Halstead Housing Year the Structure was Built based on the 1990 Census.

<table border="0"> <tr><td>1989 - 1990</td><td>002</td></tr> <tr><td>1985 - 1988</td><td>012</td></tr> <tr><td>1980 - 1984</td><td>068</td></tr> <tr><td>1970 - 1979</td><td>233</td></tr> <tr><td>1960 - 1969</td><td>127</td></tr> <tr><td>1950 - 1959</td><td>134</td></tr> <tr><td>1940 - 1949</td><td>072</td></tr> </table>	1989 - 1990	002	1985 - 1988	012	1980 - 1984	068	1970 - 1979	233	1960 - 1969	127	1950 - 1959	134	1940 - 1949	072	<table border="0"> <tr><td>1989 - 1990</td><td>002</td></tr> <tr><td>1985 - 1988</td><td>012</td></tr> <tr><td>1980 - 1984</td><td>068</td></tr> <tr><td>1970 - 1979</td><td>233</td></tr> <tr><td>1960 - 1969</td><td>127</td></tr> <tr><td>1950 - 1959</td><td>134</td></tr> <tr><td>1940 - 1949</td><td>072</td></tr> <tr><td>1939 - Earlier</td><td>330</td></tr> </table>	1989 - 1990	002	1985 - 1988	012	1980 - 1984	068	1970 - 1979	233	1960 - 1969	127	1950 - 1959	134	1940 - 1949	072	1939 - Earlier	330
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1989 to 1990	002
1985 to 1988	012

VACANT UNITS



1939 or earlier 330

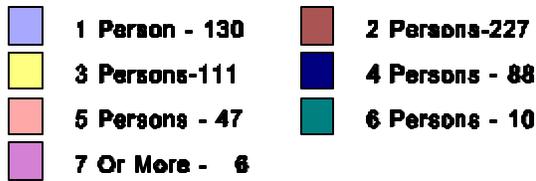
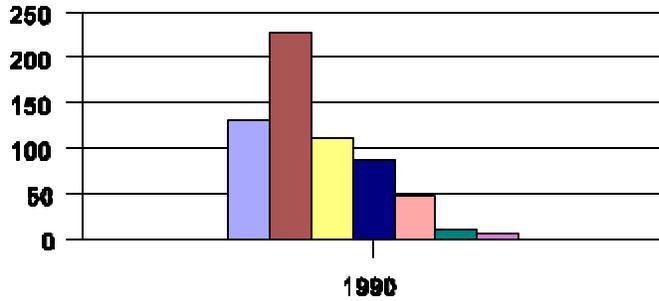
Median year structure was built 1957.

The universe for this information was based on 902 households.

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1989 to 1990	02
1985 to 1988	00
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1960 to 1969	06
1950 to 1959	10
1940 to 1949	04
1939 or earlier	33

OWNER OCCUPIED



HALSTEAD KANSAS

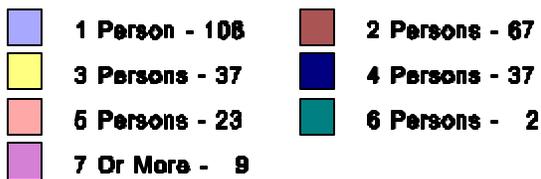
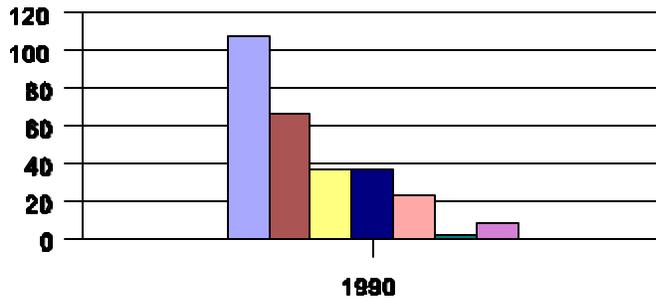
Characteristics of Halstead Housing

Owner/Renter Population based on the 1990 Census.

Urban and Rural Status 978

Farm	65
Nonfarm	913
Housing Units	978
Occupied	902
Vacant	76

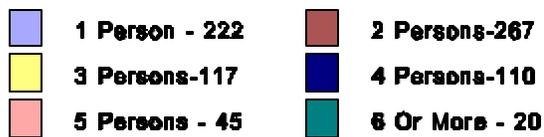
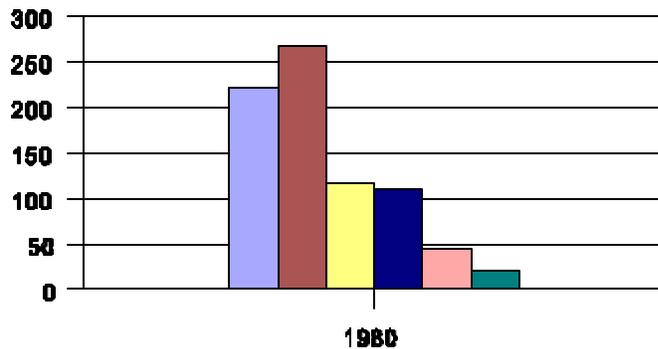
RENTER OCCUPIED



Total Owner Occupied	619
Total Renter Occupied	283

The universe for this information was based on 902 households.

OWNER/RENTER OCCUPIED



HALSTEAD KANSAS

Characteristics of Halstead Owner/Renter Population based on the 1980 Census.

DOCUMENTATION

1980 us Census Data for Halstead Comprehensive Development Plan for the Halstead Area, Kansas.

The Universe for this information was based on 781 households and was not broken down as to owner or renter.

1980 US Census of Housing Data for Halstead

Of 841 total year round housing units, 774 were occupied and 67 were vacant.

Of 774 occupied units, 554 (72%) were owner-occupied and 220 (28%) rental.

The status of bedrooms per housing unit was: No bedroom 7 or (1%); one bedroom 104 or (12%); two bedroom 289 or (34%); three bedroom 297 or (35%); four bedroom 124 or (15%); and more than five bedroom 20 or (2%).

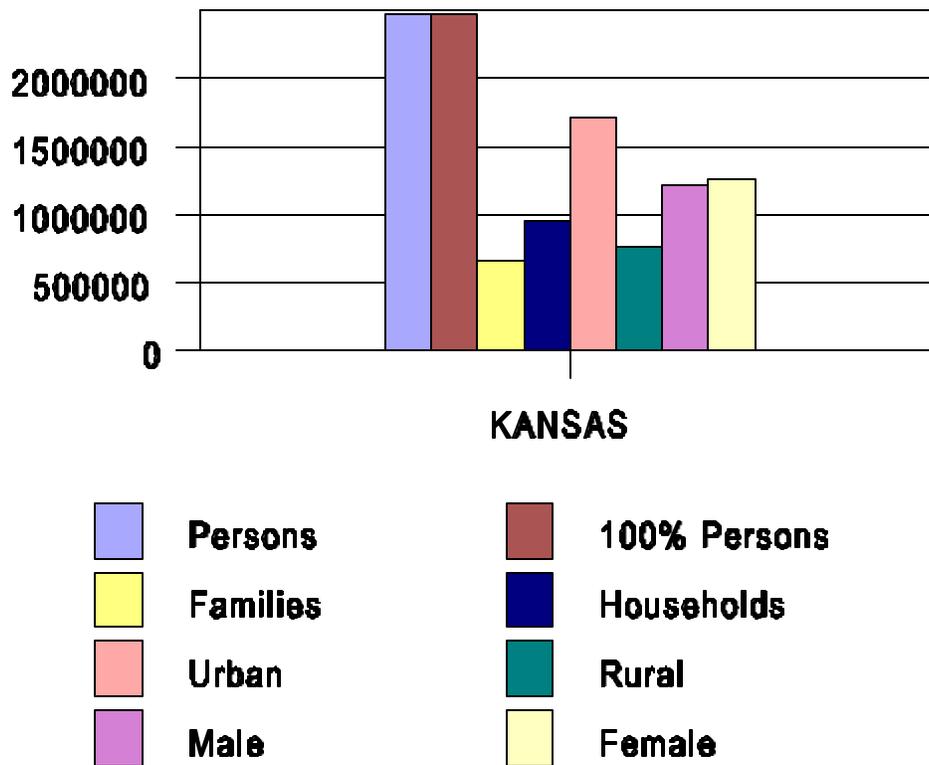
30% of the rental units were built before 1940 and 28% between 1940-1959.

95% had telephones, however, 38 units did not which included 28 rental units.

38% of the occupied housing units had one vehicle, 43% two vehicles and 19% three or more. 85 units

had no vehicle available.

KANSAS POPULATION

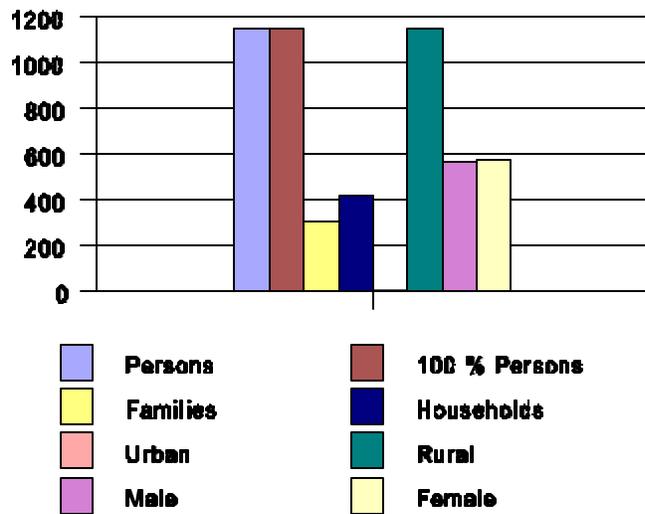


Monthly rent paid was less than \$100 (14), \$100-149 (60), \$150-199 (47), \$200-299 (81), \$300-399 (9), and \$400-499 (7). 15 paid no cash rent.

Median gross rent was \$196.00 monthly.

28 (1.4%) of the population was of a minority race.

HARVEY COUNTY



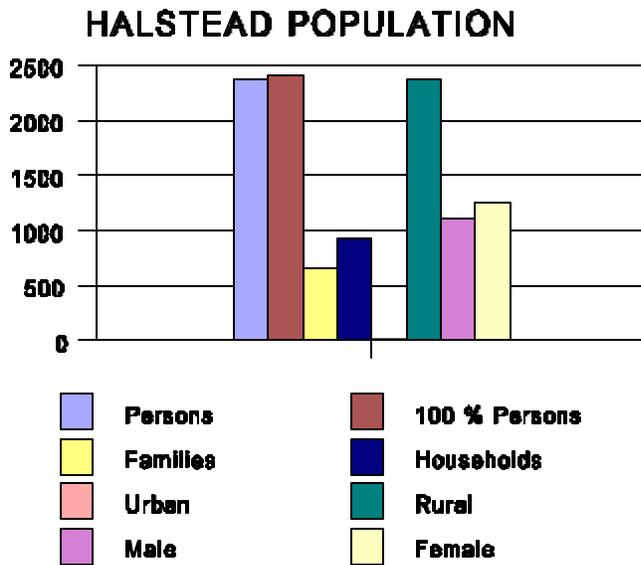
Harvey County Population 1990 Census

Persons Universe	2477574
100 % Persons	2477574
Families	664668
Households	946253
Urban	1712571
Rural	735003
Male	1214860
Female	1262714

Harvey County Population Zip 67020 1990 Census

Persons Universe	1150
100 % Persons	1149
Families	306
Households	417
Urban	000
Rural	1150
Male	571
Female	579

Halstead Population
Zip 67056
1990 Census



Persons Universe	2370
100 % Persons	2405
Families	664
Households	923
Urban	000
Rural	2370
Male	1109
Female	1261