

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

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004

Annual Plan for Fiscal Year 2000

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

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

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Columbia, Missouri

PHA Number: MO-007

PHA Fiscal Year Beginning: (mm/yyyy) 10/2000

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 – 201 Switzler Street, Columbia, Missouri**
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- X The PHA's mission is: It is the mission of the Housing Authority of the City of Columbia, Missouri, to provide safe and affordable housing opportunities to low-income individuals and families. In carrying out this mission, the CHA will seek partnerships and collaborative efforts with local organizations and other governmental agencies that provide services to improve quality of life for CHA's residents.**

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 the PHAs **ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS** . (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

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

- X PHA Goal: Expand the supply of assisted housing**
Objectives:
- X Apply for additional rental vouchers:** Monitor local needs and make application for funding for rental assistance as available.
- X Reduce public housing vacancies:** Reduce vacancies 20% per year.
- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments
- X Other (list below)**
Partner with local agencies to promote homeownership opportunities for public housing residents with disabilities (HOYO program).
- Promote homeownership opportunities for public housing residents and Section 8 participants.**

X PHA Goal: Improve the quality of assisted housing

Objectives:

X Improve public housing management: (PHAS score)

Increase PHAS scoring in all areas where improvement can be achieved.

Improve voucher management: (SEMAP score)

X Increase customer satisfaction:

Monitor resident survey responses in PHAS and other local survey information to gauge customer satisfaction, and respond as needed.

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

X Renovate or modernize public housing units – Comprehensive Grant Program funds will be used to renovate and modernize public housing units to ensure they are comparable to other local assisted housing developments.

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:

X Conduct outreach efforts to potential voucher landlords

CHA will outreach to potential voucher landlords by inviting non-participating landlords to the annual Section 8 Landlord Meetings.

Increase voucher payment standards

X Implement voucher homeownership program:

CHA will consider the implementation of a homeownership program for the Section 8 program in the future.

X Implement public housing or other homeownership programs: CHA will collaborate with local agencies to develop a homeownership program for public housing residents, and will consider converting some units to homeownership, if feasible to do so.

Implement public housing site-based waiting lists:

Convert public housing to vouchers:

Other: (list below)

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

X PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Tenant Selection Policies will provide a priority to higher income public housing households.
- 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:
- X Designate developments or buildings for particular resident groups (elderly, persons with disabilities) HUD approved CHA's application for designated housing in April 2000. Oak Towers is designated Elderly and Paquin Tower is designated Mixed Populations of elderly/disabled.**
- X Other: (list below)**

Decrease incidents of violent and drug-related crimes in public housing neighborhoods.

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- X Provide or attract supportive services to improve assistance recipients' employability:** Grant applications will provide for resident services staff to assist in self-sufficiency activities and employment opportunities for residents.
- X Provide or attract supportive services to increase independence for the elderly or families with disabilities.** Grant applications will provide for resident services staff and supportive services to increase independent living for elderly and disabled residents.
- Other: (list below)

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

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:** CHA staff will (1) actively participate in local services agencies for networking purposes; (2) provide a speaker's bureau for local programs to agencies that work with diverse populations advising of the availability of CHA's programs that are administered without regard to race, color, religion, national origin, sex, familial status and disability. The speakers will stress the importance of recognizing and honoring cultural diversity and differences.

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:.

- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:** Provide handicapped accessible units to applicants to meet their needs, and to residents as their health circumstances change.

Other: (list below)

Other PHA Goals and Objectives: (list below)

PHA Goal:

**Annual PHA Plan
PHA Fiscal Year 2000**

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

Not required.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

Required Attachments:

- A. Admissions Policy for Deconcentration – Not Applicable pending Final Rule
- B. FY 2000 Capital Fund Program Annual Statement (Attachment MO007a01)**

Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- C. PHA Management Organizational Chart (Attachment MO007b01)**
- D. FY 2000 Capital Fund Program 5 Year Action Plan (Attachment MO007c01)**
- E. Public Housing Drug Elimination Program (PHDEP) Plan (Attachment MO007d01)**
- F. Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) – **included in 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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/199 <i>Quality Housing and Work Responsibility Act Initial Guidance</i> ; and any further HUD guidance) and 2. 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 <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent 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 <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input type="checkbox"/> 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
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
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
	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 housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	5,219	5	5	5	5	5	5
Income >30% but <=50% of AMI	3,254	4	4	4	4	4	4
Income >50% but <80% of AMI	3,825	3	3	3	3	3	2
Elderly	612	1	1	1	1	1	1
Families with Disabilities	263	3	3	3	3	3	3
White	9377	2	22	2	2	2	2
Black	1,769	4	4	4	4	4	4
Hispanic	187	4	4	4	5	4	4
Asian	857	3	3	3	3	3	3
Native American	108	3	3	3	3	3	3

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 1999
- 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)

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input 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	368		96
Extremely low income <=30% AMI	267	73%	
Very low income (>30% but <=50% AMI)	91	25%	
Low income (>50% but <80% AMI)	10	2%	
Families with children	217	59%	
Elderly families	14	3%	
Families with Disabilities	92	25%	
Race/ethnicity WHITE	187	51%	
BLACK	176	48%	
IND./ALASKAN	1	.25%	
ASIAN/HISPAN.	4	.75%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 8 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) Section 8 tenant-based assistance X Public Housing			
	# of families	% of total families	Annual Turnover
Waiting list total	79		232
Extremely low income <=30% AMI	69	87%	
Very low income (>30% but <=50% AMI)	10	13%	
Low income (>50% but <80% AMI)	0	0	
Families with children	25	32%	
Elderly families	5	6%	
Families with Disabilities	21	27%	
WHITE	36	46%	
BLACK	41	53%	
INDIAN/ASIAN	1	1%	
Race/ethnicity			
Characteristics			
0BR	18	23%	
1BR	34	43%	
2BR	13	17%	
3 BR	12	15%	
4 BR	2	2%	
5+ BR	N/A	N/A	
Is the waiting list closed (select one)? X No Yes			
If yes:			
How long has it been closed (# of months)? N/A			
Does the PHA expect to reopen the list in the PHA Plan year? N/A No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

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)
- Continue CHA's program to reduce Public Housing vacancies by establishing unit turnaround crews with varying skill levels to address quick turnover of vacant units.**
- Market public housing units in the Columbia community.**
- Monitor turnover time related to occupancy function and resolve any identified problems in lease-up.**

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) Pursue partnerships for alternative housing programs for special sub-populations, i.e., mentally ill, handicap/disabled individuals.**

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing**
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- 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
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly**
- 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)

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

(2) Reasons for Selecting Strategies

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

- 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)

Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	1,274,196	
b) Public Housing Capital Fund	1,208,339	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	3,408,618	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	165,270	
g) Resident Opportunity and Self-Sufficiency Grants	90,666	
h) Community Development Block Grant	200,000	Sprinkler system
i) HOME		
Other Federal Grants (list below)		

2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Fund 99	661,383	Capital Improvements
Phdep 98	15,719	Drug Elimination
Phdep 99	27,399	Drug Elimination
3. Public Housing Dwelling Rental Income		
Rent	947,021	PH Operations
Excess Utilities and Non dwelling	45,039	
4. Other income (list below)		
Laundry receipts, vending machines	39,500	PH Operations
Work orders		PH Operations
4. Non-federal sources (list below)		
Total resources	8,083,150	

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3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

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)

X Other: (describe)

Due to extremely short waiting lists, within 36 hours of date and time of complete application being received.

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

X Criminal or Drug-related activity

X Rental history

Housekeeping

X Other (describe): Applicant or household not on sexual offender list; applicant does not owe funds to CHA or other housing agency for a prior assisted housing program

c. **X Yes** No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. **X Yes** No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. **X Yes** No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

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

X Community-wide list

Sub-jurisdictional lists

Site-based waiting lists

Other (describe)

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:

X 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)

X Emergencies

X Overhoused

X Underhoused

X Medical justification

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

Resident choice: (state circumstances below)

X Due to excess vacancies, transfers are limited to one per month per site, emergencies excluded.

c. Preferences

1. **X 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**)

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:

X Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

X Victims of domestic violence

Substandard housing

Homelessness

X High rent burden (rent is > 50 percent of income)

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

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

3 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 1 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 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. 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)**
GRIEVANCE PROCEDURES

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 – DISREGARD – TEMPLATE TO BE REVISED

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)

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:

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

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) –**
Verification of any local preference for which eligible; Income Limits; Debt owed to CHA or other public housing agency.
- 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)**

CURRENT ADDRESS AND LANDLORD

(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: IF VOUCHER HOLDER DOCUMENTS AN ACTIVE SEARCH AND INABILITY TO LOCATE A UNIT, OR MEDICAL EMERGENCY OR SEARCH FOR HANDICAP ACCESSIBLE UNIT.

(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.

3 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- 1 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)

X The Section 8 Administrative Plan

Briefing sessions and written materials

Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

Through published notices

X Other (list below)

THROUGH THE COOPERATING AGENCY OR ORGANIZATION

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

X **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
X **\$1-\$25**
 \$26-\$50

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

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

PH Admissions & Continued Occupancy Policy adopted June 2000, Section VII, Determination of Total Tenant Payment & Tenant Rent, D. Minimum Rent, 1. Financial Hardship Exemption.

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

1. **X** **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:

Statutory Flat Rent and Ceiling Rent Options could result in less than 30% of adjusted income being charged.

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply) **NONE**

- 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)_15%_____

Other (list below)

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)

FAIR MARKET RENTS; CHA OPERATING COSTS

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies

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

At or above 90% but below 100% of FMR

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
X \$1-\$25
 \$26-\$50

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

Section 8 Administrative Plan adopted June 2000, Section XI, B. Minimum Rent - hardship exemption – Page 35.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

X An organization chart showing the PHA's management structure and organization is attached. (File MO007b01)

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 upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	721	232
Section 8 Vouchers	198	96
Section 8 Certificates	447	Conversion to Vouchers
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)	S+Care - 37	12
Public Housing Drug Elimination Program (PHDEP)	721	N/A
Other Federal Programs(list individually)	ROSS/SC – 347 EDSS – 147	N/A

C. Management and Maintenance Policies

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

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

Accident Prevention Manual
Safety Services Manual
Maintenance Plan
Admissions and Continued Occupancy Policy
Personnel Policies
PHDEP Plans
Grievance Procedures
Allocation Plan for Designated Housing
High-Rise Emergency Action Plan

(2) Section 8 Management: (list below)

Section 8 Administrative Plan
Personnel Policies
Grievance Procedures

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

1. Yes **X 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

X Other (list below)

**INITIATED BY WRITTEN REQUEST TO EXECUTIVE DIRECTOR FOR
INFORMAL SETTLEMENT CONFERENCE**

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)

**INITIATED BY WRITTEN REQUEST TO THE EXECUTIVE DIRECTOR
FOR AN INFORMAL SETTLEMENT CONFERENCE.**

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment MO007a01 Excel file

-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 ~~OR~~ by completing and attaching a properly updated HUD-52834.

a. **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 MO007c01 Excel File

-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 **X 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:

X 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:

CHA WILL USE REPLACEMENT 2000 FUNDS FOR DEVELOPING HOMEOWNERSHIP OPPORTUNITIES FOR PUBLIC HOUSING RESIDENTS.

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 **X 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: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> 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: Oak Towers 1b. Development (project) number: MO-007-004
2. Designation type: Occupancy by only the elderly X Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan X Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(04/21/2000)</u>
5. If approved, will this designation constitute a (select one) X New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 147 7. Coverage of action (select one) <input type="checkbox"/> Part of the development X Total development

Designation of Public Housing Activity Description
1a. Development name: Paquin Tower 1b. Development (project) number: MO-007-007
2. Designation type: Occupancy by only the elderly Occupancy by families with disabilities Occupancy by only elderly families and families with disabilities X
3. Application status (select one) Approved; included in the PHA's Designation Plan X Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(04/21/2000)</u>
5. If approved, will this designation constitute a (select one) X New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
7. Number of units affected: 147 7. Coverage of action (select one) <input type="checkbox"/> Part of the development X Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

1. 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.

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 **X** **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.)

B. Section 8 Tenant Based Assistance

1. Yes **X** **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

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? **12/06/99**

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

- X Client referrals**
- X Information sharing regarding mutual clients (for rent determinations and otherwise)**
- X 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
- X Other (describe) – Collaboration in development of a Quality Child Care Network, a PHDEP self-sufficiency program.**

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)
<i>Voluntary Family Self-Sufficiency Program – Public Housing</i>	<i>50</i>	<i>Application</i>	<i>PHA main office</i>	<i>Public Housing</i>
<i>Quality Child Care Network</i>	<i>N/A</i>	<i>Application</i>	<i>1304 Elleta Blvd.</i>	<i>Both</i>
<i>ROSS – Service Coordinator Renewal</i>	<i>200</i>	<i>All residents</i>	<i>1201 Paquin</i>	<i>Public Housing</i>
<i>EDSS</i>	<i>147</i>	<i>All residents</i>	<i>700 N. Garth</i>	<i>Public Housing</i>

(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: 05-01-00)
Public Housing	Voluntary Program/ -0-	20
Section 8	None	

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? **NO MINIMUM PROGRAM SIZE – VOLUNTARY PROGRAM BY CHA.**

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)

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79 (m)]

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

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

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

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

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

- X Safety and security survey of residents
- X 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
- X Resident reports
- PHA employee reports
- X Police reports
- X Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)
- X **CHA SAFETY DIVISION REPORTS**

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

MO-7-1, 2, 3, 4, 5, 7 (ALL SITES)

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)

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

SECURITY STAFF BOTH CHA-WIDE AND SAFETY MONITORS SITE-SPECIFIC AT HIGH-RISES MO-7-4 AND MO-7-7; FAMILY SELF-SUFFICIENCY ACTIVITIES.

LOCKED ENTRY DOORS AT OAK/PAQUIN TOWERS WITH KEY CARD ENTRY BY RESIDENTS.

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

ALL SITES

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
- X Police provide crime data to housing authority staff for analysis and action
- X Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- X 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

X Other activities (list below) **COOPERATIVE AGREEMENT BETWEEN CHA AND CPD; CHA OFFERS PUBLIC HOUSING UNITS FOR LAW ENFORCEMENT OFFICERS; POLICE SUB-STATIONS IN TWO SITES .**

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

ALL SITES – SUBSTATIONS MO-7-2 AND 7-5.

LAW ENFORCEMENT RESIDENT OFFICERS MO-7-1, 2 &

5.

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.

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

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

X Yes No: This PHDEP Plan is an Attachment. (Attachment Filename MO007d01)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

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. X 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. X Yes No: Was the most recent fiscal audit submitted to HUD?
- 3. Yes X 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?
N/A
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes **X 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)
X Not applicable
 Private management
 Development-based accounting
 Comprehensive stock assessment
 Other: (list below)

3. Yes **X 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:

REPRESENTATIVES OF THE RESIDENT ADVISORY BOARD ATTENDED THE PUBLIC HEARING ON MAY 16, 2000. COMMENTS FROM RESIDENTS WERE COMPLIMENTARY OF CHA OPERATIONS.

THE RESIDENT ADVISORY BOARD OFFICIALLY REVIEWED THE PHA PLANS ON JUNE 7, 2000. ONE ADDITION TO THE SAFETY/SECURITY SECTION WAS MADE. A RECOMMENDATION WAS MADE TO THE ANNUAL PLAN TO CONSIDER CONVERTING EFFICIENCY APARTMENTS TO ONE-BEDROOM APARTMENTS, AND TO ENSURE THAT SECURITY CAMERAS BE IN WORKING ORDER. IT WAS SUGGESTED THAT A CRIME BLOCKERS GROUP BE STARTED AND THAT SECURITY PERSONNEL PLAY A BIGGER ROLE IN DRUG EDUCATION ACTIVITIES AT CHA.

THE RAB BOARD WAS SUPPORTIVE OF THE PHA PLAN DOCUMENTS AND REQUESTED CLARIFICATION OF SOME SECTIONS, BUT NO CHANGES EXCEPT ADDING ONE COMMENT ON KEY CARD ENTRY AT THE HIGHRISE BUILDINGS. THE RESIDENT ADVISORY BOARD BEGAN MEETING IN SEPTEMBER 1999 TO REVIEW REVISED PUBLIC HOUSING AND SECTION 8 PROGRAM POLICIES. NUMEROUS COMMENTS WERE MADE REGARDING THOSE POLICIES AND SEVERAL CHANGES WERE MADE ACCORDINGLY.

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:

ADDED RECOMMENDED LANGUAGE CHANGES AND ADDITIONS TO THE PHA PLAN, REVISED PROGRAM POLICIES, AND THE PHDEP PLAN.

Other: (list below)

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

1. Yes **X 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 **X 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
- X Other: (describe) CHA DISTRIBUTED APPLICATION FORMS TO THE RAB BOARD MEMBERS TO MAKE APPLICATION FOR APPOINTMENT BY THE MAYOR OF THE CITY OF COLUMBIA. ONE RESIDENT APPLIED AND WAS APPOINTED BY THE MAYOR FOR A FOUR-YEAR TERM BEGINNING JUNE 1, 2000.**

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- X Any adult recipient of PHA assistance**
- Any adult member of a resident or assisted family organization
- X Other (list) – ELIGIBLE PER MISSOURI HOUSING AUTHORITIES LAW**

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: (provide name here)

CITY OF COLUMBIA, MISSOURI

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)
SPRINKLER SYSTEM IN PAQUIN TOWER; SERVICES FOR SPECIAL SUB-POPULATIONS WITH PERSISTENT MENTAL ILLNESS.
- Other: (list below)

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

**1999 CDBG funding for design fees for sprinkler system for Paquin Tower.
Application submitted for FY 2000 CDBG funds for installation of system.**

D. Other Information Required by HUD

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

1. **Definition of Substantial Deviation and Significant Amendment or Modification:**
- a. **Changes to rent or admissions policies or organization of the waiting list.**
- b. **Additions of non-emergency work items or change in use of replacement reserve funds under the Capital Fund.**
- c. **Additions of new activities not included in the current PHDEP Plan.**
- d. **Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.**

An exception for any of the above are any changes adopted to reflect changes in HUD regulatory requirements. Such changes will not be considered significant amendments by HUD.

Attachments

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

PHA Plan - Table Library

Component 7

Capital Fund Program Annual Statement

Parts I, II, and II

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number MO36P00771000 FFY of Grant Approval: 2000

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	200,000
2	1406 Operations	137,499
3	1408 Management Improvements	109,000
4	1410 Administration	48,000
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	5,000
8	1440 Site Acquisition	
9	1450 Site Improvement	20,115
10	1460 Dwelling Structures	100,000
11	1465.1 Dwelling Equipment-Nonexpendable	17,499
12	1470 Nondwelling Structures	708,725
13	1475 Nondwelling Equipment	57,501
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	5,000
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	1,208,339
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	47,000
24	Amount of line 20 Related to Energy Conservation Measures	

**Annual Statement
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
MO7-7	Elevator Upgrade		7,000
MO7-5	Unit Rehab Handicap Accessible		47,000
MO7-7	Sprinkler System		524,000
MO7-2	Laundry Facility		80,000
MO7-2	Exterior Porches		16,000
MO7-1,2,3	Central Air Conditioning		20,000
MO7-2	Blind Boone Center Renovation		64,725
MO7-2	Maintenance Facility		35,000
MO7-7	Exterior Painting		5,000
MO7-2	Washers & Dryers		17,499
HA Wide	Office Equipment		15,000
HA Wide	Maintenance Tools and Equipment		10,000
HA Wide	Vehicles		32,501
HA Wide	Drainage		10,115
HA Wide	Landscaping		10,000
HA Wide	Floor Slabs		10,000
MO7-5	Relocation		5,000

**Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
Management Imp	3/2002	9/30/2003
MO-7-1	3/2002	9/30/2003
MO7-2	3/2002	9/30/2003
MO7-3	3/2002	9/30/2003
MO7-4	3/2002	9/30/2003
MO7-5	3/2002	9/30/2003

MO7-7

3/2002

9/30/2003

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

See Attachment MO007c01 Excel File.

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 years. 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 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				

**Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages
Comprehensive Grant Program (CGP)**

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

UMIS Approval No 2577-0157 (Exp. 1/31/94)
Status of Proposed Work (2)

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
	ADMINISTRATION	1406		\$137,499.00				
HA-Wide Mgmt.	STAFF TRAINING	1408		\$25,000.00				
	SALARY FOR SAFETY OFFICERS	"	2	\$47,000.00				
	COMPUTER SOFTWARE			\$13,000.00				
	RESIDENT SERVICES			\$16,000.00				
	ENERGY AUDIT			\$8,000.00				
			Total 1408	\$109,000.00				
HA-Wide Mgmt.	Modernization Coordinator	1410	1	\$43,000.00				
	Modernization Assistant	1410	1	\$4,500.00				
	Advertising Expense	1410	1	\$500.00				
			Total 1410	\$48,000.00				
MO7-2	A&E	1430		\$5,000.00				
				\$0.00				
			Total 1430	\$5,000.00				
HA WIDE HA WIDE	Drainage	1450	1000 LF	\$10,115.00				
	Landscaping		1000 SF	\$10,000.00				
			Total 1450	\$20,115.00				
MO7-7 MO7-5 MO7-1,2,3,5 MO7-1,2,3 MO7-2	Elevator Upgrade	1460	2	\$7,000.00				
	Unit Rehab-Handicap Accessible	1460	1 Unit	\$47,000.00				
	Floor Slabs, Mudjacking/Peirs	1460	2 Units	\$10,000.00				
	Central Air Conditioning	1460	10 Units	\$20,000.00				
	Exterior Porches	1460	4 Units	\$16,000.00				
			Total 1460	\$100,000.00				
MO7-2	Washers and Dryers	1465	15	\$17,499.00				
			Total 1465	\$17,499.00				
MO7-7 MO7-2 MO7-2 MO7-4 & 7 MO7-2	Exterior Painting,Fire Damage	1470	2000 SF	\$5,000.00				
	Maintenance Facility	1470	1 Bldg	\$35,000.00				
	Laundry Facility	1470	1 Bldg	\$80,000.00				
	Sprinkler System	1470	2 Bldgs	\$524,000.00				
	Blind Boone Center Renovations	1470	1 Bldg	\$64,725.00				
			Total 1470	\$708,725.00				
MO7-2 HA WIDE HA WIDE HA WIDE	Office Equipment-BBCC Comp Lab	1475	6 Systems	\$6,000.00				
	Office Equipment	1475	9 Systems	\$9,000.00				
	Maintenance Tools and Equip	1475		\$10,000.00				
	Vehicles , Handicap Accessible Van	1475	1	\$32,501.00				
			Total 1475	\$57,501.00				
MO7-5	Relocation	1495	5 units	\$5,000.00				
	GRAND TOTAL			\$1,208,339.00				

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

(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator

Five-Year Action Plan
 Part II: Supporting Pages
 Physical Needs Work Statement(s)
 Comprehensive Grant Program (CGP)

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

Work Statement for Year 1 FFY: '00	Work Statement for Year 2 FFY: '2001			Work Statement for Year 3 FFY: '2002		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	MO7-1 Screen Doors	30 units	\$6,938			
	MO7-1 Floor Slabs/Foundation	2 Units	\$1,202	MO7-1 Perimeter Fence	200 LF	\$10,000
	MO7-1 Playground Equipment	1	\$5,444	MO7-1 Playground Equipment	1	\$8,615
			\$13,584			\$18,615
	MO7-2 Screen Doors	75	\$18,571	MO7-2 Central Air Conditioning	23 units	\$46,500
	MO7-2 Blind Boone Center Renovation	1 bldg	\$50,000	MO7-3 Central Air Conditioning	66 units	\$132,000
	MO7-2 Dumpster Enclosures	7	\$7,500			
	MO7-2 Floor Slabs/Foundation	7 units	\$4,973	MO7-4 Bath Cabinets, Sinks and Bowls	147	\$49,352
	MO7-2 Electrical Upgrades-kitchen lighting	178 units	\$20,000	MO7-4 Parking Lot Paving	1	\$35,000
	MO7-2 Central Air Conditioning	60 units	\$121,000	MO7-4 Elevator Upgrades	2	\$5,000
	MO7-2 Sub Floor Replacement (FORCE ACCT)	125 units	\$27,500			\$89,352
	MO7-2 Daycare Roofing	1 bldg	\$27,000			
			\$276,544	MO7-7 Parking Lot Paving	1	\$25,000
				MO7-7 Window Air Conditioning Units (force account)	200	\$100,000
				MO7-7 Boiler Improvements	2	\$5,000
				MO7-7 Bath Cabinets, Sinks and Bowls	200	\$67,148
	MO7-3 Floor Slabs/Foundation	3 units	\$1,858	MO7-7 Painting Exterior	1 bldg	\$10,224
	MO7-3 Screen Doors	18	\$4,491			\$207,372
			\$6,349			
	MO7-4 Roof replacement	1 bldg	\$25,000	HA WIDE 504 Enhancements		\$20,000
	MO7-4 Maintenance Garage	1 bldg	\$5,000	HA WIDE Sidewalk and Patio	40,000 SF	\$172,000
	MO7-4 Interior Doors w/ levers	147 units	\$45,000	HA WIDE Floor Slab Foundation Repair	12 Units	\$10,000
			\$75,000	HA WIDE Drainage	2000 LF	\$20,000
				HA WIDE Landscaping	2000 SF	\$20,000
						\$242,000
	MO7-5 Dumpster Enclosures	7	\$7,500			
	MO7-5 Floor Slabs/Foundation	3 units	\$1,967			
MO7-5 Unit rehab 4 BDRM to Handicap Accessible	1 unit	\$25,000	HA WIDE Office Equipment	10 Systems	\$10,000	
		\$34,467	HA WIDE Maintenance Tools and Equipment		\$20,000	
			HA WIDE Vehicles	1	\$30,000	
MO7-7 Boiler Improvements	2	\$5,000			\$60,000	
MO7-7 Interior Doors w/ levers	200 units	\$70,000				
MO7-7 Upgrade Public Bathrooms	2	\$21,724				
MO7-7 Roof Replacement	1 bldg	\$25,000				
MO7-7 Bifold closet doors	200 units	\$30,000				
		\$151,724				
HA WIDE Floor Tile	50 units	\$46,171				
HA WIDE-Landscaping	1000 SF	\$10,000				
HA WIDE Range Hoods	150	\$35,000				
HA WIDE Drainage	2000 LF	\$20,000				
HA WIDE Sidewalk and Patio	11,600 SF	\$50,000				
		\$161,171				
HA WIDE- Appliance Replacement (force account)	140	\$39,000				
HA WIDE Office Equipment	10 Systems	\$10,000				
HA WIDE Maintenance Tools and Equipment		\$20,000				
HA WIDE Vehicles	1	\$30,000				
		\$99,000				
	Subtotal of Estimated Cost		\$823,283	Subtotal of Estimated Cost		\$795,839

Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

Section 1: General Information/History

- A. Amount of PHDEP Grant** \$165,270
- B. Eligibility type (Indicate with an “x”)** N1 _____ N2 _____ R X
- C. FFY in which funding is requested** 2000
- D. Executive Summary of Annual PHDEP Plan**

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include description of the expected outcomes. The summary must not be more than five (5) sentences long

CHA’s comprehensive drug elimination strategy is a comprehensive, multi-agency approach to combat violent crime, drug use and gang activity in its public housing developments. The strategy emphasizes the importance of community involvement in combating drugs and violent crime. This will be accomplished through a variety of initiatives such as continuation of funding for safety and security staff in both family sites and highrises, resident services staff to support self-sufficiency programs in CHA family sites, and youth programs to provide at-risk youth with healthy, positive and constructive activities during the school year and summer months.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Downtown Family Sites	294	706
Bear Creek Family Sites	80	192
Paquin Tower	200	208
Oak Towers	147	153

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the program by # of months. For “Other”, identify the # of months).

6 Months _____ **12 Months** _____ **18 Months** _____ **24 Months** X **Other** _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funds received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	\$250,000	MO36DEP0070195	\$0		1-31-98
FY 1996	\$250,000	MO36DEP0070196	\$0	GE	4-1-99
FY 1997	\$281,400	MO36DEP0070197	\$0		11-30-99
FY 1998	\$210,300	MO36DEP0070198	\$65,180.57		10-30-00
FY 1999	\$158,577	MO36DEP0070199	\$121,043.09		10-30-01

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly include the broad goals and objectives, the role of plan participants, your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

CHA’s drug elimination strategy is a comprehensive, multi-agency approach to combat violent crime, drug use and gang activity in its public housing developments. The strategy emphasizes the importance of community involvement in combating drugs and violent crime with collaboration and cooperation between residential neighborhoods, non-profit organizations, the public sector and the private sector. All of these entities-Federal, State and local government, neighborhoods, residents, non-profit organizations and the private sector-will work together in collaboration to create a safer, drug-free environment in and around CHA’s public housing developments.

The funding of safety and security staff throughout CHA is to decrease violent criminal activity with the expected result of enhancing the safety of all CHA residents. Progress is monitored through daily safety reports and logs from security personnel, crime statistics and resident surveys. CHA believes that the perception of being safe is important to resident satisfaction, as well as, the actual reduction of crimes in public housing neighborhoods.

CHA will issue Requests for Proposals to provide youth programming and activities for CHA’s children. Progress will be monitored by evaluating contract performance through written contracts reflecting specific numbers of youth for programming and participation.

Resident services staff will continue to assist in the support of self-sufficiency among residents of public housing in accordance with welfare reform initiatives. Progress is monitored through the number of households with earned income.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY 2000 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	
9120 - Security Personnel	\$70,000
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	\$61,710
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	\$33,560
TOTAL PHDEP FUNDING	\$165,270

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be provided sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be included in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences per column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9120 - Security Personnel						Total PHDEP Funding: \$70,000	
Goal(s)	Reduce the incidents of crime in and around CHA property.						
Objectives	Security staff will continue its goal to provide a more peaceful and crime-free living environment for residents of public housing and take proactive measures to eliminate drugs, violence, and related crime from CHA property.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Safety Staff			11-1-00	10-31-02	\$70,000	\$55,000- CGP	Safety reports, logs, UCR crime statistics show 3% decrease in drug-related crimes.
2.							

9160 - Drug Prevention						Total PHDEP Funding: \$61,710	
Goal(s)	Provide alternatives to drugs and criminal activities for CHA's youth.						
Objectives	Provide after-school and summer youth programming to increased numbers of CHA youth ages 6-17.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Youth Programming	200	Family Sites	01-01-01	12-31-01	61,710	\$22,000/ Operations BBCC & BCRC	75 youth attend summer camps; 160 youth participate in after school and other alternative youth programs.

9190 - Other Program Costs					Total PHDEP Funds: \$33,560		
Goal(s)		Increase awareness of training and educational opportunities for public housing residents.					
Objectives		Increase number of households with earned income.					
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Resident Services – Family Self-Sufficiency programming			11-1-00	10-31-01	\$33,560	\$27,000 – Operations FSS	Number of referrals to local agencies; number of PH residents in training or educational programs; number of households with wage income.
2.							
3.							

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	12 months		12 months	
	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110				
9120 (Activity #1)	25% - 17,500	50% - \$35,000	50% - \$35,000	100% - \$70,000
9130				
9140				
9150				
9160 (Activity #1)	25% - \$15,428	100% - \$61,710	50% - \$30,855	100% - \$61,710
9170				
9180				
9190 (Activity #1)	25% - \$8,390	100%-33,560	50% - \$16,780	100% - 33,560
TOTAL	25% - \$41,318	79% - 130,270	50% - \$82,635	100% - 165,270

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”