

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

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**AUDRAIN (MO) COUNTY HOUSING AGENCY**

**PHA Plan**

5 Year Plan for Fiscal Years Ending 3/31/2001 - 2005  
Annual Plan for Fiscal Year Ending 3/31/2001

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

**PHA Plan  
Agency Identification**

**PHA Name:** *HOUSING AGENCY OF AUDRAIN COUNTY (MO)*

**PHA Number:** *MO226*

**PHA Fiscal Year Beginning (mm/yyyy):** *4/1/2000 and ending 3/31/2001*

**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 web site**
- Other (list below): Resident Services Office**

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

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

# Five Year and 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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**5-YEAR PLAN**  
**PHA FISCAL YEARS 2000 - 2004**  
[24 CFR Part 903.5]

**A. Mission**

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is *to provide reasonably safe, decent and sanitary housing for income qualified persons through stable, affordable housing environments, and to maintain access to resources that encourage personal independence.*

**B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS. (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

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

**PHA Goal No. 1: Expand the supply of assisted housing**

**Objectives:**

- Apply for additional rental vouchers:**
- Reduce public housing vacancies:**
- Leverage private or other public funds to create additional housing opportunities:**
- Acquire or build units or developments. *To use the proceeds from the sale or disposition of the demolished or disposed public housing***

*dwelling units to stimulate the rental market and increase the availability of rental properties for the Section 8 program.*

Other (list below)

**X PHA Goal No. 2: Improve the quality of assisted housing**

**Objectives:**

\_\_\_ Improve public housing management: (PHAS score)

**X Improve voucher management: (SEMAP score) *By implementing an effective re-inspection program for HQS inspections with the City of Mexico Building Inspector.***

**X Increase customer satisfaction:**

**X Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections) *Develop a comprehensive system of management procedures that will stabilize the MHA's operations by standardizing routine administrative tasks within three years.***

\_\_\_ Renovate or modernize public housing units:

\_\_\_ Demolish or dispose of unneeded public housing:

\_\_\_ Provide replacement public housing:

\_\_\_ Provide replacement vouchers:

\_\_\_ Other: (list below)

**X PHA Goal No. 3: Increase assisted housing choices**

**Objectives:**

**X Provide voucher mobility counseling: *Develop a brochure that outlines the basic requirements for implementing voucher mobility and investigate the feasibility of making a video presentation available on the process of mobility within two years***

**X Conduct outreach efforts to potential voucher landlords: *Develop and implement a landlord outreach program over three years that includes surveying the local rental housing market; identifying potential landlords; developing and distributing marketing materials; developing information packets that include the primary contract documents; conducting community presentations on the benefits of the program; developing information materials on effective property management***

*techniques with low income families and tenant screening processes; and monitoring responses received.*

\_\_\_ Increase voucher payment standards

X Implement voucher home ownership program: *Investigate the feasibility of implementing over the next three years a voucher home ownership program. Establish relationships with local lending institutions to identify the lending criteria and establish a system of referrals. Identify the current loan qualifying requirements of various institutions. Identify potential property available for purchase under the program. Develop and implement procedures for qualifying families.*

\_\_\_ Implement public housing or other home ownership programs:

\_\_\_ Implement public housing site-based waiting lists:

X Convert public housing to vouchers: *Conduct a conversion assessment within the statutory requirements of September 30, 2001*

\_\_\_ Other: (list below)

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

\_\_\_ PHA Goal No. 4: Provide an improved living environment

Objectives:

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

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

\_\_\_ Implement public housing security improvements:

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

\_\_\_ Other: (list below)

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

X PHA Goal No. 5: Promote self-sufficiency and asset development of assisted households

Objectives:

X Increase the number and percentage of employed persons in assisted families: *from 12% to 25% by 3/31/2001 and from 25% to 35% by 3/31/2003. Update the MHA's policies to maximize the use of earned*

*income exclusions in achieving this goal.*

- X Establish strong partnerships with supportive service providers to improve assistance recipients' employability: *The MHA shall, with HUD approval of ROSS funding, develop a job skills development program between local educational institutions, local industries, and social service agencies to encourage employment within the next two years.*
  - X Establish strong partnerships with supportive service entities to increase independence for the elderly or families with disabilities. *The MHA currently has strong partnerships with local supportive services agencies and will continue to maintain and facilitate the delivery of services that improve the independence for elderly and families with disabilities.*
- \_\_\_\_\_ Other: (list below)

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

X PHA Goal No. 6: **Ensure equal opportunity and affirmatively further fair housing**

**Objectives:**

- X Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: *The MHA shall update it Equal Opportunity Policies over the next year and shall analyze existing practices to determine any impediments that may exist. A comparison of the impediments of the MHA and those identified in the Missouri State Comprehensive Plan shall be completed in year two. A comprehensive action plan shall be prepared in year three and implemented, contingent upon the availability of funding for consultant services in the preparation of the Plan.*
- X Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- X Undertake affirmative measures to ensure accessible housing to persons with a variety of disabilities: *The MHA shall undertake a cooperative effort with Independent Living Services and other agencies*

*servicing elderly or handicapped persons to evaluate the need for additional accessible units in the City of Mexico and to develop viable action plan to improve the availability of same over five years*

Other: (list below)

**PHA Strategic Goal: Improve Human Relations Programs**

- X PHA Goal No. 7: Revise Personnel Policies to incorporate recent changes in laws.**
  - X Revise personnel handbook to ensure ongoing compliance with equal employment opportunity, affirmative action and Section 8 compliance requirements.**
  - X Finalize implementation of Employee Safety Program**
  - X Review and revise salary schedules and implement a performance based incentive program**
- X PHA Goal No. 8: Continue to enhance employee training initiatives**
  - X Initiate team building programs with staff.**
  - X Develop internal training programs on regulation compliance and policy enforcement.**
  - X Continue to build staff moral and maintain safe, responsive working environments**
- X PHA Goal No. 9: Revise by-laws**

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

**Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

- Standard Plan**
- Streamlined Plan:**
  - High Performing PHA**
  - Small Agency (<250 Public Housing Units)**
  - Administering Section 8 Only**
- Troubled Agency Plan**

## **Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.79 (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.

The Housing Agency of Audrain County, d.b.a. as Housing Authority of the City of Mexico (MHA), is a small, rural agency with under 133 Section 8 tenant-based housing vouchers. The Section 8 program has begun to experience upwards of 20% vacancies because of the lack of Housing Quality Standards qualified rental housing. The primary focus of this Five Year Plan and the Annual Plan is to reduce the vacancy rates to reasonable levels, while continuing to develop resources, such as increased availability of rental housing, to support the families. The Plan is:

1. To enhance the ability of low income families to access job skills training programs by providing reasonable rent incentives to participating families;
2. To enhance community wide cultural sensitivity through the development of cultural awareness programs;
3. To encourage Section 8 mobility for families achieving or seeking successful job skills development;
4. To develop the use of Section 8 subsidy in a home ownership program.
5. To cooperate with the City of Mexico in the development of rental housing rehabilitation.

The attached Annual Plan clearly defines those areas of focus for the MHA in the upcoming year.

## Electronic File Submissions

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

### Required Attachments:

- Admissions Policy for Deconcentration  
Electronic File Name: N/A
- FY 2000 Capital Fund Program Annual Statement  
Electronic File Name: N/A
- NR Most recent board-approved Operating Budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Definition of "Substantial Deviation" and "Significant Modification"

### Optional Attachments:

- PHA Management Organizational Chart  
SEE ATTACHMENT 3 TO INCLUDE IN THIS PLAN
- FY 2000 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)  
*Have been included in Section 18B of this Annual Plan.*
- Other (List below, providing each attachment name)

## List of 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.

Applicable & On Display	Supporting Document	Applicable Plan Component
Yes	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
Yes	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
Yes	<b>Fair Housing Documentation:</b> 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
Yes Housing Assessment and Strategies Only	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. <i>Persons Interested in obtaining a complete copy of the Missouri State Consolidated Plan may contact Sallie Hemenway at 573-751-4146</i>	Annual Plan: Housing Needs
Not Applicable	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
Not Applicable	Public Housing Admissions and Continued Occupancy Policy (ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
<b>Yes</b>	<b>Section 8 Administrative Plan</b>	<b>Annual Plan: Eligibility, Selection, and Admissions Policies</b>
<b>Not Required</b>	<b>Public Housing Deconcentration and Income Mixing Documentation: PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 18.</b>	<b>Annual Plan: Eligibility, Selection, and Admissions Policies</b>
<b>Not Applicable</b>	<b>Public housing rent determination policies, including the methodology for setting public housing flat rents.</b> Check here if included in the public housing Admissions and Continued Occupancy Policy (ACOP)	<b>Annual Plan: Rent Determination</b>
<b>Not Required</b>	<b>Schedule of flat rents offered at each public housing development.</b> Check here if included in the public housing ACOP	<b>Annual Plan: Rent Determination</b>
<b>Yes Included in Admin Plan</b>	<b>Section 8 rent determination (payment standard) policies.</b> Check here if included in Section 8 Administrative Plan	<b>Annual Plan: Rent Determination</b>
<b>Not Applicable</b>	<b>Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)</b>	<b>Annual Plan: Operations and Maintenance</b>
<b>Not Applicable</b>	<b>Public housing grievance procedures check here if included in the public housing ACOP</b>	<b>Annual Plan: Grievance Procedures</b>
<b>Yes Included in Admin Plan</b>	<b>Section 8 informal review and hearing procedures check here if included in Section 8 Administrative Plan</b>	<b>Annual Plan: Grievance Procedures</b>
<b>Not Applicable</b>	<b>The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year</b>	<b>Annual Plan: Capital Needs</b>

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
<b>Not Applicable</b>	<b>Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant</b>	<b>Annual Plan: Capital Needs</b>
<b>Not Applicable</b>	<b>Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)</b>	<b>Annual Plan: Capital Needs</b>
<b>Not Applicable</b>	<b>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</b>	<b>Annual Plan: Capital Needs</b>
<b>Not Applicable</b>	<b>Approved or submitted applications for demolition and/or disposition of public housing</b>	<b>Annual Plan: Demolition and Disposition</b>
<b>Not Applicable</b>	<b>Approved or submitted applications for designation of public housing (Designated Housing Plans)</b>	<b>Annual Plan: Designation of Public Housing</b>
<b>Not Applicable</b>	<b>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</b>	<b>Annual Plan: Conversion of Public Housing</b>
<b>Not Applicable</b>	<b>Approved or submitted public housing homeownership programs/plans</b>	<b>Annual Plan: Homeownership</b>
<b>Not Applicable</b>	<b>Policies governing any Section 8 Homeownership program. Check here if included in the Section 8 Administrative Plan</b>	<b>Annual Plan: Homeownership</b>
<b>Not Applicable</b>	<b>Any cooperative agreement between the PHA and the TANF agency</b>	<b>Annual Plan: Community Service &amp; Self-Sufficiency</b>
<b>Not Applicable</b>	<b>FSS Action Plan(s) for public housing and/or Section 8</b>	<b>Annual Plan: Community Service &amp; Self-Sufficiency</b>
<b>Not Applicable</b>	<b>Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant</b>	<b>Annual Plan: Community</b>

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	program reports	Service & Self-Sufficiency
<b>Not Applicable</b>	<b>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)</b>	<b>Annual Plan: Safety and Crime Prevention</b>
<b>Yes</b>	<b>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</b>	<b>Annual Plan: Annual Audit</b>
<b>Not Applicable</b>	<b>Troubled PHAs: MOA/Recovery Plan</b>	<b>Troubled PHAs</b>
<b>Yes</b>	<b>MHA Organizational Chart</b>	<b>Annual Plan: Management and Operations</b>
<b>Not Applicable</b>	<b>MHA Pet Policy</b>	<b>Annual Plan Pets</b>
<b>Not Applicable</b>	<b>MHA One Strike Policy and Gang Policy</b>	<b>Annual Plan: PHDEP Plan</b>
<b>Yes</b>	<b>Other supporting documents</b> (Optional. List individually; use as many lines as necessary) A. Census Bureau Raw Data for 1990 for Audrain County B. City of Mexico Comprehensive Plan - Executive Summary on Housing; Community Trends, and Housing Sections C. Community 2020 Maps and Demographics D. Waiting List and PH/S8 Population Demographics. (Because of the right of privacy, the raw data will not be provided. However, the demographics reports for the period ending 9/30/1999 have been provided.)	<b>5 Year and Annual Plan: Sources of Housing Needs Assessment</b>

# 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.

### SCORING RATINGS

1=no impact; 2=low impact; 3=moderate impact; 4= critical impact ; 5=severe impact

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type (Based on 3.2 Persons per hhld avg for area)	Over- all	Affordability	Supply	Quality	Accessibility	2. Size	Location
Income <= 30% of AMI	4,700	5	3	5	N/A	N/A	Audrain
Income >30% but <=50% of AMI	2,452	5	3	4	N/A	N/A	Audrain
Income >50% but <80% of AMI (Incomes \$25,000 to \$34,999)	1,742	2	2	2	N/A	N/A	Audrain
Elderly	4,594	3	3	3	N/A	N/A	Audrain
Families w/Disabilities	1,885	N/A	N/A	5	5	N/A	Audrain
Race/Ethnicity-White	4,850	3	N/A	N/A	N/A	N/A	Audrain
Race/Ethnicity-Black	43	4	N/A	N/A	N/A	N/A	Audrain
Race/Ethnicity-Nat.Am	1	5	N/A	N/A	N/A	N/A	Audrain
Race/Ethnicity-Asia/PI	1	1	N/A	N/A	N/A	N/A	Audrain

Housing Needs of Families in the Jurisdiction by Family Type (Audrain County)						
Units in Vacant Structure		Vacant Units		Duration of Vacancy		
1, detach	535	For Rent	834	< 2 mos.	18%	
1, attach	7	For Sale Only	229	2 - 6 mos	39%	
2	9	Rented or Sold, not occupied	93	6+ mos	43%	
3 or 4	56	Other Vacant Units	140			
5 to 9	11		326			
20 to 49	19					
50+	0					

Median Gross Rent	\$276.00					
Median Family Income	\$27,791					
Total Housing Units	10,039					
Occupied Units	9,205					
Family Type		Percent Hhlds <=30% Median*	Percent Hhlds >30<=50% Median*	Per Capita Income	Owner Occupied	Renter Occupied
% Dwelling Units with Rents Affordable to Median Income Families		23%	55%			
Households by Median Income Paying more than 30% in Rent	41%	Mex 78% State 55%	Mex 29% State 73%			
Elderly	4,594 19.5%	23%	14%			
Families with Disabilities	8%	N/A	N/A	N/A		
Race/Ethnicity - Caucasian	22,037 93.4%	18%	10%	\$11,589	71%	22%
Race/Ethnicity - Black	1,419 6.0%	50%	17%	\$6,312	3%	3%
Race/Ethnicity - Native Am	36 0.3%	62%	15%	\$8,598	.01%	.01%
Race/Ethnicity - Asian/Pac Isles	61 0.2%	0.0%	0.0%	\$29,121	.01%	.01%
Ethnicity - Hispanic (Any Race)	114 0.5%	N/A	N/A	\$9,050		

\* Based on Average Household Size of 3.2 persons compared to Income Limits for a 3 Person Household

**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**

Indicate year: *State of Missouri CDBG 5 Year Consolidated Plan 1997-2002*  
*State of Missouri CDBG 1 Year Action Plan 1999*

**U.S. Census data: 1990**

*Model-Based Income and Poverty Estimates for Audrain County*  
*Database FIPS File C90STF1A*  
*Database FIPS File C90STF3A*

**The Comprehensive Housing Affordability Strategy ("CHAS") data set**  
*Community 2020*

**American Housing Survey data**

Indicate year:

**Other housing market study:**

Indicate year: *City of Mexico Comprehensive Plan*

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

*MO State Census Data Center 1990 Summary Tape File 3 for Audrain Co.*

*Income and Poverty Profile*  
*Demographics Profile*

***Basic Demographics Trend Report  
University Extension-Office of Social and Economic Data Analysis  
Households That Are Cost Burdened  
Occupied Housing Units  
Housing Survey Data***

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

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

**Housing Needs of Families on the Waiting List**

Waiting list type: (select one)

Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/subjurisdiction:

Description	# of Families (S8 only)	% of Total Families (S8 Only)	Annual Turnover (S8 Only)
Waiting list total	0	0	84
Extremely low income <=30% AMI	0	0	
Very low income (>30% but <=50% AMI)	0	0	
Low income (>50% but <80% AMI)	0	0	
Families with children	0	0	
Elderly families	0	0	
Families with Disabilities	0	0	
Race/ethnicity - Caucasian	0	0	
Race/ethnicity - Black	0	0	
Race/ethnicity - Nat Am	0	0	
Race/ethnicity - Asian/Pac	0	0	

Characteristics by Bedroom Size (Public Housing Only)			
1BR	0	0	0
2 BR	0	0	0
3 BR	0	0	0
4 BR	0	0	0
5 BR	0	0	0
5+ BR	0	0	0

B. Is the waiting list closed (select one)? No  Yes If yes:  
 How long has it been closed (# of months)?  
 Does the PHA expect to reopen the list in the PHA Plan year? No Yes  
 Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No 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.

*The Audrain County Housing Agency, d.b.a. MHA, has a high percentage of extremely low income persons residing in its public housing and Section 8 programs. The strategies indicated below have been selected to encourage occupancy by very low and low income persons in the community. In addition to deconcentration efforts, the MHA has also selected those strategies that broaden the MHA's influence in the community beyond public housing and Section 8 subsidies to better meet the needs of the community in the stimulating housing market. (Note: Audrain County Housing Agency is an integral part of the Mexico Housing Authority entity. As such, the strategies and needs are frequently common and inseparable.)*

#### **(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:**

- Employ effective maintenance and management policies to minimize the number of public housing units off-line as coordinated with the MHA.**
- Reduce turnover time for vacated public housing units for MHA**
- Reduce time to renovate public housing units**
- Seek replacement of public housing units lost to the inventory through mixed finance development through MHA**
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources**
- Increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction**
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required**
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration**
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of**

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

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

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

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

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

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing. *The MHA already exceeds HUD federal targeting requirements for this item*
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance. *The MHA already exceeds HUD federal targeting requirements for this item.*
- 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**

- 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:**

- 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:**

- 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 ethnicity with disproportionate needs:**

- Affirmatively market to race/ethnicity shown to have disproportionate housing needs**
- Other: (list below)**

**Strategy 2: Conduct activities to affirmatively further fair housing**

- 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)**

*None*

**(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)**

## 2. Statement of Financial Resources

[24 CFR Part 903.79 (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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2000 grants)</b>		
a) Public Housing Operating Fund	N/A	
b) Public Housing Capital Fund	N/A	
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance	HAP Costs \$285,876 Admin Fees \$59,390	Rent Subsidies Admin Cost, Audit
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self-Sufficiency Grants	N/A	
h) Community Development Block Grant	None	None
i) HOME	None	None
j) Other Federal Grants (list below)	None	None
<b>2. Prior Year Federal Grants (unobligated funds only)</b>		
<b>3. Public Housing Dwelling Rental Income</b>	N/A	
	N/A	

<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>4. Other income (list below)</b>		
<b>5. Non-federal sources (list below)</b>	<b>None</b>	<b>None</b>
<b>Total resources</b>	<b>\$345,266</b>	

### **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.

**NOT APPLICABLE**

##### **(1) Eligibility**

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

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

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

Other: (describe)

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

Criminal or Drug-related activity

Rental history

Housekeeping

Other (describe)

**c. The PHA requests criminal records from local law enforcement agencies for screening purposes**

**d. The PHA requests criminal records from State law enforcement agencies for screening purposes.**

**e. The PHA does not access FBI criminal records from the FBI for screening purposes, either directly or through an NCIC-authorized source, because of staffing and cost constraints for fingerprinting.**

##### **(2) Waiting List Organization**

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

Community-wide list

Sub-jurisdictional lists

Site-based waiting lists

Other (describe)

**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.

*Does not apply*

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. This policy is consistent across all waiting list types.

- c. If answer to b is not consistent, list variations for any other than the primary public housing waiting list(s) for the PHA:

(4) Admissions Preferences

**FOR MEXICO HOUSING AUTHORITY PUBLIC HOUSING UNITS**

- a. Income targeting: The PHA plans to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families

at or below 30% of median area income?

**b. Transfer policies:**

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

\_\_\_ **Emergencies**

\_\_\_ **Over-housed**

\_\_\_ **Under-housed**

\_\_\_ **Medical justification**

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

\_\_\_ **Resident choice: (state circumstances below) *When MHA vacancies are at or below 7% of total available units.***

\_\_\_ **Other: (list below)**

**c. Preferences**

**The PHA has established preferences for admission to public housing, other than date and time of application? (If “no” is selected, skip to subsection (5) Occupancy.)**

**(5) Preferences and Occupancy**

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

**Former Federal preferences:**

\_\_\_ **Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)**

\_\_\_ **Victims of domestic violence**

\_\_\_ **Substandard housing**

\_\_\_ **Homelessness**

\_\_\_ **High rent burden (rent is > 50 percent of income)**

**Other preferences: (select below)**

\_\_\_ **Working families and those unable to work because of age or disability**

\_\_\_ **Veterans and veterans’ families**

\_\_\_ **Residents who live and/or work in the jurisdiction**

\_\_\_ **Those enrolled currently in educational, training, or upward mobility programs**

\_\_\_ **Households that contribute to meeting income goals (broad range of**

- \_\_\_\_\_ incomes)
- \_\_\_\_\_ Households that contribute to meeting income requirements (targeting)
- \_\_\_\_\_ Those previously enrolled in educational, training, or upward mobility programs
- \_\_\_\_\_ Victims of reprisals or hate crimes
- \_\_\_\_\_ Other preference(s) (list below)

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

\_\_\_\_\_ Date and Time

**Former Federal preferences:**

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

**Other preferences (select all that apply)**

- \_\_\_\_\_ Working families and those unable to work because of age or disability
- \_\_\_\_\_ Veterans and veterans’ families
- \_\_\_\_\_ Residents who live and/or work in 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. 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

**(6) 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 (ACOP)
- PHA written materials
- Other source (list) MHA Policy Manual

**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)

**(7) Deconcentration and Income Mixing**

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

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

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

- Adoption of site-based waiting lists. If selected, list targeted developments below: .
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments. If selected, list targeted developments below: .
- Employing new admission preferences at targeted developments. If selected, list targeted developments below:
- Other (list policies and developments targeted below)

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

and income mixing?

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

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

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

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

List (any applicable) developments below:

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

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

List (any applicable) developments below:.

**B. Section 8**

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): *The MHA verifies county and local police histories in addition to the State Highway Patrol records. The MHA also monitors newspaper listings of arrests and convictions for names of individuals who are living in or have applied for public and Section 8 housing.***  
 **Other (list below)**
- b.  **Yes**  **No:** **Does the PHA request criminal records from local law enforcement agencies for screening purposes?**
- c.  **Yes**  **No:** **Does the PHA request criminal records from State law enforcement agencies for screening purposes?**
- c.  **Yes**  **No:** **Does the PHA access FBI criminal records for screening purposes, either directly or through an NCIC-authorized source**
- e. **Indicate what kinds of information you share with prospective landlords? (select all that apply)**  
 **Criminal or drug-related activity**  
 **Other (describe below)**

**(2) Waiting List Organization**

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

**(3) Search Time**

- a.  Yes \_\_\_ No: Does the PHA give extensions on standard 60-day period to search for a unit? If yes, state circumstances below:  
*At this time, the MHA routinely grants extensions up to 90 days because of the difficulty in finding rental housing that meets HQS standards. Extensions are granted for large families (3 bedroom or more) up to 120 days.*

**(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)

Date and time

**Former Federal preferences**

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

**6 Date and Time**

**Former Federal preferences**

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)**
- 1 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**
- 4 Veterans and veterans’ families**
- 3 Residents who live and/or work in your jurisdiction**
- 2 Those enrolled currently in educational, training, or upward mobility programs**
- Households that contribute to meeting income goals (broad range of incomes)
- 3 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)
- 5 Not currently receiving rental assistance**

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  
 X The PHA requests approval for this preference through this PHA Plan
6. Relationship of preferences to income targeting requirements: (select one)  
 X 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

**THE MHA DOES NOT HAVE A SPECIAL PURPOSE SECTION 8 ASSISTANCE PROGRAM AT THIS TIME.**

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)  
 \_\_\_ The Section 8 Administrative Plan  
 \_\_\_ Briefing sessions and written materials  
 \_\_\_ Other (list below)
- b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?  
 \_\_\_ Through published notices  
 \_\_\_ Other (list below)

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.79 (d)]

##### **A. Public Housing**

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

##### **(1) Income-Based Rent Policies**

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

##### **a. Use of Discretionary Policies: (select one)**

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

---or---

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

##### **b. Minimum Rent**

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

\$0

\$1-\$25

\$26-\$50

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

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

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy) If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

- For other family members
- For transportation expenses.
- For the non-reimbursed medical expenses of non-disabled or non-elderly families.
- Other (describe below)

**d. 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)
- 95<sup>th</sup> 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)

**e. Rent re-determinations:**

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a

threshold amount or percentage: (if selected, specify threshold)

\_\_\_\_\_ Other (list below)

- 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).**

## **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 *with the publication of the FMR's*
- Other (list below)

- e. **What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)**  
 **Success rates of assisted families**  
 **Rent burdens of assisted families**  
 **Other (list below)**

**(2) Minimum Rent**

- a. **What amount best reflects the PHA's minimum rent? (select one)**  
 **\$0**  
 **\$1-\$25**  
 **\$26-\$50**
- b.  **Yes**  **No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)**

## 5. Operations and Management

[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)

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

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

### B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the 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	N/A	N/A
Section 8 Vouchers (Conversion to)	39	52
Section 8 Certificates (Conversion from)	66	32
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)		

### C. Management and Maintenance Policies

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

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

N/A

**(2) Section 8 Management: (list below)**

**Section 8 Administrative Plan, Rent Schedule, Grievance Procedure, Briefing Packet**

## **6. PHA Grievance Procedures**

[24 CFR Part 903.79 (f)]

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

### **A. Public Housing**

1.  Yes  No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing? If yes, list additions to federal requirements below:
2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
  - PHA main administrative office
  - PHA development management offices
  - Other (list below)

### **B. Section 8 Tenant-Based Assistance**

1.  Yes  No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982? If yes, list additions to federal requirements below:
  - Executive Review Hearing
2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
  - PHA main administrative office
  - Other (list below)

## **7. Capital Improvement Needs**

[24 CFR Part 903.79 (g)]

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

### **NOT APPLICABLE**

#### **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 (state name); -or-**

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

##### **(2) Optional 5-Year Action Plan**

**Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template OR by completing and attaching a properly updated HUD-52834. Yes \_\_\_\_\_ No \_\_\_\_\_ **Is the PHA providing an optional 5-Year Action Plan for the****

**Capital Fund? (if no, skip to sub-component 7B)**

**b. If yes to question a, select one:**

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

**-or-**

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

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

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

- a.  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
- c.  Yes  No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d.  Yes  No: 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:
- e.  Yes  No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

## 8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

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

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

<input type="checkbox"/> Total development
<b>7. Timeline for activity:</b> 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.

<b>Designation of Public Housing Activity Description</b>
<b>1a. Development name:</b> <b>b. Development (project) number:</b>
<b>2. Designation type:</b> <input type="checkbox"/> Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities
<b>3. Application status (select one)</b> <input type="checkbox"/> Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
<b>4. Date this designation approved, submitted, or planned for</b>

<b>submission: <u>(DD/MM/YY)</u></b>
<b>5. If approved, will this designation constitute a (select one)</b> <input type="checkbox"/> <b>New Designation Plan</b> <input type="checkbox"/> <b>Revision of a previously-approved Designation Plan?</b>
<b>6. Number of units affected:</b> <b>7. Coverage of action (select one)</b> <input type="checkbox"/> <b>Part of the development</b> <input type="checkbox"/> <b>Total development</b>

**10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.79 (j)]

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

***NOT REQUIRED***

- 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>Conversion of Public Housing Activity Description</b>
<b>1a. Development name:</b> <b>b. Development (project) number:</b>
<b>2. What is the status of the required assessment?</b> <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
<b>3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)</b>
<b>4. Status of Conversion Plan (select the statement that best describes the current status)</b> <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY)

<input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
<b>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)</b> <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

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

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

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

*None*

**A. Public Housing**

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

**1.  Yes  No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to small PHA or high performing PHA status. PHAs completing streamlined submissions may skip to component 11B.)**

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

<b>Public Housing Homeownership Activity Description  (Complete one for each development affected)</b>
<b>1a. Development name:</b> <b>1b. Development (project) number:</b>
<b>2. Federal Program authority:</b>

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

**B Section 8 Tenant Based Assistance**

- 1**  Yes  No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982?  
 (If "No", skip to component 12.)  
 (If "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status.)  
 (High performing PHAs may skip to component 12.)
- 2. Program Description:**
- a. Size of Program**  
 Yes  No: Will the PHA limit the number of families participating in the section 8 homeownership option? If the answer to the question above was yes, which statement best describes the number of participants? (select one)
- 25 or fewer participants
  - 26 - 50 participants
  - 51 to 100 participants
  - more than 100 participants
- b. PHA-established eligibility criteria**  
 Yes  No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (I)]

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.

### **NOT REQUIRED**

#### **A. PHA Coordination with the Welfare (TANF) Agency**

##### **1. Cooperative agreements:**

Yes  No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)? If yes, what was the date that agreement was signed? DD/MM/YY

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

Client referrals

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

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

Jointly administer programs

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

Joint administration of other demonstration program

Other (describe)

#### **B. Services and programs offered to residents and participants**

##### **(1) General**

##### **a. Self-Sufficiency Policies**

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

Public housing rent determination policies

Public housing admissions policies

Section 8 admissions policies

Preference in admission to Section 8 for certain public housing families

Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA

Preference/eligibility for public housing homeownership option participation



**steps the PHA will take below:**

**C. Welfare Benefit Reductions**

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

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

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

### **13. PHA Safety and Crime Prevention Measures**

[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)**
- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
  - High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
  - Residents fearful for their safety and/or the safety of their children
  - Observed lower-level crime, vandalism and/or graffiti
  - People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
  - Other (describe below)
- 2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).**
- Safety and security survey of residents
  - Analysis of crime statistics over time for crimes committed "in and around" public housing authority
  - Analysis of cost trends over time for repair of vandalism and removal of graffiti
  - Resident reports
  - PHA employee reports
  - Police reports
  - Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
  - Other (describe below)
- 3. Which developments are most affected? (list below)**
- B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year**
- 1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)**
- Contracting with outside and/or resident organizations for the provision

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

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

**C. Coordination between PHA and the police**

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

Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan

Police provide crime data to housing authority staff for analysis and

action

Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)

Police regularly testify in and otherwise support eviction cases

Police regularly meet with the PHA management and residents

Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services

Other activities (list below)

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

**D. Additional information as required by PHDEP/PHDEP Plan**

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

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

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

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

**14. RESERVED FOR PET POLICY**

**[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. The certification has been forwarded to HUD per regulation.

**16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

- 1       Yes \_\_\_ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)
- 2.       Yes \_\_\_ No: Was the most recent fiscal audit submitted to HUD?
- 3.      \_\_\_ Yes  No: Were there any findings as the result of that audit?
- 4.      \_\_\_ Yes  No: If there were any findings, do any remain unresolved? If yes, how many unresolved findings remain?
- 5.      \_\_\_ Yes \_\_\_ No: Have responses to any unresolved findings been submitted to HUD? If not, when are they due (state below)? *Not Applicable*

**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.

***NOT REQUIRED***

- 1      \_\_\_ Yes \_\_\_ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have not been addressed elsewhere in this PHA Plan?
- 2.      What types of asset management activities will the PHA undertake? (select all that apply)
  - \_\_\_ Not applicable
  - \_\_\_ Private management
  - \_\_\_ Development-based accounting
  - \_\_\_ Comprehensive stock assessment
  - \_\_\_ Other: (list below)
- 3      \_\_\_ Yes \_\_\_ No: Has the PHA included descriptions of asset management

**activities in the optional Public Housing Asset Management Table?**

**18. Other Information**

[24 CFR Part 903.7 9 (r)]

**A. Resident Advisory Board Recommendations**

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

***See Below for Plan Comments***

2. **If yes, the comments are: (if comments were received, the PHA MUST select one)**

Attached at Attachment (File name)

Provided below:

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

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

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

List changes below:

Updated Capital Five Year Plan to include play areas

Other: (list below)

4. **Comments Received from Resident Advisory group:**

The MHA received comments from local community groups including League of Women Voters, Audrain County Crisis Intervention Services; member of Kiwanis International, the Ministerial Alliance, and the City of Mexico. Comments received included: continuing to work with the City of Mexico in developing affordable rental properties and neighborhood redevelopment initiatives; developing a homeless shelter with the assistance of the local churches; working with local banks in the purchase, rehabilitation and resale of entry level housing.

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

**Note:** *The first position available for a resident to be placed on the MHA Board will occur in July 2000.*

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

**3. Description of Resident Election Process**

- a. Nomination of candidates for place on the ballot: (select all that apply)**
- Candidates were nominated by resident and assisted family organizations
  - Candidates could be nominated by any adult recipient of PHA assistance
  - Self-nomination: Candidates registered with the PHA and requested a place on ballot
  - Other: (describe)
- b. Eligible candidates: (select one)**
- Any recipient of PHA assistance
  - Any head of household receiving PHA assistance
  - Any adult recipient of PHA assistance
  - Any adult member of a resident or assisted family organization
  - Other (list)
- c. Eligible voters: (select all that apply)**
- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
  - Representatives of all PHA resident and assisted family organizations
  - Other (list)

### C. Statement of Consistency with the Consolidated Plan

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

1. **Consolidated Plan jurisdiction: (provide name here)**  
*State of 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 *partially* based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.**
  - The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.**
  - The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.**
  - Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)**
  - Other: (list below)**
  
4. **The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)** *The MHA reviewed the Housing Assessment statements of the Missouri State Consolidated Plan and found that there was some discrepancy in the description of need versus availability of assisted housing. The MHA has experienced extremely high vacancy rate in its one and two bedroom categories in excess of twelve years. In addition, the MHA has had a zero waiting list for at least five years. This is in contrast to the State of Missouri Consolidated Plan identifying a need for additional subsidized units. The MHA, however, supports the Consolidated Plan by including in this Five Year Plan actions that will dispose or convert the excess subsidized units for targeted population use and only demolish those that are not feasible to otherwise dispose of. In addition, there is a local need for housing designated for specific use by domestic violence victims, homeless, mentally handicapped, and Individuals with Handicaps where additional supportive services are available for them to achieve independence.*

### D. Other Information Required by HUD

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

None

## **Attachments**

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

**The following documents have been incorporated into the main body of the MHA's Five Year and Annual Plan, rather than submission as attachments, in order to alleviate transmission deficiencies. These documents are included in this Table of Attachments in the following order:**

- 1. Certifications - Originals submitted to HUD and are not included in this electronic version of Plan**
- 2. Definition of "Substantial Deviation" and "Significant Modification"**
- 3. Organizational Chart**

**Attachment 2**  
**Definitions**

**Definition of “Substantial Deviation” and “Significant Modification”**

HUD PIH Notice 99-51(HA) requires that housing authorities define in their first Five Year and Annual Plans the terms “substantial deviation” and “significant amendment or modification” stating the basic criteria for which full public process and Resident Advisory Board requirements must be met. For the purposes of the Housing Authority of the City of Mexico, these terms are defined as follows:

“Substantial Deviation” means major changes in the fundamental goals of a program or activity after reasonable consideration of the ability to achieve the desired impact based upon a determination of the MHA. Accelerating the implementation of, or changing the order/priority of activities or work items does not constitute “Substantial Deviation” since the original activity was included in the Five Year Plans. Adding new work items would constitute “Substantial Deviation”.

“Significant Amendment or Modification” means:

1. Changes to the Administrative Plan not mandated by federal regulations, monitoring reviews, or necessary to ensure compliance with federal performance requirements; or
2. Additions of new activities not included in the current Plan when not otherwise necessary for compliance with mandatory obligation/expenditure milestones of the ACC agreement; or
3. Revisions to programs or activities that affects 20% or more of the total number of units covered by the program activity, exclusive of changes required to administer the program or meet budget and/or funding constraints.
4. None of the above is meant to waive any federal requirement for obtaining resident or community input in the planning processes or to relieve the MHA from providing opportunity for involvement by persons, groups or entities whose interests would be adversely impacted by the stated amendment or modification.

**Attachment 3  
Organizational Chart**

**AUDRAIN COUNTY HOUSING AGENCY**

**Section 8 Manager**  
**(Only position  
funded under  
Housing Authority of  
Audrain County**