

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

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2000

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

**PHA Plan
Agency Identification**

PHA Name: Huron Housing & Redevelopment Commission (HRA)

PHA Number: SD036

PHA Fiscal Year Beginning: (mm/yyyy) 01/2000

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

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

A. Mission

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

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

XX The PHA's mission is:

The mission of the HRA is to promote and provide decent, safe and sanitary housing and suitable living environments for very low, low and moderate-income citizens, without discrimination, through the delivery of financial assistance and supportive service programs. It is the HRA's primary purpose to improve the quality of life in the community by increasing housing opportunities.

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.

XX PHA Goal: Expand the supply of assisted housing

Objectives:

1. **Expand the area and scope of housing activities in order to serve a greater number of individuals and families; and,**
2. **Maintain and increase the availability of affordable housing to serve the elderly and disabled.**

- XX Apply for additional rental vouchers: 20 to 30 within the next five years
- Reduce public housing vacancies:
- XX Leverage private or other public funds to create additional housing opportunities: Undertake additional housing development in the future utilizing public and/or private financial resources.
- XX Acquire or build units or developments
- XX Other (list below)

The HRA's planned strategies include:

1. The development of a county housing authority to serve Beadle County area residents with the intent that the HRA and the county agency would form a consortium, and enter into joint housing authority agreements with the other smaller agencies located in the 60-mile radius of Huron. The HRA hopes to finalize and implement these arrangements by December 31, 2000.
2. Continuing to maintain the HRA-owned Section 515 projects to provide viable housing options for the low-income elderly and disabled served by these projects into the future. In addition, a long-term strategy over the next five years is the promotion of the State of South Dakota's Governor's Affordable Housing Program which targets prison-built homes for sale to elderly and disabled individuals in order to increase the availability of affordable housing.

- XX PHA Goal: Improve the quality of assisted housing

Objectives:

Continue to administer the Section 8 Tenant-Based Assistance Program to help the very low and low-income population obtain affordable housing.

- Improve public housing management: (PHAS score)
- XX Improve voucher management: (SEMAP score) Voucher program improvements will be addressed once SEMAP is submitted and scored.
- XX Increase customer satisfaction: Continue to send staff to training sessions and workshops in order to improve the delivery of housing services.
- XX Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections) Improvement efforts to be focused in all areas of the administration of the Section 8

Program requirements through streamlining of assignments among all staff members.

- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- XX Other: (list below)

Present educational opportunities for landlords and others to learn about funding to improve the existing assisted housing stock.

XX PHA Goal: Increase assisted housing choices

Objectives:

Continue to administer the Section 8 Tenant-Based Assistance Program to help the very low and low-income population obtain affordable housing.

- XX Provide voucher mobility counseling
- XX Conduct outreach efforts to potential voucher landlords
- XX Increase voucher payment standards
- XX Implement voucher homeownership program: The homeownership program will be implemented if determined feasible.
- XX Implement public housing or other homeownership programs: Continue the delivery of counseling services to potential homeowners under the Home Buyer Assistance Program grant.
- 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

XX PHA Goal: Provide an improved living environment

Objectives:

1. **Assist the community to improve the condition of the local housing stock; and,**
2. **Develop additional housing to empower the community to meet economic development needs.**

- 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:
- XX Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- XX Other: (list below)

One of the ways the HRA strives to accomplish its mission is to promote and coordinate the redevelopment of blighted areas. Certain neighborhoods have been identified where substantial rehabilitation of housing units needs to be addressed. Efforts are underway to determine the specific needs and funding will be pursued to assist property owners improve their housing units and the neighborhoods.

The HRA intends to promote and pursue over the long-term, to the best of its ability and financial capability, the development of additional housing units. This activity is a necessary component to achieve economic development. The strategy is designed to expand housing opportunities, improve community quality of life and economic vitality, and increase the availability of affordable housing within the community.

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

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

Objectives:

1. **Continue the delivery of self-sufficiency programs to help families and individuals achieve economic independence and financial stability; and,**
2. **Establish a continuum of housing and services designed to assist at-risk homeless individuals and families who are disabled to achieve permanent housing and self-sufficiency.**

XX Increase the number and percentage of employed persons in assisted families: Continue to administer the Family Self-Sufficiency Program to help assisted families achieve economic independence and self-sufficiency.

XX Provide or attract supportive services to improve assistance recipients'

employability: Accomplish a more effective delivery of services to participants through the development of partnerships with others in the community to achieve the objectives of the FSS Program.

- XX Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- XX Other: (list below)

The HRA's supportive housing project, which is presently under construction, is designed to provide non-elderly persons with disabilities the opportunity to live independently. The individuals to be served by the project will receive intense supportive services from the human service agencies in the community.

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

- XX PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

All of the HRA's strategies incorporate the following objectives.

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

Other PHA Goals and Objectives: (list below)

- XX PHA Goal:

Join in the efforts of the City of Huron to create the Huron Partnership to meet the demand to increase housing production into the next millennium.

Objectives:

The Huron Partnership is designed to develop an integrated housing program for the community and act as a catalyst for private

development to promote affordable housing throughout the community. This strategy strives to increase affordable housing opportunities within the City of Huron into the next century. It is consistent with HUD's Mission to empower communities to develop and provide decent housing in order to improve themselves to succeed in today's time of transition.

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)
XX **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.

The HRA's Fiscal Year 2000 Annual Plan provides the details about the HRA's immediate operations, program participants, and current programs, activities and services. An examination of existing operations and organizational concerns, and the actions to address those concerns for the upcoming year are discussed. The Plan analyzes the community's housing needs and the HRA's strategies to address those needs. It also contains an identification of the HRA's policies and procedures that govern the management of its programs and delivery of services to the families and individuals the HRA serves. The Plan is intended to measure the HRA's annual progress and performance in achieving its goals and mission.

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:

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

Optional Attachments:

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

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
XXX	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
XXX	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
XXX	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
XXX	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
	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
	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
XXX	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 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the methodology for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
XXX	Section 8 rent determination (payment standard) policies XX <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	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
	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
XXX	Section 8 informal review and hearing procedures XX <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
	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
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
XXX	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
XXX	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Based on the information available at the time the HRA Fiscal Year 2000 Annual Plan was prepared, we cannot specifically provide the information requested in the following table. In the alternative, excerpted here is the Housing Needs narrative from the written HRA Fiscal Year 2000 Annual Plan:

HOUSING NEEDS

The State of South Dakota is a diverse State, much of which is very rural. Sioux Falls and Rapid City are the State's only metropolitan areas. There are 67 counties in South Dakota, which cover farmland, grasslands, Badlands, and the mountainous area of the Black Hills. The total population in the State of South Dakota in 1990 was 696,004. The U. S. Bureau of Economic Analysis projects the State's population to be 794,000 at the end of 2005, representing a 12.34 percent increase.

U. S. Census Bureau projections indicate that by 2025, non-Hispanic Whites will comprise 86 percent of South Dakota's population, down from 90.7 percent in 1995. Non-Hispanic African Americans will comprise 0.8 percent of the State population in 2025, up from 0.5 percent in 1995. Non-Hispanic American Indians, Eskimos, and Aleut represented 7.3 percent of the 1995 State population versus 10.3 percent projected by 2025. Non-Hispanic Asians and Pacific Islanders will increase from 0.6 percent in 1995 to 1.1 percent by 2025. Persons of Hispanic origin, who may be of any race, are projected to increase from 0.9 percent of the 1995 State population to 1.8 percent in 2025.

Approximately 78 percent of the State's general population resides in the non-metropolitan areas of the State. The majority of the Black and Hispanic populations live in the metropolitan areas. According to the 1990 Census Data, the largest share of the Native American population lived on the reservation territories and Rapid City showed the highest concentration of minority households.

According to the South Dakota County Population Projects 1995-2002, it is projected that most of the overall growth in the State is expected to be due to longer life spans and stability in the older populations and a relatively stable young population. Approximately 84 percent of the elderly in South Dakota prefer to remain in their current home, if possible. Over 30 percent of the low-income elderly are paying more than 30 percent of their income toward housing. Moderate income elderly also experience high housing cost burdens. (South Dakota Consolidated Plan Five Year Strategy: March 1, 1998 to February 28, 2003)

As the Baby Boom generation reaches retirement age, the growth of the elderly population is expected to accelerate rapidly. South Dakota's population classified as elderly is expected to increase from 14.4 percent in 1995 to 21.6 percent by 2025. Among the 50 states and District of Columbia, the State was projected to have the eighth highest proportion of elderly in 1995 and the ninth highest proportion of elderly by 2025. South Dakota's dependency ratio, which represents the number of youth under age 20 and the elderly who are 65 and over to every 100 people of working ages between 20 and 64 years of age, could rise from 84.5 in 1995 to 93.9 in 2025. The 1995 and 2025 ratios rank the State as the second largest and sixth largest, respectively, among the 50 states and the District of Columbia. (U. S. Census Bureau)

The poverty level of the State of South Dakota was approximately 13.7 percent of the total population as of July 1996. It is estimated that by the end of FY 1999, very-low income households in the State will total 61,769 and 50,116 households will have incomes that fall between 50 and 80 percent of median income. Sixty-seven percent of the very-low income households pay in excess of 30 percent of their income for housing and 46 percent of these households pay in excess of 50 percent of their income for housing. Fifty-two percent of the low-income households also experience a housing cost burden. (South Dakota Comprehensive Housing Affordability Strategy)

Many people in South Dakota require supportive housing to allow them to remain in their homes or in the communities in which they reside. Included in this group are persons with disabilities. According to a 1996 Survey of South Dakotans with Disabilities, 12.4 percent of the population over age sixteen has a disability. Seventy-six percent of the respondents said their disability was a physical disability, 8 percent indicated a visual impairment, and 7 percent indicated a mental or emotional disability. (South Dakota Consolidated Plan Five Year Strategy: March 1, 1998 to February 28, 2003)

Huron, South Dakota is located in the eastern part of the State and was recently ranked as the seventh largest city in the State. Huron is the county seat for Beadle County. Huron has traditionally served as the trade and economic center of an area that includes all of Beadle, and substantial parts of Hand, Hyde, Jerauld, Kingsbury, Sanborn and Spink counties. The regional economy is based on agricultural crop and livestock production. This region contains some of South Dakota's most productive farms.

In 1995, Beadle County's population was estimated by the Census Bureau to be 18,143, or approximately 2.5 percent of the State's total population. The University of South Dakota Business Research Bureau's report, South Dakota County Population Projects 1995-2002, projects that Beadle County's population will show a slight decrease to 18,197 by 2005 over the 1990 figure of 18,253. The majority of the County's population resides within a 10-mile radius of Huron. In December 1997, total population in the 10-mile area was estimated to be 14,260. Greater Huron Development Corporation's research of public record information indicated the population as of May 1999 to be 14,507, representing a 2 percent increase over the December 1997 estimate.

The minority population in Beadle County is estimated to be 1.7 percent and 2.2 percent of the Huron's population is classified as minorities. It is estimated that less than 3 percent of the low-income households in Beadle County are minorities. The remaining minority population in Beadle County is made up of highly educated professionals and foreign exchange students enrolled at Huron University.

According to the U.S. Census Bureau projections, total elderly population in Beadle County is expected to increase 6.59 percent by 2005, and to 21.6 percent for the entire State of South Dakota by 2025. CACI Marketing Systems forecasts indicate that Huron's elderly population is projected to be 19 percent by the year 2003.

The 1990 Census Data indicates that 54.7 percent of Beadle County's population was earning less than \$25,000. According to CACI Marketing Systems forecasts, the median income for the Beadle County area in the year 2003 is estimated to be \$31,538 with 36.7 percent of the population earning less than \$25,000. CACI projects 19.4 percent of the County's population will be earning less than \$15,000 by the year 2003. Although these statistics indicate that the level of poverty in Beadle County is projected to decline, the percentage of the population classified as low-income will continue to be significant.

The 1993 Comprehensive Plan for the City of Huron identified that the housing shortage in the City was most acute within affordable housing ranges. The housing market conditions at that time were not providing adequate, affordable housing opportunities for low and moderate-income home buyers. The Comprehensive Plan identified the development of solutions to the shortage of new affordable housing units as a key priority for the City on many levels, and to establish a ten-year production goal of about 200 units, including 120 single-family and 80 rental units. The Comprehensive Plan stated that a portion of the goal should be directed toward providing housing for households earning less than \$25,000 per year, which accounted for approximately one-half of Huron's households in 1990.

As part of the 1993 Comprehensive Plan, a "Multifamily Analysis in the City of Huron, South Dakota" was prepared by the Danter Company of Columbus, Ohio. This document identified a shortfall of 136 housing units to meet estimated growth demands by 1997. The Danter study was updated by the Northeast Council of Governments in July of 1996. The update estimated that 520 additional housing units were required beyond the 136 unit shortfall identified in 1992, or a total of over 650 units by the end of 1997.

According to the City of Huron Planning Office records, as of May 1999, 452 new homes and apartment units have been constructed since 1990, and 87 housing units have been demolished. Based on this information, Huron has replaced an average of 36.5 housing units per year over the ten-year period. This average falls short of the housing replacement needs identified in 1996.

The Huron City Planner's records indicate that the average cost of the four new homes under construction as of May 1999, was \$118,579. A review of the information obtained from the Huron Board of Realtors reveals that in September of 1997, 129 homes were available for sale in Huron. Of that number, 54 were listed in the affordable price range of less than \$50,000. As of April 1999, 40 percent of the 124 homes listed for sale fell within the affordable price ranges. This information indicates that there has been very little change in the availability of affordable housing units.

The Comprehensive Plan also discussed in detail the need for improved housing in Huron and surrounding areas due to the recent growth of employment opportunities, and the deterioration of more than 850 pre-World War I housing units. Among the rental housing units available to lower-income families, many were in poor maintenance, exhibiting substantial rehabilitation needs. Visual inspection of many neighborhoods in Huron today reflect housing units of declining appearance, in need of paint, roofing and other exterior repairs. According to a rental housing survey conducted by the HRA in September of 1998, of 809 units surveyed, over 25 percent of the units were identified as requiring some type of rehabilitation. Indications are the housing rehabilitation needs of the community noted in 1993 still exist today.

A recent analysis of the HRA's Section 8 Program waiting list over a nine month period indicates that out of 186 applicants, 74 percent of the applicants had incomes at or below 30 percent of median income. Less than six percent of the applicants were minorities. Extremely low-income disabled and elderly applicants represented 64 percent of the total list. This identification of waiting list applicants indicates it is apparent that a definite need exists to serve extremely low-income families and individuals, primarily those who are elderly and disabled. This supports the HRA's strategies to help the very low and low-income population obtain affordable housing, and maintain and increase the availability of affordable housing to serve the elderly and disabled.

The rental housing survey conducted by the HRA in September 1998, revealed that one percent of the units surveyed were efficiencies, 45 percent were one bedroom units, 38 percent of the units were two bedrooms, and 16 percent of the units consisted of three bedrooms or more. A comparative analysis of the rents charged in relation to the Fair Market Rents for Beadle County, indicated that less than one-half of all the units surveyed could be considered affordable.

It is the public's perception that a high rental vacancy factor exists in Huron but factual data substantiates this perception as false. The rental survey conducted in September 1998, indicated that the community's rental housing vacancy was approximately 16 percent. In July of 1999, a poll was conducted of apartment managers and landlords which indicated there was a 14 percent vacancy of rentals. Throughout the housing industry, a vacancy factor at or about 15 percent is considered normal.

The lack of accessible units within the community is significant. According to the "South Dakota Assisted Housing Inventory and Resource Guide," there are only seven known accessible units in the community which are located in the subsidized housing projects. It is for this reason that two of the apartments in the HRA's Donnie Wahl Apartments will be handicapped accessible, with the remaining units all designed to be handicapped adaptable.

As part of the HRA's rent reasonable determination tests, units are compared on the basis of location within the community. The units surveyed in 1998 were broken out by areas of the community. Approximately 90 percent of the rental units are concentrated mainly within the central area of the community where most of the older housing stock is located. The remaining units are scattered to the outlying north and south areas of Huron.

In 1997, Huron's largest employer, Dakota Pork, closed its doors. The South Dakota Department of Labor reports show that in May of 1997, prior to the plant's closing, total non-farm wage and salaried workers in Beadle County was 8,819, with 1,861 employed in manufacturing. Labor statistics indicate that after the Dakota Pork closing in September of 1997, 1,075 were employed in manufacturing and total county employment was 7,948.

Immediately after the Dakota Pork closing, community leaders and the Greater Huron Development Corporation took aggressive steps to address the mass unemployment through a new economic adjustment plan called Huron Project 20. Goals were established to assist in the long-term recovery from the projected economic downturn. Project 20 was an action that would have normally not been undertaken. The closing of Dakota Pork retarded economic growth and the community was forced to play "catch up" with its economic development activities.

According to Greater Huron Development Corporation's records, as of July 1999, six new industries have located to Huron, which will create approximately 485 new jobs by the end of 2000. The capital investment attributed to Project 20 from local, State and Federal sources is substantial. It is difficult to quantify the number of new jobs that have been created as of mid-1999 because job creation under Project 20 spans a three-year period. Labor estimates as of May, 1999, reflect total county employment of 7,915. Therefore, to ascertain the true employment picture in the community today since the closing of Dakota Pork is a complex issue and cannot be reasonably determined.

Recently it was announced that the DM&E Railroad intends to construct a major facility in Huron, subject to regulatory approval. An increased labor force of 550 jobs is anticipated as a result of this announcement. These higher-paying jobs will result in an influx of additional moderate-income households relocating to Huron. The addition of approximately 500 housing units will be required. Huron's ability to provide these additional housing units is a major concern of community leaders.

The key is that markets can change very quickly and the projected population estimates can become irrelevant if an unforeseen event happens, either to the benefit or detriment of the community. Fulfilling population forecasts is dependent upon economic and job development but this cannot be achieved without affordable and adequate housing. Housing replacement, the availability of affordable homes and the changing economic conditions of the community identified above are consistent with the objectives of the HRA's strategies to assist the community to improve the condition of the local housing stock, increase the availability of

affordable housing, and develop additional housing to empower the community to meet economic development needs.

It is clear that today replacement and rehabilitation of housing in the community should continue to be focused on the efforts and solutions identified in 1993. Based on population characteristics, housing trends, rental housing needs, and economic development statistics, it is evident that a definite need exists to maintain and increase the availability of affordable housing units, and improve the condition of the local housing stock. Primary concerns should be directed toward providing housing opportunities to serve very low and low-income elderly and disabled families and individuals. It is from this basis that the HRA intends to focus its efforts into the future.

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							
Income >30% but <=50% of AMI							
Income >50% but <80% of AMI							
Elderly							
Families with Disabilities							
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

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

- XX Consolidated Plan of the Jurisdiction/s
Indicate year: March 1, 1998 to February 28, 2003
- XX U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- XX Other housing market study
Indicate year: 1993 Comprehensive Plan for the City of Huron
- XX Other sources: (list and indicate year of information)

U.S. Bureau of Economic Analysis

1990 U.S. Census Bureau Data
 South Dakota County Population Projects 1995-2002
 1996 Survey of South Dakotans with Disabilities
 Greater Huron Development Corporation Records
 CACI Marketing Systems Forecasts
 City of Huron Planning Office Records
 Huron Board of Realtors Records
 HRA September 1998 Rental Housing Survey
 South Dakota Assisted Housing Inventory and Resource Guide
 South Dakota Department of Labor Reports

**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)			
XX 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	61		
Extremely low income <=30% AMI	50	82%	
Very low income (>30% but <=50% AMI)	11	18%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	13	21%	
Elderly families	4	7%	
Families with Disabilities	44	72%	
Race/ethnicity	White - 56	92%	

Housing Needs of Families on the Waiting List			
Race/ethnicity	Native Am. - 3	5%	
Race/ethnicity	Black - 2	3%	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? XX No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input 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 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.

The goals of the HRA are to develop and deliver viable programs and activities to: (1) increase the availability of decent, safe and affordable housing in Huron, South Dakota and the surrounding area; (2) ensure equal opportunity in housing for all citizens; (3) promote self-sufficiency, economic independence and financial stability of families and individuals; (4) improve community quality of life and economic vitality; and, (5) expand housing opportunities primarily for very low, low and moderate-income persons.

The HRA’s plan of action to achieve its goals are termed “Strategic Objectives.” The Strategic Objectives of the HRA were identified, analyzed and determined through the examination of the organization and its capabilities, the analysis of the jurisdiction’s demographic information, the community’s present housing needs, and the administrative components of the current HRA programs and activities. The HRA’s Strategic Objectives under this Plan are:

- Expand the area and scope of housing activities in order to serve a greater number of individuals and families.
- Continue to administer the Section 8 Tenant-Based Assistance Program to help the very low and low-income population obtain affordable housing.
- Continue the delivery of self-sufficiency programs to help families and individuals achieve economic independence and financial stability.
- Maintain and increase the availability of affordable housing to serve the elderly and disabled.
- Assist the community to improve the condition of the local housing stock.
- Develop additional housing to empower the community to meet economic development needs.
- Establish a continuum of housing and services designed to assist at-risk homeless individuals and families who are disabled to achieve permanent housing and self-sufficiency.
- Join in the efforts of the City to create the Huron Partnership to meet the demand to increase housing production into the next millennium.

(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
- XX Maintain or increase Section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- XX Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- XX Maintain or increase Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- XX Maintain or increase Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program

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

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

Select all that apply

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

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- XX 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
- XX Other: (list below)
Strive to provide assistance to all qualified families at or below 50% of AMI who apply for Section 8 housing assistance.

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly

- XX Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

- 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
- XX Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- XX Influence of the housing market on PHA programs
- XX Community priorities regarding housing assistance
- XX Results of consultation with local or state government
- XX Results of consultation with residents and the Resident Advisory Board
- XX Results of consultation with advocacy groups
- Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$511,950	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
Housing Counseling Program Grant	\$20,000	Counseling Fees

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income		
4. Other income (list below)		
Campus Apartments	\$133,608	O & M Expenses and Debt Service
Blue Bird Apartments	\$43,968	O & M Expenses and Debt Service
4. Non-federal sources (list below)		
Field Estates	\$347,784	O & M Expenses and Debt Service
Community Fund Receipts	\$37,000	O & M Expenses, Debt Service and other administrative expenses
Donnie Wahl Apartments	\$36,500 plus Section 8 assistance included above	O & M Expenses and Debt Service
Total resources	\$1,130,810	

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 to the HRA

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

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

If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
- One
 - Two
 - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:
- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:
- In what circumstances will transfers take precedence over new admissions? (list below)
- Emergencies
 - Overhoused
 - Underhoused
 - Medical justification
 - Administrative reasons determined by the PHA (e.g., to permit modernization work)
 - Resident choice: (state circumstances below)
 - Other: (list below)

c. Preferences

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

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in 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)

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

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

- b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?
- c. If the answer to b was yes, what changes were adopted? (select all that apply)
- Adoption of site-based waiting lists
If selected, list targeted developments below:
 - Employing waiting list “skipping” to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
 - Employing new admission preferences at targeted developments
If selected, list targeted developments below:
 - Other (list policies and developments targeted below)
- d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?
- e. If the answer to d was yes, how would you describe these changes? (select all that apply)
- Additional affirmative marketing
 - Actions to improve the marketability of certain developments
 - Adoption or adjustment of ceiling rents for certain developments
 - Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
 - Other (list below)
- 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)
 - Other (list below)
- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
 - Other (describe below)

Previous and current address and respective landlord name.

(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)

Donnie Wahl Apartments Waiting List

- 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:

Hard-to-house admissions and other participants who may have difficulty locating appropriate units for their family composition and individual circumstances.

(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
- XX Other preference(s) (list below)

Elderly and persons with disabilities.

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.

1 - Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

1 - Elderly and persons with disabilities.

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

- XX 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)

- XX The Section 8 Administrative Plan
XX 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?

- XX Through published notices
XX Other (list below)

Through public service radio announcements, direct contact with human service organizations and advocacy groups.

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.

Not Applicable to the HRA.

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

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

- For household heads
 For other family members
 For transportation expenses

- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

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

- 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
XX 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
- XX Reflects market or submarket
- XX To increase housing options for families
- Other (list below)

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

- XX Annually
- Other (list below)

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

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

As determined by local market conditions.

(2) Minimum Rent

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

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

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

Policy is set forth in the Administrative Plan under the Reasonable Accommodation procedures.

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

The HRA's policy setting Board of Commissioners consists of five members who are appointed by the Mayor for the City of Huron. The HRA Executive Director, who reports directly to the Board of Commissioners, is responsible for the administration and management of the HRA programs, projects and activities. Five full-time staff members and one part-time housing counselor are under the supervision of the Executive Director.

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	
Section 8 Vouchers	118	5%
Section 8 Certificates	5	5%
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)	42	5%
Public Housing Drug Elimination Program (PHDEP)	N/A	
Other Federal Programs(list individually)		
Home Buyer Assistance Program	12	3%
Section 515 Projects	30	10%

C. Management and Maintenance Policies

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

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

(2) Section 8 Management: (list below)

Administrative Plan

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- PHA main administrative office
 - PHA development management offices
 - Other (list below)

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(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.

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 (state name)

-or-

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

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

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

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

b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
--

1a. Development name: 1b. Development (project) number:
2. Activity type: 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: (DD/MM/YY)
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: 1b. Development (project) number:
2. Designation type: 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 <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 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.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:

<p>2. What is the status of the required assessment?</p> <p><input type="checkbox"/> Assessment underway</p> <p><input type="checkbox"/> Assessment results submitted to HUD</p> <p><input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)</p> <p><input type="checkbox"/> Other (explain below)</p>
<p>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.)</p>
<p>4. Status of Conversion Plan (select the statement that best describes the current status)</p> <p><input type="checkbox"/> Conversion Plan in development</p> <p><input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY)</p> <p><input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY)</p> <p><input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway</p>
<p>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)</p> <p><input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:)</p> <p><input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)</p> <p><input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)</p> <p><input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent</p> <p><input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units</p> <p><input type="checkbox"/> Other: (describe below)</p>

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

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 (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:

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

- XX Information sharing regarding mutual clients (for rent determinations and otherwise)
- XX Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
 - Jointly administer programs
 - Partner to administer a HUD Welfare-to-Work voucher program
 - Joint administration of other demonstration program
 - Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

b. Economic and Social self-sufficiency programs

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

Services and Programs

- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

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

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

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

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

C. Coordination between PHA and the police

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

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

D. Additional information as required by PHDEP/PHDEP Plan

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

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name)
- Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)
3. Description of Resident Election Process
- a. Nomination of candidates for place on the ballot: (select all that apply)
- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)
- b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and Section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here) State of South Dakota
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

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

- Increase the percentage of homeownership in the State.
- Increase the available housing stock with emphasis on homeownership by providing opportunities to the elderly.
- Preserve existing affordable housing stock.
- Provide affordable, service enriched housing options for families and individuals in need of supportive housing.
- Provide community and economic development opportunities to low and moderate-income residents and strengthen communities with the State.

- Other: (list below)

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

The Consolidated Plan for the State of South Dakota and the HRA's Plan identify strategies and objectives which are consistent toward a common goal to provide affordable housing into the future.

D. Other Information Required by HUD

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

No attachments are required to be submitted with these Plans. All supporting documents, including required Certifications, are available for public inspection in the administrative offices of the Huron Housing & Redevelopment Commission.

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 FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
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	
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

**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)

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

Table Library