

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

PHA Plans

5 Year Plan for Fiscal Years 2001 - 2005
Annual Plan for Fiscal Year 2001

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

**PHA Plan
Agency Identification**

**PHA Name: HOUSING AUTHORITY OF THE CITY OF
SPRINGFIELD, MISSOURI**

PHA Number: MO 058

PHA Fiscal Year Beginning: (07/01/01)

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)
PHA'S Corporate Attorney's office, 515 Mt. Vernon, Heritage Towers Suite 112, Springfield, Missouri 65806

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

- Main business office of the PHA
- PHA development management offices
- Other (list below)
PHA'S Corporate Attorney's office, 515 Mt. Vernon, Heritage Towers Suite 112, Springfield, Missouri 65806

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

A. Mission

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

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

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

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

X PHA Goal: Increase assisted housing choices

Objectives:

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

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

X PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

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

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

Objectives:

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

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

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

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

Other PHA Goals and Objectives: (list below)

We hope, within the next five years, to accept proposals on a project to combine major rehabilitation/demolition with energy conservation measures upon PHA owned property, utilizing tax credit allocations, competitive grants and/or private funding with participation of and with as many charitable/social service, not-for-profit organizations as possible to leverage the financing and the provision of support services to PHA residents and other qualifying persons within the geographical area of Springfield, Missouri.

**Annual PHA Plan
PHA Fiscal Year 2000**

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

OVERVIEW

The annual plan of the Housing Authority of the City of Springfield, Missouri (HAS Properties) represents a comprehensive look at the operations structure of the organization, as well as possible future goals. Again in 2001, certain processes in the planning stages only have not been included in our responses, due to the contingent nature of such plans.

HOUSING NEEDS

The figures used on the housing needs table were derived from the consolidated plan for the entitlement city in which we are located, Springfield, Missouri, and the documents the city used for its housing needs assessment. In addition, CHAS data were reviewed. These sources of information have not changed in the preceding year, therefore, the housing needs table (infra) has not been changed from last year's plan.

Renters, single parents, households with special needs and minorities can still be identified as the groups with the most acute housing needs. There is a significant number of people who cannot afford suitable housing in an acceptable condition on the income they generate. It is, however, still a fact that this Housing Agency's public housing division has, and has had for a

long period of time, no waiting list at all for some units. Our efforts to correct this apparent dichotomy are and will remain ongoing, and include radio ads, published material and information campaigns.

The residents, and the resident boards and councils have been solicited to comment on the PHA PLANS and its contents and supporting data, as well as on the operations of HAS as a whole. At the time of this draft of the plan, no written comments have been received. A public hearing is scheduled for the 16th day of March, 2001, at 10:15AM, at which the Board of Commissioners for HAS will be present, and notice of this hearing was published in a newspaper of general circulation in this area on Sunday, March 25, 2001.

GENERAL GOALS OF THE PHA

The general goals of this PHA are to modernize our facilities and to market our services to ensure increased participation in our programs, while attempting to pay for our programs out of available funding. We are exploring HOPE VI, CDBG, Tax Credit and additional Comp Grant money to demolish or renovate PHA owned property. We will continue our extensive drug abuse prevention services and work towards designation certain areas of the PHA for elderly residents only.

We are currently in the process of developing a competitive Request for Proposals to conduct comprehensive physical needs and energy needs assessments, which will form the foundation for rehabilitation/demolition, new construction and/or energy conservation measures. We plan to leverage funding with CDBG and HOME funding and financing, Tax Credit and competitive grant applications, and grant requests by “partnered” social benefit not-for-profit organizations. The partnered organizations will also be used to provide services needed, but unavailable currently at HAS.

The outstanding goal of this PHA is to become capable of self- sustained indefinite existence, yet still provide services comparable to those provided today. We hope to survive potential funding cutoffs or decreases to continue to give our residents the best chance possible to shape their lives into something better.

CONCLUSION

Overall, both the Annual and the 5-year plans required under QWHRA 98 have forced us to reexamine our internal lines of communication, and to take an objective look at the services we provide. We have further been able to use the process for identification and prioritizing of trouble areas or areas that could stand some improvement. We understand the value of such objective evaluation to the continual modernization and improvement of our organization.

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.

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	1
ii. Table of Contents	2
1. Housing Needs	6
2. Financial Resources	13
3. Policies on Eligibility, Selection and Admissions	14
4. Rent Determination Policies	23
5. Operations and Management Policies	27
6. Grievance Procedures	29
7. Capital Improvement Needs	30
8. Demolition and Disposition	32
9. Designation of Housing	32
10. Conversions of Public Housing	33
11. Homeownership	35
12. Community Service Programs	37
13. Crime and Safety	39
14. Pets (Inactive for January 1 PHAs)	41
15. Civil Rights Certifications (included with PHA Plan Certifications)	41
16. Audit	42
17. Asset Management	42
18. Other Information	43

Attachments

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

Required Attachments:

- A** Admissions Policy for Deconcentration
- B** 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
- C** FY 2000 Capital Fund Program 5 Year Action Plan
- D** Public Housing Drug Elimination Program (PHDEP) Plan
- E** 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
YES	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
YES	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
YES	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
YES	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
YES	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
YES	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
YES	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
1. YES 2. YES	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
YES	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
YES	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
YES	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
YES	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
YES	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
YES	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
YES	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
NONE	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
YES	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
NONE	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	other approved proposal for development of public housing	
NONE	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
NONE	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NONE	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
NONE	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
NONE	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
YES	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
YES	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
YES	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
YES	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
YES	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
YES	PET POLICY	STAND ALONE POLICY

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	4568	5	2	5	2	5	5
Income >30% but <=50% of AMI	3634	5	2	4	2	5	5
Income >50% but <80% of AMI	4984	4	2	4	2	5	4
Elderly	2674	4	2	4	5	1	3
Families with Disabilities	100	4	2	4	5	2	4
Race/Ethnicity AA	215	4	2	4	2	3	3
Race/Ethnicity HA	128	4	2	4	2	3	3
Race/Ethnicity OM	518	4	2	4	2	3	3

AA = AFRICAN AMERICAN HA = HISPANIC OM = OTHER MINORITY

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

- Consolidated Plan of the Jurisdiction/s
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)**
 - 1. SOCIO-ECONOMIC AND HOUSING SURVEY: 1994**
 - 2. COMPARATIVE CENSUS STATISTICS: 1980-1990**
 - 3. SURVEY RESULTS: PUBLIC HOUSING DRUG ELIMINATION SURVEY, HOUSING AUTHORITY OF SPRINGFIELD 1999**
 - 4. SURVEY RESULTS: PUBLIC HOUSING DRUG ELIMINATION SURVEY, HOUSING AUTHORITY OF SPRINGFIELD 2000**

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)			
<input type="checkbox"/> Section 8 tenant-based assistance (see separate chart for Sect. 8)			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	176		95%
Extremely low income <=30% AMI	139	79%	
Very low income (>30% but <=50% AMI)	28	16%	
Low income (>50% but <80% AMI)	9	5%	
Families with children	115	65%	
Elderly families	14	8%	
Families with Disabilities	32	18%	
Race/ethnicity WH	152	86%	
Race/ethnicity BA	17	10%	
Race/ethnicity HA	3	2%	
Race/ethnicity OM	4	2%	
WH = WHITE BA = BLACK AM. HA = HISPANIC AM. OM = OTHER MIN.			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	58	33%	92%
2 BR	108	61%	21%
3 BR	10	6%	100%
4 BR	- 0 -		
5 BR	- 0 -		

Housing Needs of Families on the Waiting List			
5+ BR	- 0 -		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes: N/A			
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			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	736		40% (approx)
Extremely low income <=30% AMI	584	79%	
Very low income (>30% but <=50% AMI)	149	20%	
Low income (>50% but <80% AMI)	3	.004%	
Families with children	258	35%	
Elderly families	56	8%	
Families with Disabilities	242	33%	
Race/ethnicity WH	628	85%	
Race/ethnicity BA	80	11%	
Race/ethnicity HA	4	.01%	
Race/ethnicity OM	24	.03%	
WH = WHITE BA = BLACK AM. HA = HISPANIC AM. OM = OTHER MIN.			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)
OBTAIN ADDITIONAL VOUCHERS WHEN AVAILABLE FROM CONVERSION OF PROJECT-BASED SECTION 8 TO TENANT BASED VOUCHERS.

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

Select all that apply

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

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

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 2001 grants)	\$672,309	PUBLIC HOUSING OPS.
a) Public Housing Operating Fund	\$1,112,365	
b) Public Housing Capital Fund	1,117,087	
c) HOPE VI Revitalization	NONE	
d) HOPE VI Demolition	NONE	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$2,364,453	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds) (2000 Grant)	\$188,200	
g) Resident Opportunity and Self-Sufficiency Grants	NONE	
h) Community Development Block Grant	\$500,000 (approx.)	Capital improvements
i) HOME	\$1-3,000,000(approx.)	Capital improvements
Other Federal Grants (list below)	Energy conservation measures subsidies.	Capital improvements
2. Prior Year Federal Grants (unobligated funds only) (list below)	NONE	
50100 Grant	\$400,000	
Shelter Plus Care	\$275,664	Public housing supportive services
3. Public Housing Dwelling Rental Income	\$1,176,389	Public housing operations

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
4. Other income (list below)		
Misc.	\$33,350	Public housing operations
Interest income	\$49,097	Public housing operations
5. Non-federal sources (list below)		Capital Improvements
	All contingent	
Total resources	\$7,388,914	Does not include 1h or 1I

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)
(PRE-DETERMINED AT APPLICATION AS TO ELIGIBILITY FOR WAITING LIST, AND CONCLUSIVELY DETERMINED TO BE ELIGIBLE FOR PUBLIC HOUSING APPROX. THREE MONTHS BEFORE BEING PLACED IN PUBLIC HOUSING)

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) **(CREDIT CHECK)**

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)

FOR THE GOOD OF THE PHA, AND WHEN THE SECURITY DEPARTMENT SIGNS OFF/APPROVES THE ACTION

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)

- 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.

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 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) (**TENANT HANDBOOK, MONTHLY NEWSLETTER**)

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) **N/A**

- 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 **X** 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) N/A

- 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)

- X** 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)

- X** 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)

- X** 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) (**CREDIT CHECKS**)

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 LANDLORD'S NAMES AND ADDRESSES**)

(2) Waiting List Organization

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

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

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

- PHA main administrative office
 Other (list below)

(3) Search Time

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

If yes, state circumstances below:

IF VOUCHER HOLDER REQUESTS AN EXTENSION IN WRITING AND HAS DEMONSTRATED REASONABLE EFFORTS TO LOCATE A UNIT.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

2 Other preference(s) (list below)

ELDERLY, DISABLED AND SINGLES' PREFERENCES.

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

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

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one) **N/A**

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

- The Section 8 Administrative Plan

- Briefing sessions and written materials
 Other (list below)

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

- Through published notices
 Other (list below)

ANNOUNCEMENTS AND HANDOUTS AT MONTHLY BRIEFINGS HELD FOR SECTION 8 RESIDENTS AT THE PHA ADMINISTRATIVE OFFICES.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

- 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 **N/A**

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: **N/A**

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

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)
(fair market rent, minus resident's utility allowance)

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) **\$2000.00/YR**
 Other (list below)
1. Any time a family experiences a change in composition it is supposed to be reported
2. At approx. \$2000.00/yr income increase, rent goes up by \$50.00/mo., and any lesser income increase does not result in rent increase.

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

- X** Other (list/describe below)
Fair maket rent amounts are the flat rent amounts for this PHA, as figured from the Section 8 Fair Market Rent Schedules.

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
X 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) **N/A**

- 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)

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

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

- X** Annually
 Other (list below)

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

- Success rates of assisted families
 - Rent burdens of assisted families
 - Other (list below)
- TO ENSURE PROGRAM SUCCESS WITH NECESSARY UTILITY ALLOWANCE INCREASES.**

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

- An organization chart showing the PHA’s management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows: **THERE ARE ACCOUNTING, TENANT SERVICES, PUBLIC HOUSING, SECTION 8, APPLICATIONS AND MAINTENANCE DEPARTMENTS, WHICH ARE ALL DIRECTLY SUPERVISED BY VARIOUS DEPARTMENT HEADS, WHO ARE ALL DIRECTLY SUPERVISED BY THE EXECUTIVE DIRECTOR, WHO, IN TURN IS DIRECTLY SUPERVISED BY THE BOARD OF COMMISSIONERS. EACH DEPARTMENT HEAD IS DIRECTLY LINKED TO THE EXECUTIVE DIRECTOR AND ANY ISSUE ORIGINATING IN ANY DEPARTMENT MUST GO THROUGH THE DEPARTMENT HEAD TO GET TO THE EXECUTIVE DIRECTOR AND/OR THE BOARD OF COMMISSIONERS. THE CORPORATE ATTORNEY IS AN INDEPENDENT POSITION, AND HAS DIRECT ACCESS TO THE EXECUTIVE DIRECTOR, THE DEPARTMENT HEADS, AND MEMBERS OF EACH DEPARTMENTAL STAFF, AS MAY BE NECESSARY OR EXPEDIENT.**

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	725	25%
Section 8 Vouchers	240	4%
Section 8 Certificates	404	4%
Section 8 Mod Rehab	- 0 -	
Special Purpose Section 8 Certificates/Vouchers (list individually)	- 0 -	
Public Housing Drug Elimination Program (PHDEP)	766	25%
Comp.Grant/Capitol Fund Program	766	25%
Shelter Plus Care	10	150%

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)
METHODS OF ADMINISTRATION, ADMISSIONS AND CONTINUED OCCUPANCY POLICY, SCHEDULE OF CHARGES, TRANSFER POLICY, PEST POLICY, PROCUREMENT POLICY, PET POLICY, PERSONEL POLICY, GRIEVANCE/ARBITRATION POLICY, AFFIRMATIVE ACTION POLICY, GRIEVANCE PROCEDURES (SECT.504), COMMUNITY ROOM POLICY, RENT COLLECTIONS POLICY, HOME CARE RATING SCHEDULE, CAPITALIZATION POLICY, EQUAL HOUSING OPPORTUNITIES PLAN, PETTY CASH POLICY, RESIDENT PARTICIPATION POLICY, COMPREHENSIVE GRANT POLICY, DISPOSITION POLICY, RESIDENT PARTICIPATION – DRUG GRANT POLICY, RESIDENT PARTICIPATION – NEIGHBORHOOD WATCH, BY-LAWS RESIDENT ADVISORY COUNCIL, INCOME LIMITS, RENT CATEGORIES/RANGES, UTILITY ALLOWANCES – PUBLIC HOUSING, SECURITY DEPOSITS, MODERNIZATION EXPENDITURE POLICY, TERMINATION OF EMPLOYEE POLICY, SAFETY

POLICY, ONE STRIKE AND YOU ARE OUT POLICY, POLICY FOR HAS EMPLOYEES TO PREVENT, DETECT OR REPORT FRAUD, ABANDONMENT PROCEDURES.

(2) Section 8 Management: (list below)

SECTION 8 ADMINISTRATION PLAN, SECTION 8 UTILITY ALLOWANCES SCHEDULE.

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

1. Yes **X** 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)

- X** 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 **attachment C**)

-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:
**POTENTIAL APPLICATION FOR TAX CREDIT (SECT.42)
FINANCED LOW INCOME HOUSING DEVELOPMENT**

- 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: (DD/MM/YY)	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously-approved Designation Plan?	
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: N/A Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

- Yes No: **N/A** 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 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply) **NONE**

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

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
HEARTS	20	VOLUNTARY/ WALK-IN	HAS SECURITY & MAIN ADMIN. OFF.	PUBLIC HOUSING OR SECTION 8
COMPUTER LAB/TRAINING	15-20/DAY	VOLUNTARY	HERITAGE, CEDARBROOK AND BOLIVAR ROAD DEVELOPS.	PUBLIC HOUSING
SOCIAL SERVICE REFERRALS (SECT.8)	20-30/MO	VOLUNTARY	TENANT SERVICES OFFICE, HERITAGE	SECTION 8
SOCIAL SERVICE REFERRALS (PHA)	16/MO	VOLUNTARY	TENANT SERVICES OFFICE, HERITAGE	PUBLIC HOUSING
SCHOLARSHIP PROGRAM	8/YR	VOLUNTARY	TENANT SERVICES OFFICE, HERITAGE	PUBLIC HOUSING
CHILDRENS DAY OUT	10-14/DAY	VOLUNTARY	TENANT SERVICES OFFICE, HERITAGE	PUBLIC HOUSING
SECURITY PATROLS BY OFF-DUTY POLICE OFFICERS	ALL TENANT	UPON ADMISSION	TENANT SERVICES OFFICE, HERITAGE	PUBLIC HOUSING
COUNSELING	ALL TENANT	VOLUNTARY UNLESS TENANT UNDER EVICT	TENANT SERVICES OFFICE, HERITAGE	PUBLIC HOUSING
(SEE PHEDEP SEMI-ANNUAL REVIEW FOR ADDTL. PROGRAMS	VARIES	VARIES	TENANT SERVICES OFFICE, HERITAGE	PUBLIC HOUSING

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	- 0 -	- 0 -
Section 8	25	26 (04-01-01)

b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps

the PHA plans to take to achieve at least the minimum program size? N/A

If no, list steps the PHA will take below: N/A

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 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)

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

CEDARBROOK, BOLIVAR RD., GLENWOOD, STILLWELL COLUMNS, MADISON TOWERES

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)
SECURITY CAMERAS

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

CEDARBROOK, GLENWOOD, STILLWELL COLUMNS, MADISON TOWERS

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)
3. Which developments are most affected? (list below)
ALL DEVELOPMENTS ARE AFFECTED, TO APPROXIMATELY THE SAME DEGREE.

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: **D**)

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? N/A
- 5. Yes No: Have responses to any unresolved findings been submitted to HUD? **N/A**
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes 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)
PHA will undertake to accept bids for and finance a project including major rehabilitation/demolition and /or tax credit development, with energy conservation measures and partnership/coordination with other public service entities.

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

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

Other: (list below)

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

****CONTINUING THE CITY'S COMPREHENSIVE HOUSING ASSISTANCE PROGRAM THROUGH THE CDGB AND HOME PROGRAMS, WHICH PROVIDE FINANCING FOR HOUSING REHABILITATION, PURCHASE AND CLEARANCE OR REHAB OF SUBSTANDARD UNITS, AND DOWN PAYMENT AND CLOSING COSTS FOR HOUSING BUYERS.**

D. Other Information Required by HUD

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

Attachments

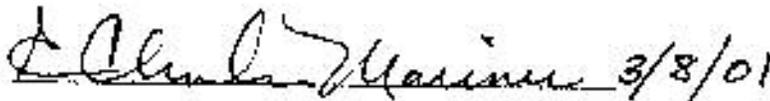
ATTACHMENT #1:

DECONCENTRATION JUSTIFICATION

THE PHA, IN ITS MANDATORY DECONCENTRATION ANALYSIS, IDENTIFIED ONE DEVELOPMENT THAT HAD AVERAGE INCOME OF ITS RESIDENTS EXCEEDING 115% OF THE AVERAGE MEDIAN INCOME OF PUBLIC HOUSING RESIDENTS THROUGHOUT THE PHA. ALL OTHER DEVELOPMENTS HAD AVERAGED INCOME BETWEEN 85% AND 115% OF THE OVERALL PHA AVERAGE. THE ONE DEVELOPMENT THAT EXCEEDED 115% OF THE OVERALL AVERAGE IS A SCATTERED SITE, COMPRISED OF SINGLE AND DOUBLE UNITS SCATTERED THROUGHOUT THE PHA JURISDICTION. IN ACCORDANCE WITH THE FINAL RULE PUBLISHED AT FEDERAL REGISTER PAGE 81222-3, DECEMBER 22, 2000, PART 903, SECTION 903.2(c)(1)(iv)(C), THE SCATTERED NATURE OF THIS DEVELOPMENT PROMOTES INCOME DECONCENTRATION, IN AND OF ITSELF. FURTHER, THIS SCATTERED SITE HOLDS LESS THAN 30 TOTAL UNITS, PLACING IT OUTSIDE THE PURVEY OF THE DECONCENTRATION REGULATIONS.

**Certification by State or Local Official of PHA Plans Consistency with
the Consolidated Plan**

I, R. Charles Marinac the Grants Administrator of Springfield Missouri certify
that the Five Year and Annual PHA Plan of the Housing Authority of Springfield Missouri is
consistent with the Consolidated Plan of City of Springfield Missouri prepared
pursuant to 24 CFR Part 91.

 3/8/01

Signed / Dated by Appropriate State or Local Official

Attachments

ATTACHMENT #1:

DECONCENTRATION JUSTIFICATION

THE PHA, IN ITS MANDATORY DECONCENTRATION ANALYSIS, IDENTIFIED ONE DEVELOPMENT THAT HAD AVERAGE INCOME OF ITS RESIDENTS EXCEEDING 115% OF THE AVERAGE MEDIAN INCOME OF PUBLIC HOUSING RESIDENTS THROUGHOUT THE PHA. ALL OTHER DEVELOPMENTS HAD AVERAGED INCOME BETWEEN 85% AND 115% OF THE OVERALL PHA AVERAGE. THE ONE DEVELOPMENT THAT EXCEEDED 115% OF THE OVERALL AVERAGE IS A SCATTERED SITE, COMPRISED OF SINGLE AND DOUBLE UNITS SCATTERED THROUGHOUT THE PHA JURISDICTION. IN ACCORDANCE WITH THE FINAL RULE PUBLISHED AT FEDERAL REGISTER PAGE 812223, DECEMBER 22, 2000, PART 903, SECTION 903.2(c)(1)(iv)(C), THE SCATTERED NATURE OF THIS DEVELOPMENT PROMOTES INCOME DECONCENTRATION, IN AND OF ITSELF. FURTHER, THIS SCATTERED SITE HOLDS LESS THAN 30 TOTAL UNITS, PLACING IT OUTSIDE THE PURVEY OF THE DECONCENTRATION REGULATIONS.

Public Housing Drug Elimination Program Plan

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

Annual PHDEP Plan Table of Contents:

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

Section 1: General Information/History

- A. Amount of PHDEP Grant \$188,200**
B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ R X
C. FFY in which funding is requested 2001
D. Executive Summary of Annual PHDEP Plan

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

The 2001 PHDEP is a continuation of previous drug elimination grant efforts of the Housing Authority of Springfield Missouri. Strategies to be used include a partnership with local law enforcement to provide elimination services beyond the baseline, the hiring of a security firm to provide patrols of the properties, child and youth activities, support of voluntary tenant patrols, the provision of workshop consultants to conduct educational activities dealing with drug abuse and resiliency skills training, provision of on site computer labs and scholarships for education, and the provision of mental health services to residents to support them in dealing with the causes of drug abuse related activity. Support will be given to the on site security department. The grant activities will be evaluated by a third party, Southwest Missouri State University doctoral level staff.

E. Target Areas

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

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Heritage Tower	98 Units	98
Villa Marie	32 Units	100
South Tower	84 Units	84
Scatter Sites	32 Units	96
Madison Tower	130 Units	130
Bolivar Road	81 Units	243
Dogwood Square	24 Units	24
Stillwell Columns	142 Units	142
Cedarbrook	80 Units	240
Glenwood	33 Units	99
The Circles	30 Units	90

F. Duration of Program

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

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

G. PHDEP Program History

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

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995 (X)	\$245,836	#MO16DEP0580195	CLOSED OUT	N/A	CLOSED
FY 1996					
FY 1997 (X)	\$229,754	#MO16DEP0580197	CLOSED OUT	N/A	CLOSED
FY 1998 (X)	\$229,782	#MO01DEP0580198	CLOSED OUT	N/A	CLOSED
FY 1999 (X)	\$168,474	#MO16DEP0580199	CLOSED OUT	N/A	CLOSED
FY 2000 (X)	\$175,585	#MO16DEP0580100	\$43,696.09spent	N/A	10-12-2002

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

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

The 2001 PHDEP program will be evaluated (as past programs have been) by doctoral level staff from Southwest Missouri State University. Partners will include: Southwest Missouri State University for program evaluation , The Springfield, Missouri Police Department for police services above the baseline, Midwest Security, Inc. for security patrols of the properties, The Springfield Community Center for a collaboration of provision of services (computer training, youth and family classes etc.) on site at 4 concentrated family locations, Counseling services by Human Potential Counseling, Corp. and a variety of workshops by assorted social service providers, community resources and law enforcement entities as requested by residents.

The broad goal of this initiative is to reduce offenses as reported by the Springfield Police for the aggregate of all 766 HAS properties by 25% over a 5 year period. FY2001 will show a decrease of 5%.

Security patrols (Midwest Security) will make 4 visits per night per contracted location to reinforce police efforts to reduce crime by 5% in FY2001.

Police will be contracted to perform specific activities above the baseline for the HA to reduce crime by 5% in FY2001 as measured by departmental reports.

Tenant patrols will be encouraged and supported at 9 concentrated locations. Training will be provided. Qualitative measures will include narratives concerning efforts to encourage continuance or start up of various “watches”.

Staff will be hired and supplies and workshop consultants provided to lead at least 15% of residents in educational activities dealing with substance abuse and resiliency skills training.

On site computer training and scholarship opportunities will be offered to 75 (realistically about 10%) of residents.

20 residents will have access to mental health counseling services on a continuing basis through a contract with Human Potential Counseling, Corp. to cope with drug abuse and related issues.

B. PHDEP Budget Summary

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

FY <u>2001</u> PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 – Reimbursement of Law Enforcement	35,000
9120 – Security Personnel	30,000
9130 – Employment of Investigators	-0-
9140 – Voluntary Tenant Patrol	1,660
9150 – Physical Improvements	-0-
9160 – Drug Prevention	85,340
9170 – Drug Intervention	9,200
9180 – Drug Treatment	15,000
9190 – Other Program Costs	12,000
TOTAL PHDEP FUNDING	\$188,200

C. PHDEP Plan Goals and Activities

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

9110 – Reimbursement of Law Enforcement					Total PHDEP Funding: \$35,000		
Goal(s)	Reduce drug related crime in HAS Properties by 5% over a 12 month period by contracting with Springfield Police for designated officers on premises as scheduled agreed upon. Above baseline.						
Objectives	Schedule police to patrol properties and perform duties above baseline as assigned.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators
1. Contract with City for police services			09-01-2001	12-01-2001	-0-	-0-	Signed contract
2. Begin police patrols & other duties of properties.			09-01-2001	12-01-2002	\$35,000	-0-	Documentation reports from Spr. Pol. Dept.
3.							

9120 – Security Personnel					Total PHDEP Funding: \$30,000		
Goal(s)	Reduce drug related crimes in HAS Properties by 5% over a 12 month period by contracting with a security service provider to patrol 9 concentrated HAS locations at least 4 times per night.						
Objectives	Provide a minimum of 4 drive through inspections per night of locations to search out criminal activity.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Provide 4 drive by searches per night.			09-01-2001	12-01-2002	\$27,500	-0-	Records by contractor. Resident, HAS Security and night watch reports.
2. Contractor meets with residents 2 times year.			09-01-2001	12-01-2002	-0-	-0-	Attendance sheets.
3. Contractor meets w/ HAS security and grant coordinator as needed			09-01-2001	12-01-2002	-0-	-0-	Noted by security.
4. Security related supplies			09-01-2001	12-01-2002	\$2,500		

9140 – Voluntary Tenant Patrol					Total PHDEP Funding: \$1,660		
Goal(s)	Support the beginning of or continuation of Neighborhood Watch programs in 9 concentrated HAS locations over a 12 month period.						
Objectives	Promote Watch Programs at Madison, Stillwell, South, Heritage, Bolivar Rd., Villa Marie, Cedarbrook, Glenwood and Dogwood.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Advertise for watch programs in “Newsletter”.	1,160	Locations listed in “Objective”.	09-01-2001	02-28-2003	-0-	\$1000 HAS for copies and labor	Articles in Newsletters.
2. Purchase of Shirts and Hats for residents.	145	Watch volunteers	09-01-2001	02-28-2003	\$1,660	-0-	Product invoice and distribution to residents.
3. Provide watch training as needed.	70	Watch volunteers	09-01-2001	02-28-2003	-0-	\$750 in kind S. Police Dept.	Meeting records. Sign up sheets.

9160 – Drug Prevention					Total PHDEP Funding: \$85,340		
Goal(s)	Reduce drug related crime by 5% over a 12 month period by providing social and security related services, staff and resident training, child/youth/adultresiliency activities and resident information.						
Objectives	Reduce and prevent crime through resident involvement with services and educational and resiliency activities.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Maintain PHDEP project coordinator	1,347	All locations	09-01-2001	02-28-2003	\$16,000	\$42,000 HAS	Time sheets
2. Maintain (2) part time activity staff.	100	Bolivar, Cedarbrook, Glenwood, Villa Marie	09-01-2001	02-28-2003	\$18,100	-0-	Time sheets
3. Maintain part time resident involvement specialist.	100	Heritage, Madison, South, Stillwell	09-01-2001	02-28-2003	\$9,300	-0-	Time sheets
4. Maintain (2) part time security office staff.	1,347	All locations	09-01-2001	02-28-2003	\$19,140	-0-	Time sheets
5. Maintain part time security liaison with police department.	1,347	All locations	09-01-2001	02-28-2003	\$6,800	-0-	Time sheets
6. Maintain participant liability insurance.		all	09-01-2001	02-28-2003	\$2,000	Costs above \$2,000 HAS	Company liability Insurance Policy
7. Provide assorted activity equipment and/or fees.	100	Bolivar, Cedarbrook, Glenwood, Villa Marie	09-01-2001	02-28-2003	\$3,000	-0-\$500 (SDC trip)	Receipts from providers or merchants. Sign up sheets. Staff reports.
8. Provide activity/craft experiences (supplies)	150	Bolivar, Cedarbrook, Glenwood, Villa Marie, Madison, Stillwell, Heritage, South	09-01-2001	02-28-2003	\$2,500	-0-	Receipts from merchants. Sign up sheets. Staff reports.
9. Provide transportation for resident activities.	150	Bolivar, Cedarbrook, Glenwood, Villa Marie, Madison, Stillwell, Heritage, South.	09-01-2001	02-28-2003	\$500	\$8,000 (HAS van estimate value)	Van mileage records. Gas and repair receipts.
10. Provide speakers and workshops for residents	500	Bolivar, Cedarbrook, Glenwood, Villa Marie, Madison, Stillwell, Heritage, South	09-01-2001	02-28-2003	\$4,000	-0- (in kind speakers when possible)	Sign up sheets. Bills from providers.

11. Provide staff and resident skills training.	10	All locations are eligible	09-01-2001	02-28-2003	\$4,000	\$1,000 HAS	Receipts and sign up sheets.
---	----	----------------------------	------------	------------	---------	-------------	------------------------------

9170 – Drug Intervention					Total PHDEP Funding: \$9,200		
Goal(s)	Reduce drug related crime in HAS Properties by 5% over a 12 month period by providing educational intervention opportunities to residents.						
Objectives	Provide \$500 scholarships and access to on site computer labs.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Provide PHDEP \$500 scholarships.	4	Post secondary education residents.	09-01-2001	02-28-2003	\$3,000	(?) Voc Rehab, grants etc.	Accredited school records indicating attendance. School billings.
2. Provide computer centers at 5 locations	85	Bolivar Rd, Cedarbrook, Glenwood, Villa Marie. Heritage	09-01-2001	02-28-2003	\$6,200	\$20,000 Equip. from past PHDEPs \$15,000 in kind Spfld Comm-unity Center.	Attendance records.
3.							

9180 – Drug Treatment					Total PHDEP Funding: \$15,000		
Goal(s)	Reduce drug related crime by 5% by providing treatment services to at least 20 residents over a one year period to support their decision to seek help with root cause issues.						
Objectives	Contract for counseling services for a one year period with Human Potential Counseling, Corp. for residents needing Drug or related treatment.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Provide outside counseling services.	20 –on going	All HAS locations	09-01-2001	08-31-2002	\$15,000	Mo.State medicaid	Reports (confidential) from provider.
2.							
3.							

9190 – Other Program Costs					Total PHDEP Funds: \$12,000		
Goal(s)	Program evaluation and PHDEP annual survey will be performed by doctoral level staff from Southwest Missouri State University to insure program performance quality.						
Objectives	Two semi-annual evaluations and one PHDEP survey will be performed by an outside evaluator.						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.Contract evaluations and survey with University.			09-01-2001	02-28-2003	\$12,000	-0-	Electronic evaluation submission to HUD.
2.							
3.							

Section 3: Expenditure/Obligation Milestones

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

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110	Activity 1	-0-	Activity 2	\$35,000
9120			Activities 1,2,3,4	\$30,000
9130	N/A	N/A	N/A	N/A
9140	Activities 1,2,3	\$1,660		
9150	N/A	N/A	N/A	N/A
9160	Activities 6,7,8,9,10,11	\$16,000	Activities 1,2,3,4,5	\$69,340
9170	Activities 1,2	\$9,200		
9180	Activity 1	\$15,000		
9190			Activity 1	\$12,000
TOTAL		\$41,860		\$146,340

Section 4: Certifications

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

COMMENTS OF HAS PROPERTIES'
RESIDENT AND RESIDENT COUNSEL
MEMBER

The undersigned, being a resident and Resident Counsel Board of the Housing Authority of the City of Springfield (HAS PROPERTIES), does hereby, this 4th day of April, 2001, certify that the following are the comments and observations of the undersigned, concerning the Five-year and Annual Agency Plans (Plans) of HAS PROPERTIES for the fiscal year(s) beginning July 1, 2001. The undersigned further certifies, that the Resident Board was given public notice of the date, time and place the public hearing regarding the Five-year and Annual Agency Plan not less than 45 days prior to that hearing, and that all documents attached to the Plans, and all information relevant to the Plans was available to the public for inspection during normal business hours at the office of the HAS PROPERTIES Corporate Attorney, David Potashnick, at Suit 112, Heritage Tower, 515 W. Mt. Vernon St., Springfield MO 65806, not less than 45 days prior to said hearing.

COMMENTS OF Martha Ross, HAS RESIDENT

1. I would like to see cameras put on outside of backs of buildings.
2. Do not decrease the number of security personnel.
3. New chairs for the commons areas of the high-rises, the ones we have are old..
4. Keep the drug grant funding, as it has helped so many people.
5. Paint the first floor of Heritage high-rise, so it doesn't look so dark and dingy.
6. Need to improve tenant services such as the GED high school equivalency exam accessability, daycare, transportation, and motivational/self help programs.
7. More maintenance to help replace the ceiling tiles that need to be replace on the inside of the building (Heritage high-rise).

Signed in multiple original copies on the date and year first above-written.

DAVID POTASHNICK
NOTARY PUBLIC Seal
STATE OF MISSOURI
County of Greene
My Commission Expires: Feb. 19, 2002


Martha Ross, HAS Resident and Vice President of
the Board of Commissioners of the Resident Council

*Subscribed and sworn to me on the date first above
written, by Martha Ross a resident of Greene County
Missouri.*


NOTARY public

COMMENTS OF THE BOARD OF HAS PROPERTIES' RESIDENT COUNSEL

The undersigned, being a member of the Board of Commissioners of the Resident Counsel (Resident Board) for the Housing Authority of the City of Springfield (HAS PROPERTIES), does hereby, this 2nd day of April, 2001 ~~not~~, certifies that the following are the comments and observations of that Board or its constituents, concerning the Five-year and Annual Plans (Plans) of HAS PROPERTIES FOR THE FISCAL YEAR(S) BEGINNING July 1, 2001. The undersigned further certifies, that the Resident Board was given public notice of the date, time and place the public hearing regarding the Five-year and Annual Agency Plan not less than 45 days prior to that hearing, and that all documents attached to the Plans, and all information relevant to the Plans was available to the public for inspection during normal business hours at the office of the HAS PROPERTIES Corporate Attorney, David Potashnick, at Suite 112, Heritage Tower, 515 W. Mt. Vernon St., Springfield MO 65806, not less than 45 days prior to said hearing.

March 29th, 2001

To Whomever It May Concern,

COMMENTS OF THE RESIDENT COUNSEL

After reviewing the Five-Year and Annual Agency Plan and after listening to some residents' input we wanted to say that there is a great deal of appreciation from the residents that PHA/HUD/HAS is so conscientious of the resident's needs. We believe that most of the residents in the system strive to keep their apartments nice, and maintain a community atmosphere. We do appreciate the role PHA/HUD/HAS is playing in enriching all the resident's lives.

At Madison Towers currently there is improvement being done for parking space, but it was requested that their be more handicapped parking spaces in both the new and old parking lots as well as the revamped parking lot for applicants etc....

At Madison Towers the residents also requested that there be a covered pavilion for barbecuing somewhere on the premises.

The residents requested that the sidewalks be widened to better accommodate their wheelchairs and walkers.

At Madison Towers that a stamp machine be put in the community room area.

They asked that the pet policy be explained and possibly revised. There are complaints about inconsistencies throughout the building regarding who has how many pets, and are they neutered and spayed, are the pet deposits paid, behavior of the animals; i.e. allowed to jump up on residents and even scratch them... I have requested that Cindy Hemberger speak at one of our meetings to clarify some of these issues, but it was suggested by a resident that perhaps the entire pet policy should be revised.

At South Towers they requested more parking including more handicapped ones.

Heritage requested a privacy fence around the N.E. end of the parking lot.

Some of the older residents remember when their buildings were for the elderly only and some of them miss that and some of them like the variant ages of neighbors. It was suggested that to get a better take on this subject a survey be taken door-to-door (perhaps by the social work staff including the interns). In my visiting with the residents this subject received a fifty-fifty split but there were only about 10 out of 130 present. Also, I venture to say that the opinions from one building to another would vary. To my knowledge, this was only discussed in Madison Towers.

In Madison Towers about three years ago the residents were told that the bathroom sinks would be fixed. Not done yet.

Please inspect rooms more than once a year. I, personally am dealing with a situation where the resident across the hall from me has been given three eviction notices because of the condition of their apartment My complaint is that their apartment was "thick with roaches", and those roaches have entered my apartment. I did get the exterminator to come, and he was to do their room also, but she refused to let him in stating that the treatment would

harm her bird and dog. As it turned out, the application of the current product would not harm the animals, but you could not even enter the apartment because of the state of things in there. This should be a lease violation. According to the lease you have to afford your neighbors a clean and peaceful place to live and not create or maintain a threat to a resident's health. HAS 220/7-99 pg. 8, n. of the DWELLING LEASE. We believe, given the current technology for pest control, that it should be mandatory that every resident's room be exterminated. This would keep down the bugs and allow an additional inspection for us residents.

The RSA/ARSA asked that a fireboard be installed downstairs in Madison Towers that would sound in the RSA/ARSA's apartments.

They also suggested that an intercom system be installed that would allow communication with residents and the front door as well as the ability to call for help if needed. (Mostly the RTSA/ARSA).

Also, the call lights in the bathrooms should be inspected and repaired, even moved out of the tiny bathrooms somewhere less dangerous and more accessible to the residents within their apartment. Also some when pulled neither activate the light on the board of the RSA/ARSA floor or the light above of the front door of the individual apartment. Inspect with two people to avoid not checking in the RSA hall and/or the resident's individual hall door lights. It was suggested that this even be done when the air filters are changed... It was noted that in the past the maintenance people used cans of compressed air to clean out the pull-cord alarms in the resident's bathrooms. Madison Towers.

Madison Towers bathroom cabinets redone.

Madison Tower Heating and air conditioning thermostats replaced.

Reinforce the federal numbered law that disallows the RSA/ARSA to undermine residents in front of others, or gossip behind resident's backs or make judgments and verbalize those to anyone who will listen, (even if they don't want to they might just be in the wrong place at the wrong time). They also sometimes share resident's medical status, personal weaknesses etc... with residents and nonresidents. This is happening in Madison Towers and has been reported. Perhaps things are better but the opinion on that varied.

Also, there was an acknowledgment that there was not adequate training for the RSA/ARSA for the response to non-emergency incidents in (Madison Towers).

Upgrades on all the properties for various handicapped situations, i.e. wheelchair ramps are wearing out etc.

Explain vouchers within the program.

What is a Resident Opportunity and Self-sufficiency Grant? Can it be implemented?

How is it determined who should go into which building?

Explain HOPE VI Revitalization Grant.

Can there be aide in buying a home through the HUD/HAS system?

We understand that some of these suggestions might already be in the works, may not be feasible, may be rerouted or taken care of some other way, but we are grateful for a chance to be included.

We do appreciate and acknowledge the effort of all involved to shape our lives into something better. May it be noted that the people that help the residents, be it maintenance, office, social work, safety/security, tenant aide, accounting, legal aide, administrative personnel, and anyone else that we encounter are courteous, friendly, and do let the residents understand that they are thinking of the residents' well-being.

We do hope that this will help in you endeavor for improvement and expansion. Perhaps by word of mouth there could be an increase in occupancy. Sometimes overcoming a negative connotation takes time. In the past it has been thought that it takes forever to get into these buildings, that the accommodation's are no good, and that they are nothing but drug houses. We understand as residents that this is vastly improved, and we will try to spread the word.

We do know that these requests and suggestions are taken seriously and we do appreciate that. Our residents requested a treadmill, and through

Madison's Resident Board, and Mr. David Potashnick's work to check on safety and liability issues, this was purchased and has been very successful.

Signed in multiple original copies on the date and year first above-written.

MEMBER, BOARD

OF COMMISSIONERS OF THE

RESIDENT COUNSEL

(NOTARY JURAT)

DAVID POTASHNICK
Notary Public-Notary Seal
STATE OF MISSOURI
County of Greene
My Commission Expires: Feb. 18, 2002

Kimberly Ann Glannon
Madison Tower
Board Secretary

*Subscribed and sworn to me this 2nd day of April, 2001,
Kimberly Ann Glannon, a resident of Greene Co. Missouri.*

David Potashnick

Notary Public

4/9/01

TO WHOM IT MAY CONCERN.

I would like to suggest a monthly competition in which the best kept yard in any HAS development is ~~be~~ recognized in the monthly newsletter.

I believe this would foster friendly competition and increased care and pride of residents for their yards.

Sincerely
Randy Cox

Randy Cox
HAS Resident

Subscribed and sworn to me
This 9th day of April.

(seal) DAVID POTASHNICK
Notary Public-Notary Seal
STATE OF MISSOURI
County of Greene
My Commission Expires: Feb. 19, 2002

David Potashnick
Notary Public

COMMENTS OF HAS PROPERTIES'
RESIDENT

The undersigned, being a resident of the Housing Authority of the City of Springfield (HAS PROPERTIES), does hereby, this ___ day of _____, 2001, certify that the following are the comments and observations of the undersigned, concerning the Five-year and Annual Agency Plans (Plans) of HAS PROPERTIES for the fiscal year(s) beginning July 1, 2001. The undersigned further certifies, that the Resident Board was given public notice of the date, time and place the public hearing regarding the Five-year and Annual Agency Plan not less than 45 days prior to that hearing, and that all documents attached to the Plans, and all information relevant to the Plans was available to the public for inspection during normal business hours at the office of the HAS PROPERTIES Corporate Attorney, David Potashnick, at Suit 112, Heritage Tower, 515 W. Mt. Vernon St., Springfield MO 65806, not less than 45 days prior to said hearing.

COMMENTS OF Doris Campbell, HAS RESIDENT

1. The elevators in the high-rises should be inspected more regularly and the inspectors should leave date of inspection notices so residents can know how long ago any elevator was inspected.
2. The maintenance of the buildings and systems should be increased/improved so the building condition are improved, and do not get run-down.
3. Maintenance should use better quality materials for its work.
4. Winter precipitation removal around the buildings should be consistent and better.
5. Cable connections/television reception for the high-rises should be improved.
6. Security presence should be increased to 24 hours/day, with camera monitors on the outside of all high-rises.
7. Need to improve tenant services such as the GED high school equivalency exam accessibility, daycare, transportation, and motivational/self help programs.
8. Panic chords in the units need to be replaced with newer panic buttons.

Signed in multiple original copies on the date and year first above-written.

(NOTARY SEAL)

DAVID POTASHNICK
Notary Public-Notary Seal
STATE OF MISSOURI
County of Greene
My Commission Expires: Feb. 18, 2002


Doris Campbell, HAS Resident

*Subscribed & Sworn to me this
28th day of March 2001.*

