

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

Small PHA Plan Update
Annual Plan for Fiscal Year: 2002

**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: KEOKUK HOUSING AUTHORITY

PHA Number: IA030

PHA Fiscal Year Beginning: (01/2002)

PHA Plan Contact Information:

Name: Steven P. Tabone

Phone: (319)524-4386

TDD: (319)524-4396

Email (if available):keokukha@interl.net

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

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
 Main administrative office of the local, county or State government
 Public library
 PHA website
 Other (list below)

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

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

PHA Programs Administered:

Public Housing and Section 8 Section 8 Only Public Housing Only

**Annual PHA Plan
Fiscal Year 2002**
[24 CFR Part 903.7]

i. Table of Contents

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

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Annual Plan

- i. Executive Summary (optional)
- ii. Annual Plan Information
- iii. Table of Contents
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 - 2. Capital Improvement Needs
 - 3. Demolition and Disposition
 - 4. Homeownership: Voucher Homeownership Program
 - 5. Crime and Safety: PHDEP Plan
 - 6. Other Information:
 - A. Resident Advisory Board Consultation Process
 - B. Statement of Consistency with Consolidated Plan
 - C. Criteria for Substantial Deviations and Significant Amendments

Attachments

- Attachment A : Supporting Documents Available for Review
- Attachment B : Capital Fund Program Annual Statement
- Attachment C : Capital Fund Program 5 Year Action Plan
- Attachment __: Capital Fund Program Replacement Housing Factor Annual Statement
- Attachment __: Public Housing Drug Elimination Program (PHDEP) Plan
- Attachment D : Resident Membership on PHA Board or Governing Body
- Attachment E : Membership of Resident Advisory Board or Boards
- Attachment F : Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
 - X Attachment G: Summary of Policy and Program Changes
 - X Attachment H: Voluntary Conversion, Required Assessment

ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

See Attachment G

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

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

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$329,173.

C. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: 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 next component ; if "yes", complete one activity description for each development.)

2. Activity Description

Demolition/Disposition Activity Description (Not including Activities Associated with HOPE VI or Conversion Activities)
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: Actual or projected start date of activity: Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

A. 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 next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family's resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

A0 Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) PHDEP grant for the upcoming year? \$ _____

C. Yes No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.

D. Yes No: The PHDEP Plan is attached at Attachment _____

6. Other Information

[24 CFR Part 903.7 9 (r)]

A0 Resident Advisory Board (RAB) Recommendations and PHA Response

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 Attached at Attachment (File name) **Attachment F**

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

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

A list of these changes is included

- Yes No: below or
- Yes No: at the end of the RAB Comments in Attachment ____.
- Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment ____.
- Other: (list below)

B. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)
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 specific initiatives contained in the Consolidated Plan. (list such initiatives below)
 - Other: (list below)

30 PHA Requests for support from the Consolidated Plan Agency

- Yes No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

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

C. Criteria for Substantial Deviation and Significant Amendments

10 Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and

Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan: Policies and/or strategies contained in annual plans that significantly change or modify the Mission Statement and Goals described in the 5 year plan.

B. Significant Amendment or Modification to the Annual Plan:

- a) Rent or admissions policies
- b) Organization of the waiting list (preferences, use of site based waiting list).
- c) Addition of non-emergency work items not included in the current Annual Statement or 5-year Action Plan and cost \$25,000 or more.
- d) Change in the use of replacement reserve funds under the Capital Fund.
- e) Changes regarding demolition or disposition, designation, homeownership programs conversion activities.

Attachment A
Supporting Documents Available for Review

PHAs are to 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	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing	Annual Plan: Eligibility, Selection, and Admissions

Applicable & On Display	Supporting Document	Related Plan Component
	A&O Policy	Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents X <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development X <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies X <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures X <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures X <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs

Applicable & On Display	Supporting Document	Related Plan Component
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	PHDEP-related documentation: e law enforcement services for public housing developments assisted u DEP plan; ium agreement/s between the PHAs participating in the consortium and the payment agreement between the consortium and HUD (applicable s participating in a consortium as specified under 24 CFR 761.15); ship agreements (indicating specific leveraged support) with s/organizations providing funding, services or other in-kind resources -funded activities; ation with other law enforcement efforts; agreement(s) with local law enforcement agencies (receiving any PH and	Annual Plan: Safety and Crime Prevention

Applicable & On Display	Supporting Document	Related Plan Component
	The statistics and other relevant data (including Part I and specified Part II) that establish need for the public housing sites assisted under the PHA	
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Statement/Performance and Evaluation Report

Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

Housing Authority	Grant Type and Number 2000 CFP Capital Fund Program: IA05P03050100 Capital Fund Program Replacement Housing Factor Grant No:	Federal FY of Grant:
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Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Final Performance and Evaluation Report

Development Account	Total Estimated Cost		Total Actual Cost	
	Original	Revised	Obligated	Expended
CFP Funds				
Construction				
Equipment Improvements				
Administration				
Unrecovered Damages				
Fixed Costs	18,318	18,900	18,900	14,648
Acquisition				
Improvement	30,232	47,975	47,975	0
Building Structures	268,448	243,417	243,417	0
Leasing Equipment—Nonexpendable				
Leasing Structures	5650	12,356	12,356	0
Leasing Equipment				
Other				

ment Reserve				
g to Work Demonstration				
ation Costs				
sed for Development				
gency				
nnual Grant: (sum of lines 2-19)	322,648	322,648	322,648	14,648
ne 20 Related to LBP Activities				
ne 20 Related to Section 504 Compliance	162,000	148,255	148,255	0
ne 20 Related to Security				
ne 20 Related to Energy Conservation				

Statement/Performance and Evaluation Report
Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Supporting Pages

Agency: Keokuk Housing Authority	Grant Type and Number: 2000 CFP Capital Fund Program #: IA05P03050100 Capital Fund Program Replacement Housing Factor #:	Federal FY of Grant: 2001
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Element Number	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised	Funds Obligated	Funds Expended
1,3	Architect/Engineer Fees	1430		18,318	18,900	18,900	14,648
-1	Repair concrete spalling on 1 st and 5 th floor railings.	1460		65,000	44,562	44,562	0
-1	Replace 150 storm doors at Mississippi Terrace	1460		41,448	50,600	50,600	0
-1	Reconfigure 6 apartments at Mississippi Terrace to make them handicap accessible	1460		162,000	148,255	148,255	0
-1	Refurbish 2 playgrounds at Hawkeye Village	1450		18,232	40,975	40,975	0
-1	Repair concrete sidewalks at Hawkeye Village and one	1450		12,000	7,000	7,000	

IA- ies				Original	Revised	Funds Obligated	Funds Expended
	scattered site						
1,3	Install security window at Agency Office	1470		5650	12,356	12,356	

	Original	Revised	Actual	Original	Revised	Actual	

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Table Library

Fund Program 5-Year Action Plan

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

CFP 5-Year Action Plan		
Development <input type="checkbox"/> Revised statement		
Development Name (or indicate PHA wide)		
Mississippi Terrace and Family Housing		
Planned Physical Improvements or Management	Estimated Cost	Planned Start Date (HA Fiscal Year)
Apartment entrances to make accessible	162,000	2001
Landscaping at Mississippi Terrace	195,000	2000
Repairs at Mississippi Terrace	41,440	2001
Painting in 110 units at Mississippi	70,400	2002
Door at rear entrance to office at (Mississippi Terrace)	25,000	2002
Upper floor apartments to make them larger	225,000	2003
Cabinets at Mississippi (153 units)	306,000	2004
Grass at Mississippi Terrace	75,420	2001
Window at Agency Office	5,650	2004
Office space	39,350	2001
Funds at Hawkeye Village	18,232	2001
at Hawkeye Village & Scattered Sites	12,000	2004
Installing refrigerators (50 units)	32,500	2001
Other Fees	82,600	

over next 5 years	\$1,290,592.00	

PHA Public Housing Drug Elimination Program Plan

This PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH No.

General Information/History

Amount of PHDEP Grant \$ _____
Funding type (Indicate with an "x") N1 _____ N2 _____ R _____
Type of funding requested _____

Brief Summary of Annual PHDEP Plan

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

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. Unit count information should be consistent with the PHA's PHIC.

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 and identify the # of months).

12 Months _____ 18 Months _____ 24 Months _____

Program History

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 not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. The Fund Balances should reflect the balance of the PHDEP Plan. The Grant Term End Date should include any HUD-approved extensions or waivers. For grant extensions received, place "Grant Extensions" in the comments column.

Year	Funding Received	Fund Balance	Anticipated Completion Date	Grant Term End Date	Comments

PHDEP Plan Goals and Budget

Plan Summary

Below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals, 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.

Budget Summary

Amount of PHDEP funding allocated to each line item.

PHDEP Budget Summary
ated:

Budget Line Item	Total Funding
0 - Reimbursement of Law Enforcement	
5 - Special Initiative	
6 - Gun Buyback TA Match	
0 - Security Personnel	
0 - Employment of Investigators	
0 - Voluntary Tenant Patrol	
0 - Physical Improvements	
0 - Drug Prevention	
0 - Drug Intervention	
0 - Drug Treatment	
0 - Other Program Costs	
TOTAL PHDEP FUNDING	

Plan Goals and Activities

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 activities may be deleted.

Reimbursement of Law Enforcement	Total PHDEP Funding: \$

Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators

15 - Special Initiative	Total PHDEP Funding: \$
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Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount/Source)	Performance Indicators

n Buyback TA Match	Total PHDEP Funding: \$
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Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators

Security Personnel	Total PHDEP Funding: \$

Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators

Employment of Investigators	Total PHDEP Funding: \$

Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators

Voluntary Tenant Patrol	Total PHDEP Funding: \$
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Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators

Improvements	Total PHDEP Funding: \$
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	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators

vention					Total PHDEP Funding: \$		

vention					Total PHDEP Funding: \$		

atment					Total PHDEP Funding: \$		
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	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators

Program Costs	Total PHEDEP Funds: \$
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	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators

Required Attachment D: Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board: Ellen Corr

B. How was the resident board member selected: (select one)?

Elected

Appointed

C. The term of appointment is (include the date term expires): 10-19-2000 - 9-5-2002

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

B. Date of next term expiration of a governing board member:

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Required Attachment F: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Representing elderly housing:

- 1) Virginia Lefler
111 South 2nd Street, Apt. 715
Keokuk, Iowa 52632
- 2) Ellen Corr
111 South 2nd Street, Apt. 315
Keokuk, Iowa 52632
- 3) Rachel Happs
111 South 2nd Street, Apt. 223
Keokuk, Iowa 52632
- 4) Lucile Anthony
111 South 2nd Street, Apt. 420
Keokuk, Iowa 52632

Representing family housing:

- 1) Mildred Wagner
1409 Carroll Street
Keokuk, Iowa 52632

Representing Section 8:

- 1) Alma Clayton
1027 Palean Street
Keokuk, Iowa 52632

ATTACHMENT F
Resident Advisory Board Comments

COMMENT: The Resident Advisory Board is concerned over the proposed rescission of near-elderly preference at the Mississippi Terrace. The vast majority of people ages 50-62, have had a positive effect on the tenant body.

RESPONSE: The near-elderly preference will be retained for F42002, allowing admission for applicants ages 50-62.

COMMENT: Air conditioners should be installed in the laundry rooms at the Mississippi Terrace.

RESPONSE: The Agency will explore the possibility of installing fan coil units in the laundry rooms and connecting them to the existing chiller system.

COMMENT: The Section 8 Homeownership Program would be a good option for 1st time homebuyers.

RESPONSE: The Keokuk Housing Authority will pursue Section 8 Homeownership in the 2002 Annual Plan.

COMMENT: A designated smoking area would be desirable for residents of the Mississippi Terrace.

RESPONSE: The Keokuk Housing Authority will investigate the possibility of constructing an exterior smoking shelter. This would be performed under the 2001 CFP.

COMMENT: Thermostats in several apartments at the Mississippi Terrace are ineffective at reducing the heat in the apartments.

RESPONSE: The Keokuk Housing Authority wants to ensure that all elderly residents have sufficient heat. However, replacement of thermostats will be explored under the 2001 CFP.

ATTACHMENT G

As noted in the 2001 Annual Plan, the agency was to make application for elderly designation of the Mississippi Terrace. The request for designation was submitted to HUD on November 8, 2000 and approval to designate the Mississippi Terrace as elderly only was received on February 5, 2001. At the time designation was approved, the agency had a near-elderly preference (age 50-62 to qualify for admission). At the regular meeting of the Board of Commissioners on August 16, 2001, the near elderly designation was rescinded, effective January 1, 2002. Therefore, only families with head of household or spouse age 62 or over will be admitted. At the regular meeting of the Board of Commissioners on September 27, 2001, this matter was revisited and comments from the Resident Advisory Board were considered. The Commissioners voted to rescind the motion on August 16, 2001 and thereby retain the near-elderly preference for 2002.

During FY2002, the Keokuk Housing Authority will review and pursue, if feasible, the Section 8 Home Ownership Program, as described in the Federal Register Final Rule, 24 CFR Parts 5, 903 and 982, dated September 12, 2000.

The Keokuk Housing Authority received 40 Enhanced Vouchers on October 1, 2000 as a result of Keokuk Park Apartments opting out of their Section 8 Contract. Some vouchers were used by residents to relocate, with the unused vouchers issued to families on the Section 8 waiting list. The Section 8 waiting list, which was closed in February 2000, was reopened on November 1, 2000.

The Admissions and Continued Occupancy policy will be revised to address the newly constructed units. Where no families requiring the features of an accessible unit at the Mississippi Terrace are available, the unit will be offered to a two-person household on the waiting list.

Flat rents were received and the fair market rent of \$361.00 will be adopted for the Mississippi Terrace, effective January 1, 2002. Flat rents for family housing were reviewed and comparability was used.

The flat rent for family housing, effective January 1, 2002 are as follows:

2 Bedroom - \$305.00
3 Bedroom - \$375.00
4 Bedroom - \$474.00

The dwelling lease has been revised to address vehicle parking at the Mississippi Terrace. Effective January 1, 2002, no more than two vehicles per household will be allowed, with a maximum of one vehicle parked in the front lot.

ATTACHMENT H
VOLUNTARY CONVERSION 24 CFR PART 972

Component 10B of Annual Plan

a) How many of the PHA's developments are subject to the Required Initial Assessments?

One - IA303 003 (Hawkeye Village & Scattered Sites)

b) How many of the PHA's developments are not subject to the Required Initial Assessments?

One - IA303 001 (Mississippi Terrace - elderly only)

c) How many assessments were conducted for the PHA's covered developments?

One - (Hawkeye Village & Scattered Sites)

d) Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessment.

None

Required Assessment of IA 030 003 (Family Housing)

A limited review of operating costs for family housing discloses an amount approximately \$64,100, exclusive of modernization needs. Based on August 2001 rental income of \$5271.00, family housing generates approximately \$63,250 income annually. The Agency has experienced difficulty in leasing family housing units. The Agency received 40 additional vouchers on October 1, 2000 and this significantly reduced the waiting time for a Section 8 Voucher. Consequently, applicants were contacted for a voucher and public housing unit at virtually the same time. In almost all cases, the applicant chose the Section 8 Voucher. It appears that some families would rather not live in public housing family development. Also, excessive natural gas prices last winter have made it very difficult for families to hook up utilities in the family housing development. The units are equipped with natural gas heat, water heating and cooking.

It has been noted that several voucher holders have experienced difficulties in leasing a suitable unit in the community. Since the recent receipt of 40 vouchers it is too soon to tell if conversion of 50 units of public housing would adversely affect available housing in the community. Also, once the wait time for a Section 8 voucher increases, leasing rates in public housing may increase.

The Section 8 leasing success, along with the Public Housing lease rates, will be monitored

on an ongoing basis to determine if voluntary conversion is appropriate in the future.