

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2003

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

PHA Plan Agency Identification

PHAName: NorthIowaRegionalHousingAuthority
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MasonCityIA50401
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TomMeyer,ExecutiveDirector

PHANumber: IA127

PHAFiscalYearBeginning:(mm/yyyy) 10/2003

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

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

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

5-YEAR PLAN
PHAF ISCAL YEARS 2000 -2004
 [24CFRPart903.5]

A.Mission

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

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

XX The PHA's mission is: (state mission here)

The mission of the North Iowa Regional Housing Authority is to assist low -income families with decent, safe and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives. The Housing Authority is committed to operating in an efficient, ethical, and professional manner. The Housing Authority will create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission.

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 EN COURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS .** (Quantifiable measures would include target such as: numbers of families served or PHAS scores achieved.) PHA should identify these measures in the space 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)

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

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

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:
- Provide or 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)

Goal One: Manage the North Iowa Regional Housing Authority's public housing and Section 8 programs in an efficient and effective manner.

Objectives:

1. The North Iowa Regional Housing Authority shall have a policy to fill public housing units within 30 days of them becoming vacant by September 30, 2004.
2. The North Iowa Regional Housing Authority shall sustain a 95% or greater utilization rate under SEMAP by September 30, 2004.

Goal Two: The North Iowa Regional Housing Authority shall strive to improve economic opportunity (self-sufficiency) for the families and individuals who reside in our housing.

Objectives:

1. The North Iowa Regional Housing Authority shall assist five families to voluntarily move from assisted to unassisted housing by September 30, 2004.

AnnualPHAPlan
PHAFiscalYear2003
[24CFRPart903.7]

i. AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

HighPerformingPHA -91%

SmallAgency(<250PublicHousingUnits)

AdministeringSection8Only

TroubledAgencyPlan

ii. ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsofmajorinitiatives anddiscretionarypolicies,thePHAhasincludedintheAnnualPlan.

TheNorthIowaRegionalHousingAuthorityhaspreparedthisAgencyPlanin compliancewithSection511oftheQualityHousingandWorkResponsibilityActof 1998,andtheensuingHUD requirements.

WehaveadoptedamissionstatementtoguidetheactivitiesoftheNorthIowa RegionalHousingAuthority.OurAnnualPlanisbasedonthepremisethatifwe accomplishourgoalsandobjectives,wewillbeworkingtowardtheachievementof ourmission.

Theplans,statements,budgetsummary,policies,etc.,setforthintheAnnualPlanall leadtowardtheaccomplishmentsofourgoalsandobjectives.Takenasawholethey outlineacomprehensiveapproachtowardourgoalsandobjectivesandar econsistent withtheConsolidatedPlan.Herearejustafewhighlights.

- a. Wehaveestablishedflatrentsforallourpublichousingdevelopments,anda minimumrentof\$25.
- b. Wearecommittedtoourprogramsandservicesthatoffereconomic opportunitiesforourpublicandassistedfamilies.

Insummary,weareoncourssetoimprovetheconditionofaffordablehousinginthe eight-countyjurisdictionoftheNorthIowaRegionalHousingAuthority,andweare committedtoourgoals.

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

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

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Attachments

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

Required Attachments:

- Admissions Policy for Deconcentration
- XX Voluntary Conversion Required Initial Assessment (10B) included as part of the FY2003 Annual Plan, Page 36
- XX **Capital Fund Program Performance and Evaluation Report** for Period ending 03/31/03, Attachment I, Table Library, **Capital Fund Program Tables**, FY2000, Page 1
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- CommentsofResidentAdvisoryBoardorBoards(mustbeattachedifnot
includedinPHAPlantext)

OptionalAttachments:

- PHAManagementOrganizationalChart
- PublicHousingDrugEliminationProgram(PHDEP)Plan
- Other(Listbelow,providingeachattachmentname)

SupportingDocumentsAvailableforReview

Indicatewhichdocumentsareavailableforpublicreviewbyplacingamarkinthe“Applicable&On Display”columnintheappropriaterows.Alllisteddocumentsmustbeondisplayifapplicabletothe programactivitiesconductedbythePHA.

ListofSupportingDocumentsAvailableforReview		
Applicable & OnDisplay	SupportingDocument	ApplicablePlan Component
X	PHAPlanCertificationofCompliancewiththePHAPlans andRelatedRegulations	5YearandAnnualPlans
X	State/LocalGovernmentCertificationofConsistencywith theConsolidatedPlan	5YearandAnnualPlans
X	FairHousingDocumentation: RecordsreflectingthatthePHAhasexamineditsprograms orproposedprograms,identifiedanyimpedimentstofair housingchoiceinthoseprograms,addressedoris addressingthoseimpedimentsinareasonablefashioninview oftheresourcesavailable,andworkedorisworkingwith localjurisdictionstoimplementanyofthejurisdictions’ initiatives toaffirmativelyfurtherfairhousingthatrequire thePHA’sinvolvement.	5YearandAnnualPlans
X	ConsolidatedPlanforthejurisdiction/sinwhichthePHAis located(whichincludestheAnalysisofImpedimentstoFair	AnnualPlan: HousingNeeds

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	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
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD -approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	
N/A	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
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	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
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program X check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
N/A	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	Section 8 Administrative Plan	Annual Plan: Operation & Management
X	Public Housing Admissions & Continued Occupancy Policy	Annual Plan: Operation & Management
X	Capitalization Policy	Annual Plan: Operation & Management
X	Civil Rights Certification Policy	Annual Plan: Operation & Management
X	Continued Occupancy and Community Service Policy	Annual Plan: Operation & Management
X	Criminal Drug-Treatment and Registered Sex-Offender Classification Records Management Policy	Annual Plan: Operation & Management
X	Deconcentration Policy	Annual Plan: Operation &

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
		Management
X	Drug-Free Workplace Policy	Annual Plan: Operation & Management
X	Maintenance Policy	Annual Plan: Operation & Management
X	Minimum Rent Hardship Exemptions Policy a. Minimum Rent Hardship Exemption Request Guidelines/Residents b. Minimum Rent Hardship Exemption Request Guidelines/Housing Authority	Annual Plan: Operation & Management
X	“One Strike and You’re Out” Policy	Annual Plan: Operation & Management
X	Pest Control Policy	Annual Plan: Operation & Management
X	Pet Policy a. Pet Permit	Annual Plan: Operation & Management
X	Policy/Procedure for Communicating with Residents	Annual Plan: Operation & Management
X	Policy Governing When Resident Must Perform Community Service Activities or Self-Sufficiency Work Activities	Annual Plan: Operation & Management
X	Procurement Policy	Annual Plan: Operation & Management
X	Reasonable Accommodation Request by Resident Policy	Annual Plan: Operation & Management
X	Safety and Crime Prevention Policy	Annual Plan: Operation & Management
X	Section 8 Homeownership Administrative Plan and Capacity Statement	Annual Plan: Operation & Management
X	Voluntary Conversion Required Initial Assessment Documentation	Annual Plan: Operation & Management

1. Statement of Housing Needs

[24CFR Part 903.79(a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion

Housing Need of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income ≤ 30% of AMI	21%	5	5	5	1	3	3
Income > 30% but ≤ 50% of AMI	17%	5	5	5	1	3	3
Income > 50% but < 80% of AMI	22%	5	5	5	1	3	1
Elderly	15%	5	5	4	3	2	2
Families with Disabilities	N/A	5	5	5	5	3	3
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							
Race/Ethnicity							

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

- XX Consolidated Plan of the Jurisdiction/s
Indicate year: 2000
- XX U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- XX Other sources: (list and indicate year of information)

Note: The data on the above table is based on information contained in the Consolidated Plan for the State of Iowa, 2000, and the U.S. Census Data: CHAS dataset, 1990, not specifically the jurisdiction of the Housing Authority. However, a closest study of the CHAS dataset for the jurisdiction of the North Iowa Regional Housing Authority indicated similar percentages as those provided in the Consolidated Plan.

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

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

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

XX Section 8 tenant -based assistance - as of 4/15/2003

Public Housing

Combined Section 8 and Public Housing

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	170		50%
Extremely low income <=30% AMI	71	42%	
Very low income (>30% but <=50% AMI)	4	2%	
Low income (>50% but <80% AMI)	95	56%	
Families with children	74	44%	
Elderly families	13	8%	
Families with Disabilities	2	1%	
Asian	3	3%	
African-American	1	1%	
American Indian	1	1%	
White (Non -Hispanic)	159	95%	

Is the waiting list closed (select one)? **XX** No Yes

If yes:

How long has it been closed (# of months)?

Does the PHA expect to open the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

Section 8 tenant -based assistance

XX Public Housing - as of 4/15/2003

Combined Section 8 and Public Housing

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	47		57
Extremely low income <= 30% AMI	35	74%	
Very low income (>30% but <=50% AMI)	10	21%	
Low income (>50% but <80% AMI)	2	4%	
Families with children	27	57%	
Elderly families	2	4%	
Families with Disabilities	10	21%	
White (Non - Hispanic)	47	100%	
African-American	0	0%	
Hispanic	0	0%	

Characteristics by Bedroom Size (Public Housing Only)

1BR	18	38%	20
2BR	18	38%	29
3BR	11	23%	28
4BR	0	0%	0
5BR	N/A	N/A	N/A
5+BR	N/A	N/A	N/A

Is the waiting list closed (select one)? **XX** No Yes

If yes:

How long has it been closed (# of months) ?

Does the PHA expect to open the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

C.StrategyforAddressingNeeds

ProvideabriefdescriptionofthePHA'sstrategyforaddressingthehousingneedsoffamiliesinthe jurisdictionandonthewaitinglist **INTHEUPCOMINGYEAR** ,andtheAgency'sreasonsfor choosingthisstrategy.

(1)Strategies

Need:Shortageofaffordablehousingforalleligiblepopulations

Strategy1.MaximizethenumberofaffordableunitsavailabletothePHAwithin itscurrentresourcesby:

Selectallthatapply

- XX** Employeffectivemaintenanceandmanagementpoliciestominimizethenumberofpublichousingunitsoff -line
- XX** Reduceturnovertimeforvacatedpublichousingunits
- Reducetimetorenovatepublichousingunits
- Seekreplacementofpublichousingunitslosttotheinventorythroughmixed financedevelopment
- Seekreplacementofpublichousingunitslosttotheinventorythroughsection 8replacementhousingresources
- XX** Maintainorincreasesection8lease -upratesbyestablishingpaymentstandards thatwillenablefamielstorentthroughoutthejurisdiction
- Undertakemeasurestoensureaccesstoaffordablehousingamongfamilies assistedbythePHA,regardlessounitsizerequired
- Maintainorincreasesection8lease -upratesbymarketingtheprogramto owners,particularlythoseoutsideofareasofminorityandpoverty concentration
- Maintainorincreasesection8lease -upratesbyeffectivelyscreeningSection8 applicantstoincreaseowneracceptanceofprogram
- ParticipateintheConsolidatedPlandevelopmentprocesstoensure coordinationwithbroadercommunitystrategies
- Other(listbelow)

Strategy2:Increasethenumberofaffordablehousingunitsby:

Selectallthatapply

- Applyforadditionalsection8unitsshouldtheybecomeavailable
- Leverageaffordablehousingresourcesinthecommunitythroughthecreation ofmixed -financehousing
- PursuehousingresourcesotherthanpublichousingorSection8tenant -based assistance.
- XX** Other:(listbelow)
Continuetopartnerwithcommunityagenciesincollaborativeeffortsto increaseaffordablehousingoptions.

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
- XX** Adopt rent policies to support and encourage work
- XX** Other: (list below)
Increase outreach to target families through education of community agencies/partners that serve this same population.

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- XX** Other: (list below)
Increase outreach to target families through education of community agencies/partners that serve this same population.

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 voucher targeted to the elderly, should they become available
- XX** Other: (list below)
Increase outreach to target families through education of community agencies/partners that serve this same population.

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 voucher targeted to families with disabilities, should they become available

- Affirmatively market to local non -profit agencies that assist families with disabilities
- XX** Other: (list below)
 - Increase outreach to the target families through education of community agencies/partners that serve this population.

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 show to have disproportionate housing needs
- XX** Other: (list below)
 - Increase outreach to the target families through education of community agencies/partners that serve this population.

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
- XX** Other: (list below)
 - Increase outreach to the target families through education of community agencies/partners that serve this same population.

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

[24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are reexpended 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 supportives services, Section 8 tenant-based assistance, Section 8 supportives services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	159,700	
b) Public Housing Capital Fund	203,421	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	1,080,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	224,000	
Interest	7,200	
Service Fees	12,000	
4. Other income (list below)		
4. Non-federal sources (list below)		
Total resources	1,686,321	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

Exemptions: PHA 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)
- XX** Other: (describe)

When a family is approaching the top of the waiting list and it is anticipated by the PHA staff that a unit may become available.

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 History
 - Sex Offenders Registry
 - Personal Reference

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)
 - Jurisdiction-wide list

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 plan 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)

- XX** One
- Two
- Three or More

b. **XX** 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 **XX** 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 transfer take precedence over new admissions? (list below)

- XX** Emergencies
- XX** Overhoused
- XX** Underhoused
- XX** Medical justification
- XX** Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. **XX** 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:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household 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 points 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*

*Note: The HA does not consider "Time" as part of the preference

Former Federal preferences:

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

*Note: The HA Does not consider "action of Housing Owner" a preference

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)

- XX** The PHA - resident lease
- XX** The PHA's Admissions and (Continued) Occupancy policy
- XX** PHA briefing seminars or written materials
- XX** Other source (list)
NIRHA Rules and Regulations
NIRHA Charges for Maintenance

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

- XX** At an annual reexamination and lease renewal
- XX** Anytime family composition changes
- XX** At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

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

- b. Yes **XX**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?

Deconcentration Policy for Covered Developments			
Development Name :	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
001–Unselected	14	Size, location, configuration, small development	
008–Not Identified	16	Size, location, configuration, scattered site, small development	
009- NIRHA	14	Size, location, configuration, scattered site, small development	

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

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

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

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

- Additional affirmative marketing
- Actions to improve the marketability of certain developments

- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

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

- XX** Not applicable: results of analysis did not indicate a need for such efforts
 List (any applicable) development s 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)

- XX** Not applicable: results of analysis did not indicate a need for such efforts
 List (any applicable) developments below:

B. Section 8

Exemptions: PHA 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)

- XX** 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)
XX Other (list below)
 Sex Offenders Registry

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

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

d. Yes **XX** 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)

The Housing Authority will provide prospective landlords with the family's current and prior addresses and the names and addresses of the landlords for those addresses. Upon request the HA may also supply any factual information or third party verification relating to the applicant's history.

(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:

The Housing Authority may grant one or more extensions of the terms, but the initial term plus any extensions will never exceed 120 calendar days from the initial date of issuance. To obtain an extension, the family must make a request by contacting the Housing Authority prior to the expiration date on the voucher. If the family has made a reasonable attempt to locate an appropriate unit and additional time can be reasonably expected to result in success, the Housing Authority will grant the length of requests sought by the family, or sixty (60) days, whichever is less.

(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 admission to the section 8 program to families at or below 30% of median area income ?

b. Preferences

1. **XX** 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

- XX** 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)

**The HA does not consider "Action of Housing Owner" a Preference

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
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisal 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 points 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*

*Note: The Housing Authority does not consider "Time of Application" as part of the preference

Former Federal preferences

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

**Note: The HA does not consider "Action of Housing Owner" as part of the preference.

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
 Household that contribute to meeting income goals (broad range of incomes)
 Household that contribute to meeting income requirements (targeting)
 Those previously enrolled in educational, training, or upward mobility programs
 Victims of reprisals or hate crimes
 Other preference(s) (list below)

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

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

**Note: The Housing Authority does not consider "Time of Application" as part of the preference.

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission 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 program to the public?

- Through published notices
- Other (list below)

Letters and memos to each tenant

4. PHA Rent Determination Policies

[24 CFR Part 903.79(d)]

A. Public Housing

Exemptions: PHA 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
- XX** \$1-\$25
- \$26-\$50

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

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

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

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

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

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

XX For the earned income of a previously unemployed household member

XX 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

XX No

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

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

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

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

f. Rent re-determinations:

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

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

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

This section 8 rent reasonableness study of comparable housing

Survey of rents listed in local newspaper

Survey of similar unassisted units in the neighborhood

Other (list/describe below)

Published Fair Market Rents

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 - 3BR

Above 100% but at or below 110% of FMR 1BR, 2BR, 4BR

Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area

The PHA has chosen to serve additional families by lowering the payment standard

Reflects market or submarket

Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area

Reflects market or submarket

To increase housing options for families

Other (list below)

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

Annually

Other(listbelow)

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

XX Success rates of assisted families

XX Rent burdens of assisted families

Other(listbelow)

(2) Minimum Rent

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

\$0

XX \$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

[24CFR Part 903.79(e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

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

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

B. HUD Programs Under PHA Management

— List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.) e

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		

Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs (list individually)		

C. Management and Maintenance Policies

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

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

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24CFR Part 903.79(f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

PHA main administrative office

- PHA development management offices
- Other (list below)

B. Section 8 Tenant -Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24CFR982?

If yes, list additions to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24CFR Part 903.79(g)]

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

A. Capital Fund Activities

Exemptions from sub-component 7A: PHA 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 Form 52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan 2003 at Attachment I - IV, Table Library, Capital Fund Program Tables, Pages 1 - 13.

-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 Form 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 2003 at Attachment V, Table Library, Capital Fund Program Tables, Page 15

-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. HOPEVI and Public Housing Development and Replacement Activities (Non -Capital Fund)

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

- Yes **XX** No: a) Has the PHA received a HOPEVI 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 HOPEVI 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 **XX** No: c) Does the PHA plan to apply for a HOPEVI revitalization grant in the Plan year?
If yes, list development name/s below:

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

- Yes **XX** 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

[24CFR Part 903.79(h)]

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

1. Yes **XX**No: DoesthePHAplantoconductanydemolitionordisposition activities(pursuanttosection18oftheU.S.HousingActof 1937(42U.S.C.1437p))intheplanFiscalYear?(If“No”, skiptocomponent9;if“yes”,completeoneactivitydescription foreachdevelopment.)

2. Activity Description

Yes No: HasthePHAprovidedtheactivitiesdescriptioninformationin the **optional**PublicHousingAssetManagementTable?(If “yes”,skiptocomponent9.If“No”,completetheActivity Descriptiontablebelow.)

Demolition/DispositionActivityDescription	
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

[24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: HasthePHAdesignatedorappliedforapprovaltodesignateordoes thePHAplantoapplytodesignateanypublichousingfor occupancyonlybytheelderlyfamiliesoronlybyfamilieswith disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly

families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

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

10. Conversion of Public Housing to Tenant -Based Assistance

[24 CFR Part 903.79(j)]

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

A. Assessment of Reasonable Revitalization Pursuant to section 202 of the HUD FY1996 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 streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

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

Other:(describe below)

10(B) Voluntary Conversion Initial Assessments

(The Required Initial Assessments for the Covered Developments are included as part of this Annual Plan below:)

a. How many of the PHA's developments are subject to the Required Initial Assessments? Four (4)

- 001 - Unselected** Maplewood Apartments, Fieldstone Circle, Park Place and Oakwood East
- 005 - Court** East Court Apartments
- 008 - Not Identified** : Southview Apartments, Schoolside Apartments
- 009 - NIRHA** : Southview Plaza Apartments, Courtyard Square

b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled development not general occupancy projects)? Two:

- 002 - Friendship Village** , Manly (Elderly/Disabled development)
- 004 - Heritage Place** , Hampton (Elderly/Disabled development)

c. How many Assessments were conducted for the PHA's covered developments? The North Iowa Regional Housing Authority certifies that it has **four (4)** developments of General Occupancy for which a Required Initial Assessment was conducted. They are: **001 - Unselected; 005 - Court; 008 - Not Identified, and 009 - NIRHA**

DEVELOPMENT 001 - UNSELECTED

This development, **001**, comprised of **Maplewood Apartments, Fieldstone Circle, Oakwood East and Park Place**, was built in 1983, and is 93% occupied. Combined, the complex total 42 units; the largest complex has 14 units. As a "scattered cities" development in four rural towns, separated by as many as 75 - 80 miles (in some instances) the PHA does, nevertheless, continue to on the whole fairly easily and consistently maintain a full (or near full) Occupancy Rate for this development. Fieldstone Circle and Oakwood East are fairly close to employment and all four complexes are near (or have) 2 - year and 4 - year colleges. Oakwood East is in a quite spacious layout on a dead end road. Park Place also has an open design with plenty of space for kids to run. The towns that house Maplewood Apartments and Park Place Apartments do, however, lack relatively close proximity to a sizable employment

base. Operating costs are within budget. Kitchens were modernized with 2000 Capital Funds, and windows and utility buildings are being replaced with 2001 Capital Funding. It would be more expensive to convert the development to voucher than it is to continue to occupy the development as public housing. Further, the voucher program is somewhat under -leased and voucher holders are having a difficult time finding units. Thus, the PHA has determined that conversion **is not** at this time appropriate for **Unselected** (Maplewood Apartments, Fieldstone Circle, Oakwood East and Park Place).

DEVELOPMENT005 - COURT APARTMENTS

East Court Apartments was built in 1984, and at present is 100% occupied. Operating costs are within budget. Although employment is 15 -25 miles away, one or two out -of-town employers provide bus transportation to its employees to get to and from work in this rural area. Several Residents (and other local towns people) in need of transportation to employment and other services have been able to sometimes obtain it through nearby non -profit resources. Still, a lack of bus lines could affect the development's continued viability as public housing since the downtown area is about nine blocks from the development. A convenience store, however, is about a block away, plus a school is across the street, also about a block from the development where children and youth participate in sports. Two -year and four -year colleges are within a reasonable driving distance. Even so, it has historically been difficult for the PHA to consistently keep these ten units occupied; Residents usually want to move after a short time and do. New appliances and water heaters were purchased with 2000 Capital Funding. Even though the voucher lease -up rate is somewhat under -utilized and because of the historic inability to keep these units rented for any length of time, the PHA has determined conversion **maybe** appropriate for **005 -Court Apartments**.

DEVELOPMENT008 - NOT IDENTIFIED

Development 008, **Southview Apartments** and **Schoolside Apartments**, with 16 units total was built in 1989, and is currently 81% occupied. This development is comprised of two small, rural towns, approximately 35 miles apart; both within a 35 -45 mile radius from a good selection of employment opportunities. (A good part of the rural population chooses to live in small towns and has few qualms about driving this distance to employment and educational opportunities.) Southview Apartments is located near a school, can claim a 4 -year college in town, and other colleges within reasonable driving distance. A large manufacturing company there pays extremely well. The Schoolside Apartments, situated in a town somewhat smaller than the one where Southview Apartments is located, is across the street from an elementary school

where children and youth can participate in sports, which is advantageous because there is little space for outdoor play at the apartment complex. The town's major employer recently laid off employees, which in all likelihood helps to account for the high vacancy rate at this time; specifically, since School side is the complex with the vacancies. Historically, the Occupancy Ratio of the combined towns/complexes has not consisted of that of the current level of occupancy rate; in short, it's rare to have so many vacancies at one time, at one complex. The PHA's 2001 Capital Funding will purchase new appliances and water heaters for the whole development; and new furnaces for Southview Apartments. Furthermore, the voucher program is somewhat under-leased and voucher holders are having a difficult time finding units. The PHA has determined that conversion **is not** appropriate for this **Development:008**, Southview Apartments and Schoolside Apartments at this time.

DEVELOPMENT009 –NIRHA

Southview Plaza and **Courtyard Square**, Development 009, consisting of 14 units, was built in 1990, and is currently 86% occupied. This development is comprised of two small, rural towns, approximately 35 miles apart, both of which are within a 35 -45 mile radius from a decent selection of employment opportunities. (A good part of the rural population chooses to live in small towns and has few qualms about driving this distance to employment and educational opportunities.) Southview Plaza Apartments is located in a rural town near a school, can claim a 4 -year college in town, and other colleges within a reasonable driving distance, as well as a large manufacturing company near-by that pays extremely well. Courtyard Square Apartments (with the current vacancies) has no large employer although there is a nice -size hospital and the complex is close to a school where children and youth participate in sports. The landscape/layout of Courtyard Square provides a roomy, spacious, outdoor living -and-play area for the residents and their children. The PHA's 2001 Capital Funding will purchase new appliances and water heaters for the entire development. Furthermore, the voucher program is somewhat under -leased and voucher holders are having a difficult time finding units. The PHA has determined conversion **is not** appropriate for Southview Plaza Apartments and Courtyard Square (**Development009**) at this time.

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

Development Name	Number of Units
Court Apartments -005	10

e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments:

B.ReservedforConversionspursuanttoSection22oftheU.S.HousingActof 1937

C.ReservedforConversionspursuanttoSection33oftheU.S.HousingActof 1937

11.HomeownershipProgramsAdministeredbythePHA

[24CFRPart903.79(k)]

A.PublicHousing

ExemptionsfromComponent11A:Section8onlyPHAsarenotrequiredtocomplete11A.

1. Yes No: DoesthePHAadministeranyhomeownershipprograms administeredbythePHAunderanapprovedsection5(h) homeownershipprogram(42U.S.C.1437c(h)),oranapproved HOPE Iprogram(42U.S.C.1437aaa)orhasthePHAappliedor plantoapplytoadministeranyhomeownersh ipprogramsunder section5(h),theHOPEIprogram,orsection32oftheU.S. HousingActof1937(42U.S.C.1437z -4).(If“No”,skipto component11B;if“yes”,completeoneactivitydescriptionfor eachapplicableprogram/plan,unleseligibletocompletea streamlinedsubmissiondueto **smallPHA** or **highperforming PHA**status.PHAscompletingstreamlinedsubmissionsmay skiptocomponent11B.)

2.ActivityDescription

Yes No: HasthePHAprovidedallrequiredac tivitydescription informationforthiscomponentinthe **optionalPublicHousing AssetManagementTable**?(If“yes”,skipto component12.If “No”,completetheActivityDescriptiontablebelow.)

PublicHousingHomeownershipActivityDescription (Completeoneforeachdevelopmentaffected)	
1a.Developmentname:	
1b.Development(project)number:	
2.FederalProgramauthority:	
<input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> TurnkeyIII <input type="checkbox"/> Section32oftheUSHAof193 7(effective10/1/99)	
3.Applicationstatus:(selectone)	
<input type="checkbox"/> Approved;includedinthePHA’sHomeownershipPlan/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. **XX** 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

XX 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)

- XX** 25 or fewer participants
 26- 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA -established eligibility criteria

Yes **XX** 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 903.79(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 programsto eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

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

- 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

[24CFR Part 903.79(m)]

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

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

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

- High incidence of violent and/or drug -related crime in some or all of the PHA's developments
- High incidence of violent and/or drug -related crime in the area 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 level of violent and/or drug -related crime
- Other (describe below)

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

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

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

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

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

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

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

C. Coordination between PHA and the police

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

- Police involvement in development, implementation, and/or ongoing evaluation of drug -elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases

- PoliceregularlymeetwiththePHAmangementandresidents
 - AgreementbetweenPHAandlocalawenforcementagencyforprovisionof above-baselinelawenforcementservices
 - Otheractivities(listbelow)
- 2.Whichdevelopmentsaremostaff ected?(listbelow)

D.AdditionalinformationasrequiredbyPHDEP/PHDEPPlan

PHAseligibleforFY2000PHDEPfundsmustprovideaPHDEPPlanmeetingspecifiedrequirements priortoreceiptofPHDEPfunds.

- Yes No: IsthePHAeligibletoparticipateinthePHDEPinthefiscalyear coveredbythisPHAPlan?
- Yes No: HasthePHAincludedthePHDEPPlanforFY2000inthisPHA Plan?
- Yes No: This PHDEPPlanisanAttachment.(AttachmentFilename:___)

14.RESERVEDFORPETPOLICY

[24CFRPart903.79(n)]

ThePetPolicyisincludedasasupplementoftheAgencyPlanandisonfileattheHA office.

15.CivilRightsCertifications

[24CFRPart903.79(o)]

CivilrightscertificationsareincludedinthePHAPlanCertificationsofCompliance withthePHAPlansandRelatedRegulations .

16.FiscalAudit

[24CFRPart903.79(p)]

- 1. **XX** Yes No: IsthePHArequiredtohavea nauditconductedundersection 5(h)(2)oftheU.S.HousingActof1937(42US.C.1437c(h))? (Ifno,skiptocomponent17.)
- 2. **XX** Yes No: WasthemostrecentfiscalauditsubmittedtoHUD?
- 3. **XX** Yes No: Werethereanyfindingsastheresultofthataudit?
- 4. Yes **XX** No: Iftherewereanyfindings,doanyremainunresolved? Ifyes,howmanyunresolvedfindingsremain?_____
- 5. Yes No: Haveresponses toanyunresolvedfindingsbeensubmittedto HUD? Ifnot,whentheydue(statebelow)?

17.PHA Asset Management

[24CFR Part 903.79(q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
 Not applicable
 Private management
 Development-based accounting
 Comprehensive stock assessment
 Other: (list below)

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

18. Other Information

[24CFR Part 903.79(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 as Attachment (Filename)
 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:(listbelow)

B.DescriptionofElectionprocessforResidentsonthePHABoard

1. Yes **XX**No: DoesthePHAmeeettheexemptioncriteriaprovidedsection 2(b)(2)oftheU.S.HousingActof1937?(Ifno,continuetquestion2;ifyes,skiptosub -componentC.)

2. Yes **XX**No: WastheresidentwhoservesonthePHABoarddelectedbytheresidents?(Ifyes,continuetquestion3;ifno,skiptosub - componentC.)

3.DescriptionofResidentElectionProcess

a.Nominationofcandidatesforplaceontheballot:(selectallthatapply)

- Candidateswerenominatedbyresidentandassistedfamilyorganizations
- CandidatescouldbenominatedbyanyadultrecipientofPHAassistance
- Self-nomination:CandidatesregisteredwiththePHAandrequestedaplacoon ballot
- Other:(describe)

b.Eligiblecandidates:(selectone)

- AnyrecipientofPHAassistance
- AnyheadofhouseholdreceivingPHAassistance
- AnyadultrecipientofPHAassistance
- Anyadultmemberofaresidentorassistedfamilyorganization
- Other(list)

c.Eligiblevoters:(selectallthatapply)

- AlladultrecipientsofPHAassistance(publichousingandsection8tenant - basedassistance)
- RepresentativesofallPHAresidentandassistedfamilyorganizations
- Other(list)

C.StatementofConsistencywiththeConsolidatedPlan

ForeachapplicableConsolidatedPlan,makethefollowingstatement(copyquestionsasmanytimesas necessary).

1.ConsolidatedPlanjurisdiction :StateofIowa

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)

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

D. Other Information Required by HUD

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

Attachments

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

PHAPLAN Agency Identification

PHAName: NorthIowaRegionalHousingAuthority
202FirstStreet,S.E.,Suite203
MasonCityIA50401
(641)423 -0897 1-888-817-1841fax:(641)423 -1624
emailaddress: nirha@netconx.net

TomMeyer,ExecutiveDirector

PHANumber: IA127

PHAFiscalYearBeginning: October1,2003

ATTACHMENTS

ia127.v01

PHAPLAN

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CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:					Summary
PHAName: North Iowa Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: IA05P12750100 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) XX Performance and Evaluation Report for Period Ending: FY3/31/2003 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non -CFP Funds	0		0	0
2	1406 Operations	0		0	0
3	1408 Management Improvements	0		0	0
4	1410 Administration	18,000		18,000	18,000
5	1411 Audit	0		0	0
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	0		0	0
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	25,000	12,500	12,500	12,500
10	1460 Dwelling Structures	146,968	127,000	127,000	127,000
11	1465.1 Dwelling Equipment — Nonexpendable	0	0	0	0
12	1470 Non dwelling Structures	0	0	0	0
13	1475 Non dwelling Equipment	25,000	57,468	57,468	57,468
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0		0	0
16	1492 Move in to Work Demonstration	0		0	0
17	1495.1 Relocation Costs	0		0	0
18	1499 Development Activities	0		0	0
19	1501 Collateralization or Debt Service	0		0	0
20	1502 Contingency	0		0	0

Annual Statement/Performance and Evaluation Report

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

PHAName: North Iowa Regional Housing Authority	Grant Type and Number Capital Fund Program Grant No: IA05P12750100 Replacement Housing Factor Grant No:	Federal FY of Grant: 2000
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
XX Performance and Evaluation Report for Period Ending: FY3/31/2003 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
21	Amount of Annual Grant: (sum of lines 2 – 20)	214,968		214,968	214,968
22	Amount of line 21 Related to LBP Activities	0		0	0
23	Amount of line 21 Related to Section 504 compliance	0		0	0
24	Amount of line 21 Related to Security – Soft Costs	0		0	0
25	Amount of Line 21 Related to Security – Hard Costs	0		0	0
26	Amount of line 21 Related to Energy Conservation Measures	0		0	0

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

PHAName: North Iowa Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: IA05P12750100 Replacement Housing Factor Grant No:				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
127-001	Kitchen Cabinet Replacement	1460		100,000	0	100,000	100,000	Complete
HA-Wide	Plumbing Fixtures	1460		17,000	12,000	12,000	12,000	Complete
127-005	Floor Tile Replacement	1460		15,000	0	15,000	15,000	Complete
HA-Wide	Interior Door Replacement	1460		5,000	0	0	0	Cancel
HA-Wide	Vehicle Replacement	1475		25,000	57,468	57,468	57,468	Complete
HA-Wide	Landscaping and Playground Equipment	1450		12,500	0	0	0	Cancel
HA-Wide	Concrete Repair or Replacement	1450		12,500	0	12,500	12,500	Complete
HA-Wide	Partial Salary for Edf or Administration	1410		18,000	0	18,000	18,000	Complete
127-009	Roof Replacement	1460		9,968	0	0	0	Cancel

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

PHAName: North Iowa Regional Housing Authority		Grant Type and Number Capital Fund Program No: IA05P12750100 Replacement Housing Factor No:				Federal FY of Grant: 2000	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
127-001	01/01		03/01	03/01	07/01	07/01	Delay in cabinet order
HA-Wide	02/01		03/01	04/01	07/01	07/01	Timing same as cabinets (above)
127-005	01/01		01/01	03/01	07/02		Contractor moved
HA-Wide	01/01		N/A	04/01		N/A	
HA-Wide	02/01		10/00	03/01	10/00	10/00	Best pricing
HA-Wide	02/01		07/02	04/01	07/02	N/A	
HA-Wide	02/01		02/03	04/01	07/02	09/02	Contractor Delay
HA-Wide	01/01		01/01	03/01		03/01	
127-005	02/01		N/A	03/01		N/A	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHAName: North Iowa Regional Housing Authority	Grant Type and Number Capital Fund Program Grant No: IA05P12750101 Replacement Housing Factor Grant No :	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
XX Performance and Evaluation Report for Period Ending: 03/31/2002 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds	0		0	0
2	1406 Operations	0		0	0
3	1408 Management Improvements	0		0	0
4	1410 Administration	20,000		20,000	20,000
5	1411 Audit	0		0	0
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	0		0	0
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	19,249		19,249	19,249
10	1460 Dwelling Structures	180,000		180,000	167,251
11	1465.1 Dwelling Equipment — Nonexpendable	0		0	0
12	1470 Nondwelling Structures	0		0	0
13	1475 Nondwelling Equipment	0		0	0
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0		0	0
16	1492 Moving to Work Demonstration	0		0	0
17	1495.1 Relocation Costs	0		0	0
18	1499 Development Activities	0		0	0
19	1501 Collateralization or Debt Service	0		0	0
20	1502 Contingency	0		0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	219,249		219,249	206,500
22	Amount of line 21 Related to LBP Activities	0		0	0
23	Amount of line 21 Related to Section 504 compliance	0		0	0
24	Amount of line 21 Related to Security – Soft Costs	0		0	0

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHAName: North Iowa Regional Housing Authority	Grant Type and Number Capital Fund Program Grant No: IA05P12750101 Replacement Housing Factor Grant No :	Federal FY of Grant: 2001
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 XX Performance and Evaluation Report for Period Ending: 03/31/2002 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
25	Amount of Line 21 Related to Security – Hard Costs	0		0	0
26	Amount of line 21 Related to Energy Conservation Measures	137000		137000	137000

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

PHAN ame: North Iowa Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: IA05P12750101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
127-001	Window Replacement	1460	42	80,000	105,000	105,000	92,251	I/P
127-004	Water Filtration	1465.1	27	25,000	0	0	0	
127-001	Replace Utility Buildings	1470	42	19,249		19,249	19,249	Complete
127-008 & 127 -009	Replace Refrigerators and Stoves	1465.1	30	15,000	12,000	12,000	12,000	Complete
127-008 & 127 -009	Replace Water Heaters	1465.1	30	8,000		8,000	8,000	Complete
127-008	Replace Furnaces	1465.1	16	32,000	35,000	35,000	35,000	Complete
HA-Wide	Computer Upgrade	1408		20,000		20,000	20,000	Complete
HA-Wide	Partial Salary for ED for Administration	1410	1	20,000		20,000	20,000	Complete

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: North Iowa Regional Housing Authority		Grant Type and Number Capital Fund Program No: IA05P12750101 Replacement Housing Factor No:				Federal FY of Grant: 2001	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
127-001	01/01	08/02	07/02	08/02	09/02		Availability of materials
127-004	01/02		09/02	09/02		6/03	
127-001	01/01		09/02	09/02		6/03	
127-008 & 127 -009	07/02		09/02	09/02		6/03	
127-008 & 127 -009	07/02		09/02	09/02		6/03	
127-008	07/02		09/02	09/02		6/03	
HA-Wide	07/02		09/02	09/02		6/03	
HA-Wide	10/01		09/02	09/02		6/03	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHAName: North Iowa Regional Housing Authority	Grant Type and Number Capital Fund Program Grant No: IA05P12750102 Replacement Housing Factor Grant No:	Federal FY of Grant: 2002
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Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 xx Performance and Evaluation Report for Period Ending: 03/31/2003 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CFP Funds	0		0	0
2	1406 Operations	0		0	0
3	1408 Management Improvements	0		0	0
4	1410 Administration	23,421		17,600	17,600
5	1411 Audit	0		0	0
6	1415 Liquidated Damages	0		0	0
7	1430 Fees and Costs	0		0	0
8	1440 Site Acquisition	0		0	0
9	1450 Site Improvement	0		0	0
10	1460 Dwelling Structures	114,000		3,843	3,843
11	1465.1 Dwelling Equipment — Nonexpendable	30,000	27,000	27,000	27,000
12	1470 Nondwelling Structures	0		0	0
13	1475 Nondwelling Equipment	36,000		16,000	16,000
14	1485 Demolition	0		0	0
15	1490 Replacement Reserve	0		0	0
16	1492 Moving to Work Demonstration	0		0	0
17	1495.1 Relocation Costs	0		0	0
18	1499 Development Activities	0		0	0
19	1501 Collateralization or Debt Service	0		0	0
20	1502 Contingency	0		0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	203,421		64,443	64,443
22	Amount of line 21 Related to LBP Activities	0		0	0
23	Amount of line 21 Related to Section 504 compliance	0		0	0
24	Amount of line 21 Related to Security – Soft Costs	0		0	0

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName: North Iowa Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: IA05P12750102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) xx Performance and Evaluation Report for Period Ending: 03/31/2003 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
25	Amount of Line 21 Related to Security – Hard Costs	0		0	0
26	Amount of Line 21 Related to Energy Conservation Measures	0		0	0

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

PHAName: North Iowa Regional Housing Authority		Grant Type and Number Capital Fund Program Grant No: IA05P1275010102 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
127-002 & 127 -004	Stove and fridge replacement	1465.1		30,000	27,000	27,000	27,000	Complete
HA-Wide	Partial salary for ED for Administration	1410		23,421		17,600	17,600	Ongoing
HA-Wide	Equipment – skid loader	1475		36,000		16,000	16,000	I/P
127-002 & 127 -001	Roof Replacement	1460		50,000		0	0	Not started
127-001 & 127 -002	Floor Covering Replacement	1460		25,000		3,843	3,843	I/P
HA-Wide	Windows	1460		39,000		0	0	Not started

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: North Iowa Regional Housing Authority		Grant Type and Number Capital Fund Program No: IA05P12750102 Replacement Housing Factor No :				Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
127-002&127 -004	01/03		10/02	02/03	11/02	11/02	Early Availability
HA-Wide	09/03						
HA-Wide	01/03		10/02	10/02		10/02	Early Availability
127-002&127 -001	12/03						
127-001&127 -002	03/03		03/03	09/03			
HA-Wide	12/03						

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHAName: North Iowa Regional Housing Authority	Grant Type and Number Capital Fund Program Grant No: IA05P12750103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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XX Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0			
2	1406 Operations	0			
3	1408 Management Improvements	0			
4	1410 Administration	23,421			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	0			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	0			
10	1460 Dwelling Structures	114,000			
11	1465.1 Dwelling Equipment — Nonexpendable	30,000			
12	1470 Nondwelling Structures	0			
13	1475 Nondwelling Equipment	36,000			
14	1485 Demolition	0			
15	1490 Replacement Reserve	0			
16	1492 Moving to Work Demonstration	0			
17	1495.1 Relocation Costs	0			
18	1499 Development Activities	0			
19	1501 Collateralization or Debt Service	0			
20	1502 Contingency	0			
21	Amount of Annual Grant: (sum of lines 2 – 20)	203,421			
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	0			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHAName: North Iowa Regional Housing Authority	Grant Type and Number Capital Fund Program Grant No: IA05P12750103 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
24	Amount of line 21 Related to Security – Soft Costs	0			
25	Amount of Line 21 Related to Security – Hard Costs	0			
26	Amount of line 21 Related to Energy Conservation Measures	0			

**CapitalFundProgramFive -YearActionPlan
PartI:Summary**

PHAName NorthIowa RegionalHousingAuthority		XX Original5 -YearPlan <input type="checkbox"/> RevisionNo:			
Development Number/Name/HA-Wide	Year1 2003	WorkStatementforYear2 FFYGrant:2004 PHAFY:2004	WorkStatementforYear3 FFYGrant: 2005 PHAFY:2005	WorkStatementforYear4 FFYGrant:2006 PHAFY:2006	WorkStatementforYear5 FFYGrant:2007 PHAFY:2007
	Annual Statement				
127-001 Scattered: ClearLake/Sheffield			RoofReplacement		
127-004:HeritagePlace		RoofReplacement			ElevatorReplacement
127-005:EastCourt					
127-002:FriendshipVillage: Manly				KitchenCabinets	
127-008:TwinCities ForestCity/Northwood					
127-009:TwoCities Britt/ForestCity					
HA-Wide					
CFPFundsListedfor5 -year planning	203421				
ReplacementHousingFactor Funds					

PHA Plan Table Library

Attachment II

Statement of Progress in Meeting 5-Year Plan, Mission and Goals

The North Iowa Regional Housing Authority submits the following as “ **progress**” in meeting its **Goals and Objectives** as stated in the 5 Year Plan.

Goal One : **Manage the North Iowa Regional Housing Authority’s existing public housing and Section 8 program in an efficient and effective manner.**

Objective: The North Iowa Regional Housing Authority shall be recognized by HUD as a “high performer” under the Public Housing Assessment System by September 30, 2004 .

Progress: The Housing Authority reached a 91% “High Performer” status with the completion of the September 30, 2002, Fiscal Year. The Housing Authority will strive to maintain the “High Performer” ranking in the year to come.

Goal Two: **The North Iowa Regional Housing Authority shall use the tenant -based assistance program to expand housing opportunities beyond areas of traditional low-income concentration.**

Objective: The North Iowa Regional Housing Authority shall implement a Homeownership Program for Section 8 Housing Choice Voucher holders by September 30, 2004.

Progress: Effective October 1, 2002, the Housing Authority adopted an Administrative Plan for a Section 8 Homeownership Program using Housing Choice Vouchers. To coincide with the adoption of the S8 HO Administrative Plan, NIRHA conducted two informational meetings for tenants, landlords and general public alike, to inform those who could be prospective homeowners of the HA’s initiative to provide homeownership assistance. The HA provided homeownership assistance to its first family beginning May 1, 2003 .

PHAPlan TableLibrary

Attachment III

CUSTOMERSERVICESANDSATISFACTIONSURVEY IMPLEMENTATIONPLAN

The North Iowa Regional Housing Authority (NIRHA) submits the following as a **“Implementation Plan”** to resolve Resident concerns about **“Safety”** issues identified from results of NIRHA'S 2002 Customer Service and Satisfaction Survey.

GOAL: The North Iowa Regional Housing Authority (NIRHA) shall provide a safe and secure environment in its public housing developments in part by making Residents aware of crime prevention programs that could potentially be available to them.

Objective: The North Iowa Regional Housing Authority shall in the coming fiscal year strive to attain and maintain an overall score in the **“Safety”** category equal to or greater than the Housing Authority's 2001 **“Safety”** score, which was 75.1%.

Process: As a first step to alleviate the lack of knowledge that Residents experience regarding Crime Prevention Programs available to them and to identify the problems and causes for its less than stellar **“Safety”** score, the Housing Authority began by first analyzing in depth each question/item of the **“Safety”** category, and by doing so on a site-by-site basis. The overall consensus was that the HA's major downfall (discrepancy) was that the question with the lowest score appeared to be influenced by the respondent's lack of knowledge about crime prevention at any given development and/or town.

In an effort to encourage and to increase the knowledge along this line, the Housing Authority decided to target for resolution any component of a **“Safety”** factor/question where a score fell at 75% or below. During the coming fiscal year, the HA will focus as follows:

Plan: To begin the process of strengthening the knowledge base and awareness of its Residents regarding Crime Prevention Programs, NIRHA will in the coming fiscal year contact appropriate personnel (i.e., perhaps city, county, case management resources) in each of the towns where the HA has public housing developments to learn where there already are existing Crime Prevention Programs. Where there were none, the HA will determine the feasibility of the specific city starting one; or whether the HA could partner with that city to develop such a program. The HA will also publish articles in the monthly Resident newsletter informing Residents of where to go and who to contact in their specific towns for information about crime prevention.

As part of an ongoing practice, the HA will periodically print articles about **“Crime Prevention”** and **“Safety”** issues in the newsletter. The Housing Authority will also recruit someone from law enforcement to speak to the Residents at one of the Resident meetings.

PHAPlan TableLibrary

AttachmentI V

ResidentMembershipofPHAGoverningBoard

Resident: TimMullen
618S.ThirdStreet
Osage,IA50461

Termofoffice: 10/01/2003 –09/30/200 5

SelectionProcess: Appointment

PHAPlan TableLibrary

Attachment V

Membership of Resident Advisory Board

Name	Address	Town	Zip
Baker, Gladys	109 Oakwood Drive	Sheffield, IA	50475
Black, Mildred	133 Friendship Lane, #6	Manly, IA	50456
Hall, Berniece	224-9 th St., S.E.	Rockford, IA	50468
Hennigar, Dorothy	135 Friendship Lane, #11	Manly, IA	50456
Kamish, Mary	135 Friendship Lane, #9	Manly, IA	50456
Rosanna McNally	135 Friendship Lane, #10	Manly, IA	50456
Mullen, Tim	618 S. Third Street	Osage, IA	50461
Nilles, Sheryl	1713 E. Maple Street	Algona, IA	50511
Smith, Mary	135 Friendship Lane, #12	Manly, IA	50456
Welcher, Mary	P.O. Box 516	Rockford, IA	50468