

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

PHA Plans

5 Year Plan for Fiscal Years 2003 - 2007
Annual Plan for Fiscal Year 2003

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

**PHA Plan
Agency Identification**

PHA Name: Pennington County Housing and Redevelopment Commission

PHA Number: SD045

PHA Fiscal Year Beginning: 04/2003

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

PHA 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
PHA FISCAL YEARS 2002 - 2006
[24 CFR Part 903.5]

A. Mission

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

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

The PHA's mission is:

To assure the availability of adequate, affordable housing to the low-income citizens of our community through the responsible administration of assistance programs and the promotion of personal responsibility and economic self-sufficiency of our clients.

B. Goals

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

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

PHA Goal: Expand the supply of assisted housing

Objectives:

Apply for additional rental vouchers:

Reduce public housing vacancies:

Leverage private or other public funds to create additional housing opportunities:

Acquire or build units or developments

Other (list below)

1. Acquire land for future development.
2. Seek funding for vouchers for homeless families with children.
3. Investigate funding for the homeless under continuum of care grants such as Shelter Plus Care.
4. Seek funding under the Family Unification Program and work with local social services agencies to address the housing needs of young adults coming out of foster care programs.

- 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)
 1. Achieve High Performer Status under PHAS.
 2. Achieve High Performer Status under SEMAP.

- 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:
 1. Maintain a policy of incentive transfers for public housing residents.
 2. Develop guidelines for use of vouchers in assisted living facilities.
 3. Develop a plan to provide assisted living in Public Housing.

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:
 1. Work closely with local law enforcement agencies to provide crime prevention activities including additional police patrols and community policing efforts in public housing developments.

2. Work with local law enforcement agencies to provide for the exchange of information to aid in applicant screening, lease enforcement, and local law enforcement efforts.
3. Seek to expand applicant screening to include Statewide and/or Nationwide criminal background checks.
4. Develop an agreement with local law enforcement agencies to allow for occupancy of public housing units by police officers.

The Pennington County Housing and Redevelopment Commission has entered into an agreement for a police office to occupy a Public Housing unit a project SD06P045005/6 in order to increase security in this area. A special flat rent for this unit has been established a \$300 per month.

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)
 1. Implement a self-sufficiency program for Public Housing and Section 8 participants, independent of mandated Section 8 FSS program.
 2. Implement policies to encourage participation in budget counseling educational opportunities by housing program participants.

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:
 1. Provide PHA staff with adequate training in the areas of Equal Opportunity, Fair Housing, and Reasonable Accommodation.

Other PHA Goals and Objectives:

Goal: Maintain an efficient and capable team of employees who are willing and able to perform their duties to the highest professional standards.

Objectives:

1. Strive to maintain an attractive work environment and competitive wage and benefit package in order to attract and retain high quality employees.
2. Provide adequate training, both in-house and through outside sources, to give employees the necessary skills to excel in their duties.

Goal: Ensure full compliance with all applicable standards and regulations including government generally accepted accounting practices.

Objectives:

1. Operate so that income exceeds expenses every year.
2. Have no significant audit findings.

Goal: Enhance the image of public housing in our community.

Objectives:

1. Maintain all public housing units to standards that meet the surrounding neighborhood.
2. Respond to all complaints or concerns from local government or the citizens of our community within 48 hours.

Annual PHA Plan
PHA Fiscal Year 2001
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

No longer required.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Table of Contents	
1. Housing Needs	5
2. Financial Resources	11
3. Policies on Eligibility, Selection and Admissions	12
4. Rent Determination Policies	20
5. Operations and Management Policies	24
6. Grievance Procedures	25
7. Capital Improvement Needs	26
8. Demolition and Disposition	27
9. Designation of Housing	28
10. Conversions of Public Housing	29
11. Homeownership	31
12. Community Service Programs	33
13. Crime and Safety	35
14. Pets	37

15. Civil Rights Certifications (included with PHA Plan Certifications)	37
16. Audit	37
17. Asset Management	37
18. Other Information	38

Attachments

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

Required Attachments:

- Attachment A: Admissions Policy for Deconcentration
- Attachment B: FY 2003 Capital Fund Program Annual Statement and Annual Performance and Evaluation Reports.
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- Attachment C: FY 2003 Capital Fund Program 5-Year Action Plan
- Attachment D: Comments of Resident Advisory Board or Boards
- Other (List below, providing each attachment name)
 - Attachment E: Statement of Progress in Meeting Mission and Goals
 - Attachment F: Resident Membership of the PHA Governing Board
 - Attachment G: Membership of the Resident Advisory Board
 - Attachment H: Assessment of Site-Based Waiting List Development Demographic Changes

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	initiatives to affirmatively further fair housing that require the PHA's involvement.	
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
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 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 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	Annual Plan: Capital Needs

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
	year	
N/A	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 Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
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
X	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
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	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)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1442	5	3	3	2	3	3
Income >30% but <=50% of AMI	1191	4	3	3	2	3	3
Income >50% but <80% of AMI	1065	3	3	3	2	3	3
Elderly	728	3	2	4	4	3	3
Families with Disabilities	Unknown	2	4	3	4	3	3
Hispanic	138	3	3	3	3	3	3
Black	96	3	3	3	3	3	3
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.)

- Consolidated Plan of the Jurisdiction/s
Indicate year:
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset (1990 Census. Current data unavailable).
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	234		350 Units
Extremely low income <=30% AMI	156	67%	
Very low income (>30% but <=50% AMI)	78	33 %	
Low income (>50% but <80% AMI)	0	0%	
Families with children	143	61 %	
Elderly families	14	8 %	
Families with Disabilities	41	18 %	
Black	6	3%	
Indian/Alaskan	86	37 %	
Asian	2	1 %	
Hispanic	10	4 %	
Non-Hispanic	224	96 %	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			

Housing Needs of Families on the Waiting List			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	321		110 Units
Extremely low income <=30% AMI	250	78 %	
Very low income (>30% but <=50% AMI)	61	19 %	
Low income (>50% but <80% AMI)	10	3%	
Families with children	170	53 %	
Elderly families	39	12 %	
Families with Disabilities	52	16 %	
Black	6	2 %	
Indian/Alaskan	134	42 %	
Asian	3	1 %	
Hispanic	16	5 %	
Non-Hispanic	305	95 %	
Characteristics by Bedroom Size (Public Housing			

Housing Needs of Families on the Waiting List			
Only)			
1BR	94	30%	
2 BR	177	55%	
3 BR	30	9%	
4 BR	20	6%	
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Strategy for Addressing Needs

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

We will seek to acquire land for future development of affordable housing and will seek to acquire or develop additional housing units based on needs or opportunities that may arise. We will apply for any additional Section 8 assistance that becomes available. These strategies have been adopted for the following reasons. We currently have no excess property for development. We will need time to identify suitable, affordable property. If an opportunity to acquire property that would preserve existing, or provide additional, affordable housing should arise, we will evaluate the opportunity to determine if it meets the needs of the community. Applying for Section 8 assistance is not dependent on locating or financing additional property and provides flexibility in addressing the housing needs of our community.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources

- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)
 1. Submit applications for special purpose vouchers. (ie Mainstream, Family Unification program).

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2002 grants)		
a) Public Housing Operating Fund	\$ 887,365	\$887,365
b) Public Housing Capital Fund	\$ 816,641	\$816,641
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$ 5,347,797	\$5,347,797
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)		
Capital Fund Program FY2001		
3. Public Housing Dwelling Rental Income	\$ 975,561	\$ 424,063
4. Other income (list below)		
Excess Utilities	\$ 14,600	\$ 14,600
Interest Income	\$ 110,000	\$ 110,000
Tenant damages & other	\$73,000	\$ 76,000
4. Non-federal sources (list below)		
Total resources	\$ 8,224,964	\$ 7,673,466

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: 90 days
- Other: Upon receipt of application.

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)
1. Debts owed to PHCRC or other PHA.
 2. Debts owed to Utility Companies.
- c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

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

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?
Seven (7)

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? 2.
Families may choose between “first available unit”, or a specific waiting list.

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists

- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one).

- One
- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

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

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

Incentive transfers are available to residents who meet certain criteria.

c. Preferences

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

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

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 1. Preference will be given to Elderly or Disabled applicants in developments designated as "Elderly".

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

Former Federal preferences:

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

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families (Priority #2)
- 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)
 1. Preference will be given to Elderly or Disabled applicants in developments designated as "Elderly". (Priority #1)

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

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

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

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

(6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

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)]
SD06P045002 (below est. income range)	50		Planned Capital Improvements and Waiting List Skipping.
SD06P045004 (below est. income range)	24		Planned Capital Improvements and Waiting List Skipping.
SD06P045010	25	Scattered-site project	No action planned.

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)
 - 1. Debts owed to PHCRC of other PHA.

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

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

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

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
- Other (describe below)
 - Names and addresses of former landlords (if available) upon request.

(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:

Documentation of reasonable effort to locate a unit or extenuating circumstances preventing applicant from searching.

(4) Admissions Preferences

- a. Income targeting

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

- b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

(5) Special Purpose Section 8 Assistance Programs

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

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

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

- Through published notices
- Other (list below)

Contact with advocacy groups and non-profit organizations working with the targeted group.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

- \$0

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

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

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

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

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

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

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

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

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

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

e. Ceiling rents

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

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

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

- For all developments

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) \$1,200
- Other (list below)

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

(2) Flat Rents

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

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (Select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

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

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

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

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

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

- Annually
- Other (list below)

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

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

(2) Minimum Rent

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

- \$0
- \$1-\$25

\$26-\$50

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

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

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment B

-or-

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

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund?
(if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment C

-or-

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

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

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

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

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

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

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

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description
1a. Development name: Unnamed 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:
5. Number of units affected: 0 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

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

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA’s developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If “No”, skip to component 11; if “yes”, complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

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

B. Voluntary Conversion Initial Assessments

- a. How many of the PHA’s developments are subject to the Required Initial Assessments?
Six
- 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 developments not general occupancy projects)?
Four
- c. How many Assessments were conducted for the PHA’s covered developments?
Six

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

Development Name	Number of Units

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

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

b. PHA-established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

1. Participation in a Pennington County Housing and Redevelopment Commission Assistance program for at least one year prior to exercising homeownership option.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

- Safety and security survey of residents

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

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

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

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

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

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

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

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

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2002 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment.

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

- Private management
- Development-based accounting
- Comprehensive stock assessment
- Other: (list below)

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

- Attached
- Provided below:

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

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:

- Other: (list below)
See PHA responses listed in attached summary of resident comments.

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

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: **City of Rapid City, South Dakota**

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

- 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)

1. Consolidated Plan jurisdiction: **State of South Dakota**

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

- 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.

Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.

Attachments

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

DECONCENTRATION POLICY

(Attachment A)

It is Pennington County Housing and Redevelopment Commission's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The Pennington County Housing and Redevelopment Commission will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments, the income levels of census tracts in which our developments are located, and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

Attachment B

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Pennington County Housing and Housing & Redevelopment Commission		Grant Type and Number Capital Fund Program Grant No: SD06P04550103 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <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				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	248,300			
10	1460 Dwelling Structures	430,560			
11	1465.1 Dwelling Equipment—Nonexpendable	47,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	30,600			
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	60,281			
21	Amount of Annual Grant: (sum of lines 2 – 20)	816,641			
22	Amount of line 21 Related to LBP Activities	0			
23	Amount of line 21 Related to Section 504 compliance	0			
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			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Pennington County Housing and Housing & Redevelopment Commission		Grant Type and Number Capital Fund Program Grant No: SD06P04550103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
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	
SD06P045001	Flooring	1460	10 Units	10,000				
SD06P045001	Kitchen Remodel	1460	64 Units	70,560				
SD06P045001	Range Top Fire-Extinguishers	1465	All Units	6,100				
SD06P045001	Flooring-Valley View Common Areas	1460	1 Bldg	35,000				
SD06P045001	Parking Lot Expansion	1450	1 Sites	200,000				
SD06P045001	Modernize/Remodel Common Areas	1460	2 Bldgs	29,000				
SD06P045001	Fencing	1450	1 Site	2,000				
SD06P045001	Concrete Installation/Repairs	1450	2 Sites	7,000				
SD06P045002	Range Top Fire-Extinguishers	1465	All Units	1,500				
SD06P045002	Replace Refrigerators	1465	10 Units	4,000				
SD06P045002	Replace Ranges	1465	10 Units	4,000				
SD06P045002	Concrete Installation/Repairs	1450	1 Site	15,000				
SD06P045002	Screen/Storm Doors	1460	39 Units	39,000				
SD06P045002	Siding-Townhouses	1460	9 Bldgs	162,000				
SD06P045003	Range Top Fire-Extinguishers	1465	All Units	900				
SD06P045003	Modernize/Remodel Common Areas	1460	1 Bldg	3,000				
SD06P045003	Concrete Installation/Repairs	1450	1 Site	2,000				
SD06P045004	Range Top Fire-Extinguishers	1465	All Units	800				
SD06P045004	Concrete Installation/Repairs	1450	1 Site	5,000				
SD06P045004	Ranges	1465	5 Units	2,000				
SD06P045004	Refrigerators	1465	6 Units	2,400				
SD06P045005	Floors	1460	4 Units	15,000				
SD06P045005	Ranges	1465	7 Units	2,800				
SD06P045005	Refrigerators	1465	8 Units	3,400				
SD06P045005	Range Top Fire-Extinguishers	1465	All Units	1,100				
SD06P045005	Concrete Installation/Repairs	1450	1 Site	6,000				
SD06P045006	Floors	1460	2 Units	5,000				
SD06P045006	Ranges	1465	3 Units	1,200				
SD06P045006	Refrigerators	1465	3 Units	1,400				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Pennington County Housing and Housing & Redevelopment Commission		Grant Type and Number Capital Fund Program Grant No: SD06P04550103 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
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	
SD06P045006	Range Top Fire-Extinguishers	1465	All Units	500				
SD06P045006	Concrete Installation/Repairs	1450	1 Site	1,100				
SD06P045007	Flooring	1460	2 Units	5,000				
SD06P045007	Range Top Fire-Extinguishers	1465	All Units	1,800				
SD06P045007	Flooring-(Common Areas)	1460	1 Bldg	35,000				
SD06P045007	Modernize/Remodel Common Areas	1460	1 Bldg	12,000				
SD06P045007	Compressor, Zone Valves, Thermostats	1475	1 Bldg	30,600				
SD06P045007	Concrete Installation/Repairs	1450	1 Site	7,200				
SD06P045008	Range Top Fire-Extinguishers	1465	All Units	1,000				
SD06P045008	Range Top Fire-Extinguishers	1465	All Units	400				
SD06P045009	Range Top Fire-Extinguishers	1465	All Units	900				
SD06P045009	Ranges	1465	6 Units	2,400				
SD06P045009	Refrigerators	1465	6 Units	3,000				
SD06P045009	Concrete Installation/Repairs	1450	1 Site	1,000				
SD06P045010	Flooring	1460	3 Units	10,000				
SD06P045010	Ranges	1465	5 Units	2,000				
SD06P045010	Refrigerators	1465	5 Units	2,600				
SD06P045010	Range Top Fire-Extinguishers	1465	All Units	800				
SD06P045010	Concrete Installation/Repairs	1450	1 Site	2,000				
PHA-Wide	Fees and Costs	1430		20,000				
PHA-Wide	Contingency	1502		60,281				

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

PHA Name: Pennington County Housing and Housing & Redevelopment Commission	Grant Type and Number Capital Fund Program No: SD06P04550103 Replacement Housing Factor No:	Federal FY of Grant: 2003
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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	
SD06P045001	09/30/04			03/31/05			
SD06P045002	09/30/04			03/31/05			
SD06P045003	09/30/04			03/31/05			
SD06P045004	09/30/04			03/31/05			
SD06P045005	09/30/04			03/31/05			
SD06P045006	09/30/04			03/31/05			
SD06P045007	09/30/04			03/31/05			
SD06P045008	09/30/04			03/31/05			
SD06P045009	09/30/04			03/31/05			
SD06P045010	09/30/04			03/31/05			

Annual Statement/Performance and Evaluation Report

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

PHA Name: Pennington County Housing and Redevelopment Commission	Grant Type and Number Capital Fund Program Grant No: SD06P04550101 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:)
 Performance and Evaluation Report for Period Ending: 9/30/02
 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				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	500	0.00	0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	42,000	34,448.40	34,448.40	34,448.40
8	1440 Site Acquisition				
9	1450 Site Improvement	167,342	197,779.40	197,779.40	164,671.84
10	1460 Dwelling Structures	569,500	526,114.20	526,114.20	526,114.20
11	1465.1 Dwelling Equipment—Nonexpendable	0	113,605.00	113,605.00	113,605.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	25,000	0.00	0.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	67,605	0.00	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	871,947	871,947.00	871,947.00	838,839.44
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Pennington County Housing and Redevelopment Commission		Grant Type and Number Capital Fund Program Grant No: SD06P04550101 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	
SD06P045001	Flooring	1460	13 Units	76,000	16,296.46	16,296.46	16,296.46	Complete
SD06P045001	Roof Replacement	1460	2 Bldgs	120,000	189,746.00	189,746.00	189,746.00	Complete
SD06P045001	Air Conditioners	1465	201 units	0	79,395.00	79,395.00	79,395.00	Complete
SD06P045002	Parking Lot Repairs/ Replacement	1450	1 Bldg	167,342	82,817.06	82,817.06	55,039.50	In Progress
SD06P045002	Exterior Doors	1460	11 Units	16,500	12,220.00	12,220.00	12,220.00	Complete
SD06P045002	Playground Equipment	1450	3 Sites	0	51,995.34	51,995.34	48,932.34	In Progress
SD06P045003	Air Conditions	1465	28 Units	0	11,160.00	11,160.00	11,160.00	Complete
SD06P045004	Playground Equipment	1450	1 Site	0	23,098.00	23,098.00	21,800.00	In Progress
SD06P045005	Flooring	1460	34 Units	102,000	14,586.62	14,586.62	14,586.62	Complete
SD06P045005	Kitchen Remodel	1460	34 Units	136,000	152,484.31	152,484.31	152,484.31	Complete
SD06P045005	Playground Equipment	1450	1 Site	0	20,009.00	20,009.00	19,200.00	In Progress
SD06P045006	Flooring	1460	2 Units	42,000	3,071.25	3,071.25	3,071.25	Complete
SD06P045006	Kitchen Remodel	1460	14 Units	56,000	55,500.43	55,500.43	55,500.43	Complete
SD06P045007	Fire Alarm Upgrade	1475	1 Bldg	25,000	0.00	0.00	0.00	Moved to 2000
SD06P045007	Flooring	1460	19 Units	21,000	23,086.01	23,086.01	23,086.01	Complete
SD06P045007	Roof Replacement	1460	1 Bldg	0	54,388.00	54,388.00	54,388.00	Complete
SD06P045007	Air Conditioners	1465	56 Units	0	23,050.00	23,050.00	23,050.00	Complete
SD06P045009	Playground Equipment	1450	1 Site	0	19,860.00	19,860.00	19,700.00	In Progress
SD06P045010	Flooring	1460	2 Units	0	4,735.12	4,735.12	4,735.12	Complete
PHA-Wide	Contingency	1502	-	67,605	0.00	0.00	0.00	Complete
PHA-Wide	Administration	1410	-	500	0.00	0.00	0.00	Complete
PHA-Wide	Fees and Costs	1430	-	42,000	34,448.40	34,448.40	34,448.40	Complete

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

PHA Name: Pennington County Housing and Redevelopment Commission		Grant Type and Number Capital Fund Program No: SD06P04550101 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		
SD06P045001	03/31/02	12/31/02		03/31/03	06/30/03		Change to max. allowable time under new HUD rule	
SD06P045002	03/31/02	12/31/02		03/31/03	06/30/03		Change to max. allowable time under new HUD rule	
SD06P045003		12/31/02			06/30/03		Change to max. allowable time under new HUD rule	
SD06P045004		12/31/02			06/30/03		Change to max. allowable time under new HUD rule	
SD06P045005	03/31/02	12/31/02		03/31/03	06/30/03		Change to max. allowable time under new HUD rule	
SD06P045006	03/31/02	12/31/02		03/31/03	06/30/03		Change to max. allowable time under new HUD rule	
SD06P045007	03/31/02	12/31/02		03/31/03	06/30/03		Change to max. allowable time under new HUD rule	
SD06P045009		12/31/02			06/30/03		Change to max. allowable time under new HUD rule	
SD06P045010		12/31/02			06/30/03		Change to max. allowable time under new HUD rule	

Annual Statement/Performance and Evaluation Report

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

PHA Name: Pennington County Housing and Redevelopment Commission	Grant Type and Number Capital Fund Program Grant No: SD06P04550102 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:)
 Performance and Evaluation Report for Period Ending: 9/30/02
 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				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	500	0	0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	40,000	40,000	3,100.00	3,100.00
8	1440 Site Acquisition				
9	1450 Site Improvement	167,000	157,982	157,550.90	0.00
10	1460 Dwelling Structures	601,000	601,000	388,368.41	14,877.41
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	63,447	17,659	0	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	871,947	816,641	549,019.31	17,977.41
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHA Name: Pennington County Housing and Redevelopment Commission		Grant Type and Number Capital Fund Program Grant No: SD06P04550102 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	
SD06P045001	Flooring	1460	20 Units	15,000	15,000	619.12	619.12	In Progress
SD06P045001	Repair/Seal Parking Lots	1450	2 Sites	14,000	14,000	8,853.24	0.00	In Progress
SD06P045002	Parking Lot Repairs/ Replacement	1450	1 Site	0	80,982	103,440.00	0.00	In Progress
SD06P045002	Kitchen Remodel	1460	50 Units	250,000	250,000	184,995.00	0.00	In Progress
SD06P045002	Repair/Seal Parking Lots	1450	2 Sites	7,000	7,000	29,843.53	0.00	In Progress
SD06P045002	Playground Equipment	1450	3 Sites	45,000	0	0.00	0.00	Moved to 2001
SD06P045003	Repair/Seal Parking Lots	1450	1 Site	35,000	35,000	12,138.32	0.00	In Progress
SD06P045004	Playground Equipment	1450	1 Site	15,000	0	0.00	0.00	Moved to 2001
SD06P045004	Repair/Seal Parking Lots	1450	1 Site	7,000	7,000	0.00	0.00	Deferred
SD06P045004	Kitchen Remodel	1450	24 Units	120,000	120,000	64,334.00	0.00	In Progress
SD06P045005	Flooring	1460	10 Units	15,000	15,000	1,739.75	1,739.75	In Progress
SD06P045005	Playground Equipment	1450	1 Site	10,000	0	0.00	0.00	Moved to 2001
SD06P045006	Flooring	1460	2 Units	5,000	5,000	5,200.00	5,200.00	Complete
SD06P045006	Playground Equipment	1450	2 Sites	5,000	0	0.00	0.00	Moved to 2001
SD06P045007	Flooring	1460	10 Units	5,000	5,000	304.54	304.54	In Progress
SD06P045007	Repair/Seal Parking Lots	1450	1 Site	7,000	7,000	2,449.31	0.00	In Progress
SD06P045008	Repair/Seal Parking Lots	1450	1 Site	7,000	7,000	826.50	0.00	In Progress
SD06P045009	Kitchen Remodel	1460	30 Units	150,000	150,000	110,997.00	0.00	In Progress
SD06P045009	Exterior Doors	1460	14 Units	10,000	10,000	0.00	0.00	Out for Bid
SD06P045009	Playground Equipment	1450	1 Site	15,000	0	0.00	0.00	Moved to 2001
SD06P045010	Flooring	1460	2 Units	10,000	10,000	7,014.00	7,014.00	In Progress
SD06P045010	Roof Repairs	1460	6 Units	21,000	21,000	13,165.00	0.00	In Progress
PHA-Wide	Contingency	1502	-	63,447	17,659	0.00	0.00	
PHA-Wide	Administration	1410	-	500	0	0.00	0.00	
PHA-Wide	Fees and Costs	1430	-	40,000	40,000	3,100.00	3,100.00	On-Going

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

PHA Name: Pennington County Housing and Redevelopment Commission	Grant Type and Number Capital Fund Program No: SD06P04550102 Replacement Housing Factor No:	Federal FY of Grant: 2002
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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	
SD06P045001	03/31/04			03/31/06			
SD06P045002	03/31/04			03/31/06			
SD06P045003	03/31/04			03/31/06			
SD06P045004	03/31/04			03/31/06			
SD06P045005	03/31/04			03/31/06			
SD06P045006	03/31/04			03/31/06			
SD06P045007	03/31/04			03/31/06			
SD06P045009	03/31/04			03/31/06			
SD06P045010	03/31/04			03/31/06			

Attachment C

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Pennington County Housing and Redevelopment Commission						<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2004 PHA FY: 2004	Work Statement for Year 3 FFY Grant: 2005 PHA FY: 2005	Work Statement for Year 4 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 5 FFY Grant: 2007 PHA FY: 2007	
	Annual Statement					
SD06P045001		\$140,000	\$10,000	\$191,400	\$170,000	
SD06P045002		108,000	98,000	149,600	8,000	
SD06P045003		75,400	47,500	24,000	110,000	
SD06P045004		93,400	4,400	236,200	31,400	
SD06P045005		55,200	371,200	49,200	106,200	
SD06P045006		21,600	155,600	19,600	41,600	
SD06P045007		88,000	75,000	44,200	66,000	
SD06P045008		78,500	0	11,000	48,100	
SD06P045009		21,400	5,400	25,806	121,400	
SD06P045010		72,100	14,600	14,600	79,600	
PHA-Wide		63,041	34,941	51,035	34,341	
CFP Funds Listed for 5-year planning		\$816,641	\$816,641	\$816,641	\$816,641	
Replacement Housing Factor Funds						

Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2004 PHA FY: 2004			Activities for Year: <u>3</u> FFY Grant: 2005 PHA FY: 2005		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	SD06P045001	Flooring	\$10,000	SD06P045001	Flooring	\$10,000
Annual	SD06P045001	Common Area A/C	90,000	Subtotal		10,000
Statement	SD06P045001	Upgrade Medical Call System	40,000	SD06P045002	Replace Refrigerators	4,000
	Subtotal		140,000	SD06P045002	Replace Ranges	4,000
	SD06P045002	Replace Refrigerators	4,000	SD06P045002	Replace Water Heaters	25,000
	SD06P045002	Replace Ranges	4,000	SD06P045002	Siding-Single Family	65,000
	SD06P045002	Roofs Curtis Street	100,000	Subtotal		98,000
	Subtotal		108,000	SD06P045003	Replace Water Heaters	5,500
	SD06P045003	Upgrade Medical Call System	5,400	SD06P045003	Replace Toilets	13,000
	SD06P045003	Replace Parking Lot	70,000	SD06P045003	Kitchen Redmodel	29,000
	Subtotal		75,400	Subtotal		47,500
	SD06P045004	Replace Refrigerators	2,000	SD06P045004	Replace Refrigerators	2,000
	SD06P045004	Replace Ranges	2,400	SD06P045004	Replace Ranges	2,400
	SD06P045004	Screen/Storm Doors	24,000	Subtotal		4,400
	SD06P045004	Replace Parking Lot	65,000	SD06P045005	Flooring	15,000
	Subtotal		93,400	SD06P045005	Replace Ranges	2,800
	SD06P045005	Flooring	15,000	SD06P045005	Replace Refrigerators	3,400
	SD06P045005	Replace Ranges	2,800	SD06P045005	Garages	180,000
	SD06P045005	Replace Refrigerators	3,400	SD06P045005	Siding	170,000
	SD06P045005	Screen/Storm Doors	34,000	Subtotal		371,200
	Subtotal		55,200	SD06P045006	Flooring	5,000
	SD06P045006	Flooring	5,000	SD06P045006	Replace Ranges	1,020
	SD06P045006	Replace Ranges	1,200	SD06P045006	Replace Refrigerators	1,400
	SD06P045006	Replace Refrigerators	1,400	SD06P045006	Garages	78,000
	SD06P045006	Screen/Storm Doors	14,000	SD06P045006	Siding	70,000
	Subtotal		21,600	Subtotal		155,600
	SD06P045007	Flooring	5,000	SD06P045007	Flooring	5,000
	SD06P045007	Kitchen Remodel	68,000	SD06P045007	Common Area A/C	40,000
	SD06P045007	Upgrade Medical Call System	15,000	SD06P045007	Entrance Intercom Sys.	30,000
	Subtotal		88,000	Subtotal		75,000
	SD06P045008	Kitchen Cabinets, Counters	36,000	SD06P045008	None	0
	SD06P045008	Carpeting	40,000	Subtotal		0
	SD06P045008	Dishwashers	2,500	SD06P045009	Replace Ranges	2,400
	Subtotal		78,500	SD06P045009	Replace Refrigerators	3,000

	SD06P045009	Replace Ranges	2,400	Subtotal		5,400
	SD06P045009	Replace Refrigerators	3,000	SD06P045010	Flooring	10,000
	SD06P045009	Screen/Storm Doors	16,000	SD06P045010	Replace Ranges	2,000
	Subtotal		21,400	SD06P045010	Replace Refrigerators	2,600
	SD06P045010	Flooring	10,000	Subtotal		14,600
	SD06P045010	Replace Ranges	2,000	PHA-WIDE	Fees and Costs	20,000
	SD06P045010	Replace Refrigerators	2,600	PHA-WIDE	Contingency	14,600
	SD06P045010	Remodel Bathrooms	45,000	Subtotal		34,941
	SD06P045010	Screen/Storm Doors	12,500			
	Subtotal		72,100			
	PHA-WIDE	Fees and Costs	20,000			
	PHA-WIDE	Contingency	43,041			
	Subtotal		63,041			
	Total CFP Estimated Cost		\$816,641			\$816,641

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : <u>4</u> FFY Grant: 2006 PHA FY: 2006			Activities for Year: <u>5</u> FFY Grant: 2007 PHA FY: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	SD06P045001	Flooring	10,000	SD06P045001	Entrance Intercom Sys	60,000
Annual	SD06P045001	Common Area Carpet	40,000	SD06P045001	Repl Domestic Water Tanks	100,000
Statement	SD06P045001	Replace Refrigerators	80,800	SD06P045001	Repl Domestic Hot Water Heaters	10,000
	SD06P045001	Replace Ranges	60,600	Subtotal		170,000
	Subtotal		191,400	SD06P045002	Replace Refrigerators	4,000
	SD06P045002	Replace Refrigerators	4,000	SD06P045002	Replace Ranges	4,000
	SD06P045002	Replace Ranges	4,000	Subtotal		8,000
	SD06P045002	Replace Exterior Locks	41,600	SD06P045003	Repl Domestic Water Tanks	50,000
	SD06P045002	Replace Furnaces	100,000	SD06P045003	Replace Roof	60,000
	Subtotal		149,600	Subtotal		110,000
	SD06P045003	Replace Refrigerators	12,000	SD06P045004	Replace Ranges	2,000
	SD06P045003	Replace Ranges	12,000	SD06P045004	Replace Refrigerators	2,400
	Subtotal		24,000	SD06P045004	Replace Bathtub Faucets	15,000
	SD06P045004	Replace Ranges	2,000	SD06P045004	Water Heaters	12,000
	SD06P045004	Replace Refrigerators	2,400	Subtotal		31,400
	SD06P045004	Siding-Townhouses	60,000	SD06P045005	Replace Ranges	2,800
	SD06P045004	Siding-Single Family	40,000	SD06P045005	Replace Refrigerators	3,400
	SD06P045004	Roofs-Single Family	28,000	SD06P045005	Furnaces	55,000
	SD06P045004	Roofs-Townhouses	35,000	SD06P045005	Water Heaters	17,000
	SD06P045004	Furnaces	48,000	SD06P045005	Boilers	28,000
	SD06P045004	Replace Exterior Locks	20,800	Subtotal		106,200
	Subtotal		236,200	SD06P045006	Replace Ranges	1,200
	SD06P045005	Floors	15,000	SD06P045006	Replace Refrigerators	1,400
	SD06P045005	Replace Ranges	2,800	SD06P045006	Furnaces	28,000
	SD06P045005	Replace Refrigerators	3,400	SD06P045006	Water Heaters	7,000
	SD06P045005	Replace Exterior Locks	28,000	SD06P045006	Boilers	4,000
	Subtotal		49,200	Subtotal		41,600
	SD06P045006	Floors	5,000			
	SD06P045006	Replace Ranges	1,200	SD06P045007	Window Shades	6,000
	SD06P045006	Replace Refrigerators	1,400	SD06P045007	Repl Domestic Water Tanks	60,000
	SD06P045006	Replace Exterior Locks	12,000	Subtotal		66,000
	Subtotal		19,600	SD06P045008	Roofs	48,100

Summary of Resident Comments

(Attachment D)

The Pennington County Housing and Redevelopment Commission met all requirements for seeking resident and public comments on our Agency Plan. In the course of compiling the Plan we received the following comments. Our response follows each comment.

Comment: Screen/Storm doors are needed on homes in projects SD045004 (Curtis Street houses) and SD045005/6 (Sheridan Lake Road).

Response: Screen/Storm doors have been added to the five-year Capital Fund plan for all family units.

Comment: Garages should be added at project SD045005/6 (Sheridan Lake Road).

Response: Garages have been added to the Capital Fund five-year plan.

Comment: Sheds should be relocated at project SD045005/6 (Sheridan Lake Road).

Response: Sheds will be relocated to accommodate construction of garages.

Comment: Parking lot should be expanded at Jackson Heights.

Response: Expansion of this parking lot would be very expensive, and a limited number of new spaces could be constructed. There are no plans to do this at this time.

Comment: Residing of Curtis Street Apartments should be moved forward in five-year plan.

Response: Siding has been moved forward in the Capital Fund five-year plan.

Comment: Back yards should be fenced at project SD045005/6 (Sheridan Heights).

Response: This has not been added to the Capital Fund plan due to concerns over appearance and maintenance of the requested fencing. It may be reconsidered at a future date.

Comment: Should replace lobby lighting at Valley View with hanging fixtures.

Response: A line item has been added to the Capital Fund five-year plan to modernize the lobbies and common areas of Jackson Heights, Valley View, River Ridge, and Prairie Village. Lighting will be considered under this item.

Comment: Should install fence on West property line at Valley View.

Response: This has been added to the Capital Fund five-year plan.

Comment: Patio should be installed on east side of Valley View.

Response: This has been added to the Capital Fund five-year plan.

Comment: Relocate craft display window at Valley View.

Response: An additional display window will be considered in conjunction with the modernization of the common areas referred to above.

Comment: Install larger kitchen ranges at Valley View and River Ridge.

Response: This is not feasible without the loss of cabinets and countertop space. This is not being planned.

Comment: Electronic entry system should be installed at River Ridge, allowing lobby telephone to be removed.

Response: This item is already in the Capital Fund five-year plan.

Comment: Add wheelchair ramp to east side of Valley View.

Response: This will be included with concrete work being planned for next year.

Comment: Resident Advisory Panel supports proposed revision of Grievance Procedure. They suggest that Grievance Panel be made up of 4 members of Resident Advisory Panel, 4 members from area social service agencies, and 1 PCHRC staff member.

Response: The proposed revision will be adopted effective April 1, 2003. The composition of the grievance panel will be determined in consultation with the Resident Advisory Panel.

Comment: Resident Advisory Panel approved of limiting admission preferences to mandated veterans preference only.

Response: This is consistent with current policy. No changes are planned at this time.

Comment: Resident screening should be expanded to include state and/or national criminal records checks.

Response: This is being evaluated, and will be implemented if feasible and cost effective.

Comment: PCHRC should consider opening a "Family Resource Center" to promote economic self sufficiency.

Response: An expanded Self-Sufficiency program is being pursued. A resource center will be considered provided that it provides services not available through other agencies.

Comment: Need to designate separate housing for "elderly" and "disabled"

Response: Designation of some Public Housing properties as elderly only will be considered, however it has not been place in the Agency Plan at this time. Implementation of this would only take place if it is determined that the needs of disabled applicants can be adequately provided for.

Comment: PCHRC should continue to apply for Section 8 Mainstream Vouchers.

Response: Mainstream, and other special purpose vouchers will be applied for as they become available.

Comment: PCHRC should apply for vouchers under the Family Unification program and/or develop a program to assist youth coming out of foster care.

Response: Applications for Family Unification Program vouchers will be investigated if available. The PCHRC will work with other Social Service agencies to address the needs of this population.

Comment: A preference should be given to homeless applicants.

Response: The PCHRC has opted to implement no preferences except a state mandated veteran's preference.

Comment: PCHRC should submit an application for funding under a Continuum of Care Grant for Permanent Housing with Supportive Services and/or Vouchers for disabled, homeless applicants and seek funding for vouchers for homeless families with children.

Response: The PHCRC will investigate funding under a Continuum of Care Grant and other homeless programs. We will work with the Black Hills Regional Homeless Coalition to seek to address the needs of the homeless in our area.

Comment: Stricter enforcement action needs to be taken by PHCRC regarding tenants' responsibility to control their children.

Response: The PCHRC will enforce all existing lease provisions.

Comment: PHCRC should pursue developing of assisted living program under Public Housing and/or Section 8.

Response: Current policies allow for Section 8 assistance to be used in assisted living facilities under certain conditions. The PHCRC has included development of assisted living in Public Housing in this year's agency plan.

Comment: The PCHRC should allow residents who are in danger of being evicted for late payment of rent, the opportunity to attend budget counseling to avoid eviction.

Response: The PCHRC will encourage the use of budget counseling agencies by our clients. We will develop a policy to allow residents to avoid eviction in circumstances, if they participate in an approved budget counseling course.

Comment: The PCHRC should reevaluate its policies on the determination of whether or not a Section 8 participant has upheld their obligations under the program when they want to transfer assistance to a new unit, especially the requirement for a reference from their initial landlord.

Response: We understand that legitimate disputes do arise between landlords and tenants, and recognize the need to carefully evaluate any claims made by the landlord prior to denying the tenant continued assistance in a new unit. Tenants always have the right to an Informal Hearing on a decision to deny assistance. We have however, elected to continue to request statements from landlords concerning the status of a tenant wishing to move to a new unit.

Comment: One comment expressed concern over the PCHRC enforcement of the One Strike and Your Out policy for drug offenses, especially the right of the tenant to an informal hearing on any decision to terminate assistance.

Response: The PCHRC has elected not to tolerate any illegal drug activity by participants in our housing programs, and will continue to aggressively enforce our current policies on illegal drug activity. Participants whose assistance is terminated have the right to an Informal Hearing on that decision, however the right of Public Housing residents to a formal Grievance Panel Hearing does not apply to these type of terminations.

Copies of letters, notices, advertisements, and sign-in sheets from the public hearing and Resident Advisory Board meetings, and other relevant information is available for inspection at our main office at 1805 West Fulton, Rapid City, SD.

Statement of Progress in Meeting Mission and Goals

(Attachment E)

- Goal:** Apply for additional rental vouchers.
Progress: The PCHRC applied for, and received the following additional Section 8 Vouchers:
42 Units – 09/01/00
53 Units – 08/01/01
75 Units – 10/01/01
12 Units – 10/01/02
25 Units – 01/01/03
- Goal:** Acquire or build units or developments.
Progress: No additional units have been acquired or developed.
- Goal:** Acquire land for future development.
Progress: The PCHRC has not yet located suitable land for acquisition. A realtor has been engaged to locate property.
- Goal:** Achieve High Performer status under PHAS and Achieve High Performer status under SEMAP.
Progress: The PCHRC has been designated a High Performer under PHAS. Problems with the SEMAP system have prevented HUD from issuing actual scores for the past fiscal year. Measuring progress in meeting this goal will not be possible until HUD issues scores.
- Goal:** Implement voucher homeownership program.
Progress: A Section 8 Homeownership program has been implemented.
- Goal:** Implement public housings site-based waiting lists.
Progress: Site-based waiting lists have been implemented.
- Goal:** Implement policy of incentive transfers for public housing residents.
Progress: A policy allowing incentive transfers has been implemented.
- Goal:** Develop guideline for use of vouchers in assisted living facilities.
Progress: The Section 8 Administrative Plan has been revised to allow for the use of vouchers in assisted living facilities.
- Goal:** Develop a plan to provide assisted living in Public Housing.
Progress: This is a new goal added to the plan this year.
- Goal:** Work closely with local law enforcement agencies to provide crime prevention activities including additional police patrols and community policing efforts in public housing developments.
Progress: The PCHRC contracts with the Rapid City police department for additional patrols of it's public housing developments. Community Policing Officers are assigned to public housing developments.
- Goal:** Work with local law enforcement agencies to provide for the exchange of information to aid in applicant screening, lease enforcement, and local law enforcement efforts.
Progress: The PCHRC and Rapid City police department work together very closely in this area. The PCHRC electronically submits names and Social Security numbers of all applicants and participants in it's housing programs, and receives arrest reports back from the police department.

Copies of the daily police dispatch logs are provided to the PCHRC and are monitored for activity at our public housing units. Follow-up reports are obtained as needed.

Goal: Seek to expand applicant screening to include Statewide and/or National criminal background checks.

Progress: This is a new goal added to the plan this year.

Goal: Develop an agreement with local law enforcement agencies to allow for occupancy of public housing units by police officers.

Progress: The PCHRC Board of Commissioners has approved occupancy of a Public Housing unit in projects SD06P045005/6 by a Rapid City police officer. An officer has moved into this development.

Goal: Implement a self-sufficiency program for Public Housing and Section 8 participants, independent of the current HUD mandated Section 8 FSS program.

Progress: This is a new goal added to the plan this year.

Goal: Provide PHA staff with adequate training in the areas of Equal Opportunity, Fair Housing, and Reasonable Accommodation.

Progress: The PHCRC makes every attempt to keep current with these issues through the use of industry publications and contact with local advocacy groups. More in-depth, comprehensive, training sessions will be investigated.

Goal: Maintain an efficient and capable team of employees who are willing and able to perform their duties to the highest professional standards.

Progress: Every effort has been made to offer a competitive wage and benefit package to attract and retain quality employees. Salaries and benefits are monitored and adjusted periodically. Several staff members will attend training during this fiscal year.

Goal: Ensure full compliance with all applicable standards and regulations including government generally accepted accounting practices.

Progress: The PCHRC is in compliance with all applicable standards and regulations, including all newly adopted generally accepted accounting practices. The last annual audit of PHCRC financial statements contained no significant audit findings. Income exceeded expenses for the year.

Goal: Enhance the image of public housing in our community.

Progress: All public housing units have been kept up to neighborhood standards. All complaints from the public were responded to with 48 hours.

Resident Membership of the PHA Governing Board

(Attachment F)

Name: Robin LaVallie

Method of selection: Appointment by Pennington County Commission.

Term of appointment: March 15, 2000 through March 15, 2005

Membership of the Resident Advisory Board

(Attachment G)

The Pennington County Housing and Redevelopment Commission has established a Resident Advisory Panel in accordance with HUD regulations. The Panel meets monthly, and has designated a representative to attend the PCHRC Board Meetings. The Panel consists of the following members:

Marcos Glass
2716 Castle Heights
Rapid City, SD 57702

Lindsay Crawford
330 Philadelphia
Rapid City, SD 57701

Novlyn Janis
221 Curtis #9
Rapid City, SD 57702

Arlene Allen
2801 Minnetonka
Rapid City, SD 57702

Jim Coats
2801 Minnetonka
Rapid City, SD 57702

Marsha Lebeau
215 Curtis Street #22
Rapid City, SD 57701

Alice Bentley
420 Philadelphia #218
Rapid City, SD 57701

Donna Richards
402 Curtis Street
Rapid City, SD 57701

Kathy Highley
2601 Castle Heights
Rapid City, SD 57702

Sherry Nalls
636 Cathedral #404
Rapid City, SD 57701

Irene Poor Bear
221 Curtis #18
Rapid City, SD 57701

Angela Richmond
310 MacArthur
Rapid City, SD 57702

Joyce Soukup
2614 Castle Heights
Rapid City, SD 57702

Ursula Jacke
330 Philadelphia #501
Rapid City, SD 57701

Loretta Durroh
315 E. Adams # 2
Rapid City, SD 57701

Vyonne Glaze
1805 West Fulton #416
Rapid City, SD 57702

Jaqueline Aldrich
215 Curtis #24
Rapid City, SD 57701

Angela Lambert
251 Curtis #2
Rapid City, SD 57701

**Assessment of Site-Based Waiting List Development Demographic Changes
(Attachment H)**

March 31,2000

	#	White		Black		Nat.Am.		Asian		Hispanic		Non-Hispanic		Ave. Inc.
	Occupied	#	%	#	%	#	%	#	%	#	%	#	%	
ELDERLY - NORTH	55	49	89%	0	0%	6	11%	0	0%	0	0%	55	100%	\$9,561
ELDERLY - SOUTH	96	88	92%	0	0%	8	8%	0	0%	0	0%	96	100%	\$10,156
ELDERLY - WEST	103	96	93%	1	1%	6	6%	0	0%	1	1%	102	99%	\$10,647
FAMILY - NORTH	66	25	38%	1	2%	38	58%	2	3%	0	0%	66	100%	\$9,598
FAMILY - SOUTH	55	35	64%	0	0%	20	36%	0	0%	3	5%	52	95%	\$12,549
FAMILY - WEST	49	23	47%	0	0%	25	51%	1	2%	3	6%	46	94%	\$11,497
WALL	16	14	88%	0	0%	2	13%	0	0%	1	6%	15	94%	\$11,903
Totals	440	330	75%	2	0%	105	24%	3	1%	8	2%	432	98%	\$10,625

December 5,2002

	#	White		Black		Nat.Am.		Asian		Hispanic		Non-Hispanic		Ave. Inc.
	Occupied	#	%	#	%	#	%	#	%	#	%	#	%	
ELDERLY - NORTH	55	48	87%	1	2%	6	11%	0	0%	0	0%	55	100%	\$10,071
ELDERLY - SOUTH	96	91	95%	0	0%	5	5%	0	0%	0	0%	96	100%	\$10,761
ELDERLY - WEST	103	93	90%	0	0%	10	10%	0	0%	2	2%	101	98%	\$11,165
FAMILY - NORTH	69	24	35%	0	0%	44	64%	1	1%	3	4%	66	96%	\$9,181
FAMILY - SOUTH	47	30	64%	0	0%	16	34%	1	2%	5	11%	42	89%	\$14,236
FAMILY - WEST	49	24	49%	0	0%	25	51%	0	0%	4	8%	45	92%	\$12,057
WALL	19	19	100%	0	0%	0	0%	0	0%	1	5%	18	95%	\$17,112
Totals	438	329	75%	1	0%	106	24%	2	0%	15	3%	423	97%	\$11,749