

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

PHA Plans

5 Year Plan for Fiscal Years 2004 - 2008
Annual Plan for Fiscal Year 2004

**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: Hannibal Housing Authority

PHA Number: MO129

PHA Fiscal Year Beginning: (07/2004)

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 2004 - 2008
[24 CFR Part 903.5]

A. Mission

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

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

B. Goals

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

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

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

- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

PHA Goal: Increase assisted housing choices

Objectives:

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

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

PHA Goal: Provide an improved living environment

Objectives:

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

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

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

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

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2004

[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.

The Hannibal Housing Authority is a medium PHMAP High-Performer agency located in Marion County, Missouri. The HHA manages 256 units of public housing at five developments.

The Mission of the HHA is:

To promote adequate and affordable housing, economic opportunity and a suitable living environment without discrimination for low-income, very low-income families, persons with disabilities or the elderly.

The HHA will accomplish its mission ideals through its goals and objectives:

- A. Providing decent, safe and affordable housing in your community.
- B. Ensuring equal opportunity in housing for everyone.
- C. Promoting self-sufficiency and asset development of financially disadvantaged families and individuals.
- D. Improving community quality of life and economic vitality.
- E. Increase resident participation through resident council and/or advisory committee.

- F. To provide timely response to resident request maintenance problems.
- G. To continue to enforce our “One Strike” policies for residents and applicants.
- H. To improve and/or maintain our financial stability through aggressive rent collections and improved reserve position.

The HHA financial resources include an operating fund, capital fund, dwelling rental income and Section 8 Administrative fees, which will be used to operate the agency in the most cost effective means possible and still provide the services and activities for its residents.

The HHA has assessed the housing needs of Hannibal and surrounding Marion County area and has determined that it is currently and will continue to meet the housing needs of the community to the extent practical for a medium agency. The HHA has approved a Deconcentration Policy and will utilize marketing to attract and encourage applicants that can qualify for public housing. The HHA has determined that its housing strategy complies with the state of Missouri’s Consolidated Plan.

The HHA has updated and rewritten its Admissions and Continued Occupancy Plan, Dwelling Lease, and Grievance procedures to comply with all QHWRA requirements. The HHA has established a minimum rent of \$50.00 and elected to recognize its flat and ceiling rents as synonymous and chosen to select the local Fair Market Rents (FMR) to determine its dollar value.

The HHA has conducted a physical needs assessment to determine its modernization requirements and has developed an Annual and 5 year Action Plan to address its Capital Improvements.

The HHA has no plans to demolish or dispose of any of its properties. The HHA has jointly addressed with the local police department to develop safety and crime prevention that adequately meets the needs of its residents.

The HHA has developed an agency wide Pet Policy that allows any family to have a pet if they follow a set of rules.

The HHA has certified that it has and will continue to adhere to all Civil Rights requirements and will affirmatively further fair housing. In addition, the HHA has included a copy of its most recent fiscal year audit reports as part of the documentation made available for public review during the 45 days prior to submission of HHA's Agency Plan to HUD on April 17, 2004.

Because the HHA is a PHA's High-Performer, it was required to respond to the following Annual Plan components.

- Operations and Management
- Grievances Procedures
- Designation of Public Housing
- Conversion of Public Housing
- Homeownership
- Community Service
- Asset Management

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 | |
| ii Executive Summary | 1 |
| iii Table of Contents | 3 |
| 1. Housing Needs | 7 |
| 2. Financial Resources | 13 |
| 3. Policies on Eligibility, Selection and Admissions | 15 |
| 4. Rent Determination Policies | 24 |
| 5. Operations and Management Policies | 29 |
| 6. Grievance Procedures | 30 |
| 7. Capital Improvement Needs | 31 |
| 8. Demolition and Disposition | 33 |
| 9. Designation of Housing | 34 |
| 10. Conversions of Public Housing | 35 |
| 11. Homeownership | 36 |
| 12. Community Service Programs | 38 |
| 13. Crime and Safety | 41 |
| 14. Pets (Inactive for January 1 PHAs) | 43 |

| | |
|---|----|
| 15. Civil Rights Certifications (included with PHA Plan Certifications) | 43 |
| 16. Audit | 43 |
| 17. Asset Management | 43 |
| 18. Other Information | 44 |

Attachments

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

Required Attachments:

- (A) Admissions Policy for Deconcentration 47
- (B) FY 2004 Capital Fund Program Annual Statement 48
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- (C) FY 2004 Capital Fund Program 5 Year Action Plan 53
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
 - (D) Criteria for Substantial Deviation and Significant Amendments 58
 - (E) Summary of Policy and Program Changes 59
 - (F) Resident Member on the PHA Governing Board 60
 - (G) Membership of the Resident Advisory Board or Boards 61
 - (H) Progress in meeting the 5-Year Plan Mission and Goals 62
 - (I) PHA's Policy on Pet Ownership in Public Housing Family Developments 63
 - (J) Component 3, (6) Deconcentration and Income Mixing 66
 - (K) Performance and Evaluation Report for Period Ending 12/31/04 67
 - (L) Voluntary Conversion of Public Housing Developments 79
 - (M) Police Officers Residing in Public Housing 81

Supporting Documents Available for Review

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

| List of Supporting Documents Available for Review | | |
|---|--|---------------------------|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| YES | PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations | 5 Year and Annual Plans |
| YES | State/Local Government Certification of Consistency with the Consolidated Plan | 5 Year and Annual Plans |
| YES | Fair Housing Documentation: Records reflecting that the PHA has examined its programs or | 5 Year and Annual Plans |

| List of Supporting Documents Available for Review | | |
|--|---|--|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| | proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement. | |
| YES | Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction | Annual Plan: Housing Needs |
| YES | Most recent board-approved operating budget for the public housing program | Annual Plan: Financial Resources; |
| YES | Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP] | Annual Plan: Eligibility, Selection, and Admissions Policies |
| YES | Section 8 Administrative Plan | Annual Plan: Eligibility, Selection, and Admissions Policies |
| YES | Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis | Annual Plan: Eligibility, Selection, and Admissions Policies |
| YES | Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy | Annual Plan: Rent Determination |
| YES | Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy | Annual Plan: Rent Determination |
| YES | Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan | Annual Plan: Rent Determination |
| YES | Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation) | Annual Plan: Operations and Maintenance |
| YES | Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy | Annual Plan: Grievance Procedures |
| YES | Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative | Annual Plan: Grievance Procedures |

| List of Supporting Documents Available for Review | | |
|--|--|---|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| | Plan | |
| YES | The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year | Annual Plan: Capital Needs |
| N/A | Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant | Annual Plan: Capital Needs |
| YES | Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option) | Annual Plan: Capital Needs |
| N/A | Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing | Annual Plan: Capital Needs |
| N/A | Approved or submitted applications for demolition and/or disposition of public housing | Annual Plan: Demolition and Disposition |
| N/A | Approved or submitted applications for designation of public housing (Designated Housing Plans) | Annual Plan: Designation of Public Housing |
| N/A | Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act | Annual Plan: Conversion of Public Housing |
| N/A | Approved or submitted public housing homeownership programs/plans | Annual Plan: Homeownership |
| 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 |
| YES | Any cooperative agreement between the PHA and the TANF agency | Annual Plan: Community Service & Self-Sufficiency |
| YES | FSS Action Plan/s for public housing and/or Section 8 | Annual Plan: Community Service & Self-Sufficiency |
| 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 |
| YES | The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings | Annual Plan: Annual Audit |
| N/A | Troubled PHAs: MOA/Recovery Plan | Troubled PHAs |

| List of Supporting Documents Available for Review | | |
|--|---|----------------------------------|
| Applicable & On Display | Supporting Document | Applicable Plan Component |
| YES | Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, subpart G) | Pet Policy |
| N/A | 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 | 139 | 5 | 5 | 5 | 3 | 3 | 2 |
| Income >30% but <=50% of AMI | 46 | 5 | 5 | 5 | 3 | 3 | 2 |
| Income >50% but <80% of AMI | 2 | 4 | 4 | 4 | 3 | 3 | 2 |
| Elderly | 7 | 5 | 5 | 5 | 4 | 3 | 4 |
| Families with Disabilities | 21 | 5 | 5 | 5 | 5 | 4 | 3 |
| Race/Ethnicity W | 135 | 5 | 5 | 5 | 3 | 3 | 2 |
| Race/Ethnicity B | 51 | 5 | 5 | 5 | 3 | 3 | 2 |
| Race/Ethnicity I | 1 | 5 | 5 | 5 | 3 | 3 | 2 |
| 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: 1996-2000

- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset 1991
- 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 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 | 22 | | 20 |
| Extremely low income <=30% AMI | 21 | 95% | |
| Very low income (>30% but <=50% AMI) | 0 | 0 | |
| Low income (>50% but <80% AMI) | 1 | 5% | |
| Families with children | 8 | 36% | |

| Housing Needs of Families on the Waiting List | | | |
|---|----|-----|--|
| Elderly families | 13 | 59% | |
| Families with Disabilities | 1 | 5% | |
| Race/ethnicity W | 19 | 86% | |
| Race/ethnicity B | 3 | 14% | |
| Race/ethnicity | | | |
| Race/ethnicity | | | |
| Characteristics by Bedroom Size (Public Housing Only) | | | |
| 1BR | 13 | 59% | |
| 2 BR | 8 | 36% | |
| 3 BR | 1 | 5% | |
| 4 BR | | | |
| 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 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 | 59 | | 25 |
| Extremely low income <=30% AMI | 50 | 85% | |
| Very low income (>30% but <=50% AMI) | 8 | 14% | |
| Low income | 1 | 1% | |

| Housing Needs of Families on the Waiting List | | | |
|---|----|-----|--|
| (>50% but <80% AMI) | | | |
| Families with children | 49 | 83% | |
| Elderly families | 2 | 3% | |
| Families with Disabilities | 8 | 14% | |
| Race/ethnicity W | 37 | 63% | |
| Race/ethnicity B | 22 | 37% | |
| Race/ethnicity | | | |
| Race/ethnicity | | | |
| Characteristics by Bedroom Size (Public Housing Only) | | | |
| 1BR | | | |
| 2 BR | | | |
| 3 BR | | | |
| 4 BR | | | |
| 5 BR | | | |
| 5+ BR | | | |
| Is the waiting list closed (select one)? <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 | | | |

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

| Financial Resources: Planned Sources and Uses | | |
|---|-------------------|--|
| Sources | Planned \$ | Planned Uses |
| 1. Federal Grants (FY 2004 grants) | | |
| a) Public Housing Operating Fund | 416,738 | |
| b) Public Housing Capital Fund | 409,336 | |
| c) HOPE VI Revitalization | 0 | |
| d) HOPE VI Demolition | 0 | |
| e) Annual Contributions for Section 8 Tenant-Based Assistance | 584,772 | |
| f) Public Housing Drug Elimination Program (including any Technical Assistance funds) | N/A | |
| g) Resident Opportunity and Self-Sufficiency Grants | N/A | |
| h) Community Development Block Grant | N/A | |
| i) HOME | N/A | |
| Other Federal Grants (list below) | N/A | |
| | | |
| 2. Prior Year Federal Grants (unobligated funds only) (list below) | | |
| 2003 Capital Fund | 409,336 | |
| | | |
| | | |
| 3. Public Housing Dwelling Rental Income | 425,871 | Operations |
| | | |
| | | |
| 4. Other income (list below) | 27,764 | Operations |
| Interest, Maintenance Charges, Excess Utilities | | Utilities 15,564, Maintenance 1,200, Interest 11,000 |
| | | |
| | | |
| 4. Non-federal sources (list below) | | |
| ADPHC MGMT Fee | 3,500 | Operations |
| | | |
| | | |
| Total resources | | |
| | | |
| | | |

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) 2
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

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

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

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

(2) Waiting List Organization

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

- Community-wide list
- Sub-jurisdictional lists

- Site-based waiting lists
- Other (describe)

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

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

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

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

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

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists? 2

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

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

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

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

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

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

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

- The PHA-resident lease

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

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

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

-

(6) Deconcentration and Income Mixing

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

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

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

- Adoption of site based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)
Utilizes Local Preferences for working persons.

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

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

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

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

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

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

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

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

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

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below)
Housekeeping, rent payment record

(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:

(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.

Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

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

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)

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) \$ 40/mo
- 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)
Per guidelines, HHA elected to utilize ceiling/flat rents synonymously.

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: Executive Director, Accountant, Housing Manager, Section 8 Manager, Maintenance Supervisor, staff.

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 | 256 | 60 |
| Section 8 Vouchers | 168 | 38 |
| 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)
Maintenance Plan, procurement policy, personnel policy, and asset disposition plan.
- (2) Section 8 Management: (list below)
Administrative Plan.

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) 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 (state name C
- or-
- The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

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

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

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

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

| Demolition/Disposition Activity Description |
|---|
| 1a. Development name: |
| 1b. Development (project) number: |
| 2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/> |
| 3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/> |
| 4. Date application approved, submitted, or planned for submission: (DD/MM/YY) |
| 5. Number of units affected: |
| 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development |
| 7. Timeline for activity: |

- a. Actual or projected start date of activity:
 b. Projected end date of activity:

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

| Designation of Public Housing Activity Description | |
|--|---|
| 1a. Development name: | Schwartz Manor – Laura Hawkins |
| 1b. Development (project) number: | MO129-005 MO129-002 |
| 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 checked="" type="checkbox"/> |
| 3. Application status (select one) | Approved; included in the PHA’s Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/> |
| 4. Date this designation approved, submitted, or planned for submission: | <u>002-10-31-75</u> <u>005-12-31-86</u> |

| |
|--|
| <p>5. If approved, will this designation constitute a (select one)</p> <p><input checked="" type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p> |
| <p>6. Number of units affected: 114</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p> |

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 |
|---|
| <p>1a. Development name:</p> <p>1b. Development (project) number:</p> |
| <p>2. What is the status of the required assessment?</p> <p><input type="checkbox"/> Assessment underway</p> <p><input type="checkbox"/> Assessment results submitted to HUD</p> <p><input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)</p> <p><input type="checkbox"/> Other (explain below)</p> |
| <p>3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)</p> |

4. Status of Conversion Plan (select the statement that best describes the current status)

- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- 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)

- Units addressed in a pending or approved demolition application (date submitted or approved:)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

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

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

- Client referrals
 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
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

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

| Services and Programs | | | | |
|--|----------------|--|--|---|
| Program Name & Description (including location, if appropriate) | Estimated Size | Allocation Method (waiting list/random selection/specific criteria/other) | Access (development office / PHA main office / other provider name) | Eligibility (public housing or section 8 participants or both) |
| | | | | |

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

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

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

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

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

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

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

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

Other: (list below)

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

Attached at Attachment (File name)

Provided below:

Board was in general agreement with policies and Agency Plan documents.

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

Considered comments, but determined that no changes to the PHA Plan were necessary.

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

List changes below:

Other: (list below)

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

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

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

3. Description of Resident Election Process

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

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

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

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

Other: (list below)

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

The State of Missouri's plan has established the following housing priorities to address housing needs, which are also the priorities of the Hannibal Housing Authority:

1. Maintain the supply of decent, safe, and sanitary rental housing that affordable for low, very low, and moderate income families.
2. The modernization of Hannibal Housing Authority housing for occupancy by low and very low income families.

D. Other Information Required by HUD

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

Attachments

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

Attachment A

Adopted 9TH day of June 1999

Effective: June 9th, 1999

Deconcentration Policy

It is the policy of the Housing Authority of Hannibal (HAH) to house families in a manner that will prevent a concentration of poverty families and/or concentration of higher income families in any one development. The specific objective of the HAH is to house no less than 40% of its inventory with families that have income at or below 30% of the area median income by public housing development. Also the HAH will take actions to insure that no individual development has a concentration of higher income families in one or more of the developments. To insure that the HAH does not concentrate families with higher income levels, it is the goal of the HAH not to house more than 60% of its units in any one development with families whose income exceeds 30% of the area median income. The HAH will track the status of family income, by development, on a monthly basis by utilizing income reports generated by the HAH.

To accomplish the deconcentration goals the HAH will take the following actions:

- A. At the beginning of each fiscal year, the HAH will establish a goal for housing 40% of its new admissions with families whose incomes are at or below the area median income. The annual goal will be calculated by taking 40% of the total number of move-ins from the previous fiscal year.
- B. To accomplish the goals of:
 - 1. Housing not less than 40% of its inventory on an annual basis with families that have incomes at or below 30% of area median income, and
 - 2. Not housing families with incomes that exceed 30% of the area median income in developments that have 60% or more of the total household living the development with incomes that exceed 30% of the area median income, the HAH's Tenant Selection and Assignment Plan, which is a part of this policy, provides for the utilization of local preferences with regards to applicant selection from its waiting list.

Attachment B:

CAPITAL FUND PROGRAM TABLES START HERE

| Annual Statement/Performance and Evaluation Report | | | | | |
|---|---|--|---------|-------------------------------------|----------|
| Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary | | | | | |
| PHA Name: Hannibal Housing Authority | | Grant Type and Number Capital Fund Program Grant No: MO36P129504 Replacement Housing Factor Grant No: | | Federal FY of Grant: 2004 | |
| <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 | 0 | | | |
| 2 | 1406 Operations | 81,867 | | | |
| 3 | 1408 Management Improvements | 81,867 | | | |
| 4 | 1410 Administration | 40,933 | | | |
| 5 | 1411 Audit | 0 | | | |
| 6 | 1415 Liquidated Damages | 0 | | | |
| 7 | 1430 Fees and Costs | 10,000 | | | |
| 8 | 1440 Site Acquisition | 0 | | | |
| 9 | 1450 Site Improvement | 20,000 | | | |
| 10 | 1460 Dwelling Structures | 141,209 | | | |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 0 | | | |
| 12 | 1470 Nondwelling Structures | 0 | | | |
| 13 | 1475 Nondwelling Equipment | 33,460 | | | |
| 14 | 1485 Demolition | 0 | | | |
| 15 | 1490 Replacement Reserve | 0 | | | |
| 16 | 1492 Moving to Work Demonstration | 0 | | | |
| 17 | 1495.1 Relocation Costs | 0 | | | |
| 18 | 1499 Development Activities | 0 | | | |
| 19 | 1501 Collateralization or Debt Service | 0 | | | |

Annual Statement/Performance and Evaluation Report

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

| PHA Name: Hannibal Housing Authority | | Grant Type and Number Capital Fund Program Grant No: MO36P129504 Replacement Housing Factor Grant No: | | Federal FY of Grant: 2004 | |
|--|---|---|---------|------------------------------|----------|
| <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 |
| 20 | 1502 Contingency | 0 | | | |
| 21 | Amount of Annual Grant: (sum of lines 2 – 20) | 409,336 | | | |
| 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 | 35,000 | | | |
| 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: Hannibal Housing Authority | | Grant Type and Number Capital Fund Program Grant No: MO36P129504 Replacement Housing Factor Grant No: | | | | Federal FY of Grant: 2004 | | |
|--|--|---|--------------------|---------------------------|---------|---------------------------|----------------|----------------|
| 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 | |
| HA Wide Operations | A) Housing Operations | 1406 | 20% | 81,867 | | | | |
| | Sub Total | | | 81,867 | | | | |
| HA Wide Management Improvements | A) Fund Security Program B) Mgmt & Maint Training C) Fund Drug Prev & Res. Program | 1408 | 50% 100% 75% | 35,000 6,000 40,867 | | | | |
| | Sub Total | | | 81,867 | | | | |
| HA Wide Administrative | A) Partial Salary & Benefits Cap Fund Staff | 1410 | 10% | 40,933 | | | | |
| | Sub Total | | | 40,933 | | | | |
| HA Wide Fees & Costs | A) A/E Services | 1430 | Lump Sum | 10,000 | | | | |
| | Sub Total | | | 10,000 | | | | |
| HA Wide Site Improvements | A) Replace sidewalks | 1450 | 5,500 SF | 20,000 | | | | |
| | Sub Total | | | 20,000 | | | | |

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

| PHA Name: Hannibal Housing Authority | | Grant Type and Number Capital Fund Program Grant No: MO36P129504 Replacement Housing Factor Grant No: | | | Federal FY of Grant: 2004 | | | |
|--|---|---|-----------|----------------------|---------------------------|--------------------|-------------------|-------------------|
| 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 | |
| HA Wide Dwelling Structures | A) Replace Interior Doors | 1460 | 143 Units | 113,640 | | | | |
| | B) Replace Gutters & Downspouts | | 38 Bldgs | 27,569 | | | | |
| | Sub Total | | | 141,209 | | | | |
| HA Wide Non- Dwelling Equip | A) Replace Communication System | 1475 | 1 | 14,600 | | | | |
| | B) Replace Computer Hardware | | 4 | 10,360 | | | | |
| | C) Replace Maint. Equip. & Mower | | Lump Sum | 8,500 | | | | |
| | Sub Total | | | 33,460 | | | | |
| | Grand Total | | | 409,336 | | | | |

**Attachment C:
Capital Fund Program Five-Year Action Plan**

Part I: Summary

| PHA Name Hannibal Housing Authority | | <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: MO36P129505 PHA FY: 2005 | Work Statement for Year 3 FFY Grant: MO36P129506 PHA FY: 2006 | Work Statement for Year 4 FFY Grant: MO36P129507 PHA FY: 2007 | Work Statement for Year 5 FFY Grant: MO36P129508 PHA FY: 2008 |
| 1406 Operations | Annual Statement | 81,867 | 81,867 | 81,867 | 81,867 |
| 1408 Mgmt. Imp. | | 81,867 | 81,867 | 81,867 | 81,867 |
| 1410 Admin | | 40,933 | 40,933 | 40,933 | 40,933 |
| 1430 Fees & Costs | | 15,000 | 25,000 | 0 | 0 |
| 1450 Site Imp | | 104,669 | 30,000 | 0 | 6,500 |
| 1460 Dwell Struct | | 47,000 | 0 | 204,669 | 141,169 |
| 1465 Dwell Equip. & NE | | 0 | 15,000 | 0 | 24,000 |
| 1470 Non Dwell Struct | | 0 | 87,000 | 0 | 0 |
| 1475 Non Dwell Equip | | 38,000 | 47,669 | 0 | 33,000 |
| | | | | | |
| | | | | | |
| | | | | | |
| CFP Funds Listed for 5-year planning | | 409,336 | 409,336 | 409,336 | 409,336 |
| | | | | | |
| Replacement Housing Factor Funds | | | | | |

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

| Activities for Year 1 | Activities for Year : 2 FFY Grant : MO36P129505 PHA FY: 2005 | | | Activities for Year: 3 FFY Grant: MO36P129506 PHA FY: 2006 | | |
|-----------------------|--|--|----------------|--|--|----------------|
| | Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| See | <i>HA Wide OPS</i> | | | <i>HA Wide OPS</i> | | |
| Annual | <i>1406</i> | <i>A) Housing Operations</i> | <i>81,867</i> | <i>1406</i> | <i>A) Housing Operations</i> | <i>81,867</i> |
| Statement | | <i>Sub Total</i> | <i>81,867</i> | | <i>Sub Total</i> | <i>81,867</i> |
| | <i>HA Wide MGMT IMP</i> | | | <i>HA Wide MGMT IMP</i> | | |
| | <i>1408</i> | <i>A) Fund Security Prog.</i> | <i>30,000</i> | <i>1408</i> | <i>A) Fund Security Prog.</i> | <i>30,000</i> |
| | | <i>B) MGMT & Maint Training</i> | <i>6,000</i> | | <i>B) MGMT & Maint Training</i> | <i>6,000</i> |
| | | <i>C) Fund Drug Prev Program</i> | <i>45,867</i> | | <i>C) Fund Drug Prev Program</i> | <i>45,867</i> |
| | | <i>Sub Total</i> | <i>81,867</i> | | <i>Sub Total</i> | <i>81,867</i> |
| | <i>HA Wide Admin</i> | | | <i>HA Wide Admin</i> | | |
| | <i>1410</i> | <i>A) Exec Dir S & B</i> | <i>8,913</i> | <i>1410</i> | <i>A) Exec Dir S & B</i> | <i>8,913</i> |
| | | <i>B) Grants Admin</i> | <i>22,000</i> | | <i>B) Grants Admin</i> | <i>22,000</i> |
| | | <i>C) Admin Asst S & B</i> | <i>10,020</i> | | <i>C) Admin Asst S & B</i> | <i>10,020</i> |
| | | <i>Sub Total</i> | <i>40,933</i> | | <i>Sub Total</i> | <i>40,933</i> |
| | <i>HA Wide Fees & Cost</i> | | | <i>HA Wide Fees & Cost</i> | | |
| | <i>1430</i> | <i>A) A/E Services</i> | <i>15,000</i> | <i>1430</i> | <i>A) A/E Services</i> | <i>25,000</i> |
| | | <i>Sub Total</i> | <i>15,000</i> | | <i>Sub Total</i> | <i>25,000</i> |
| | <i>Site Improvements</i> | | | <i>Site Improvements</i> | | |
| | <i>MO129-1 1450</i> | <i>A) Install Playground</i> | <i>20,000</i> | <i>MO129-2,5 1450</i> | <i>A) Install Awning Hi-Rise & Lo-Rise</i> | <i>18,000</i> |
| | <i>HA Wide</i> | | | <i>HA Wide</i> | | |
| | <i>1450</i> | <i>A) Install sidewalk back of new office</i> | <i>45,914</i> | <i>1450</i> | <i>A) Landscape Development</i> | <i>12,000</i> |
| | <i>MO129-1</i> | <i>B) Enlarge Parking Lot Community Building</i> | <i>38,755</i> | | | |
| | | <i>Sub Total</i> | <i>104,669</i> | | <i>Sub Total</i> | <i>30,000</i> |

| | | | | | | |
|--|---|--------------------------------------|----------------|--|--|----------------|
| | | | | | | |
| | <i>Dwelling Structures</i> | | | <i>Dwelling Equipment</i> | | |
| | <i>MO129-1 1460</i> | <i>A) Replace Storage Doors</i> | <i>40,000</i> | <i>MO129-5 1465</i> | <i>A) Replace Hot Water Heater & Storage Tanks</i> | <i>15,000</i> |
| | <i>MO129-4 1460</i> | <i>A) Replace Bathroom Vents</i> | <i>7,000</i> | | <i>Sub Total</i> | <i>15,000</i> |
| | | <i>Sub Total</i> | <i>47,000</i> | | | |
| | | | | | | |
| | <i>HA Wide Non Dwelling Equipment</i> | | | <i>HA Wide Non Dwelling Structures</i> | | |
| | <i>1475</i> | <i>A) Replace Riding Mower</i> | <i>10,000</i> | <i>1470</i> | <i>A) Renovations New Offices</i> | <i>87,000</i> |
| | | <i>B) Replace Maint Tools</i> | <i>3,000</i> | | <i>Sub Total</i> | <i>87,000</i> |
| | | <i>C) Install Security</i> | <i>23,500</i> | | | |
| | | <i>D) Mobile Comm for Staff</i> | <i>1,500</i> | <i>HA Wide Non Dwelling Equipment</i> | | |
| | | <i>Sub Total</i> | <i>38,000</i> | <i>1475</i> | <i>A) Replace Vehicles</i> | <i>25,500</i> |
| | | | | | <i>B) Purchase Salt Spreader</i> | <i>9,000</i> |
| | | | | | <i>C) Tractor Fork Lift</i> | <i>1,500</i> |
| | | | | | <i>D) Upgrade Radio Security</i> | <i>1,500</i> |
| | | | | | <i>E) Replace Rider Mower</i> | <i>8,668</i> |
| | | | | | <i>F) Mobile Comm Staff</i> | <i>1,500</i> |
| | | | | | <i>Sub Total</i> | <i>47,669</i> |
| | | | | | | |
| | | <i>Grand Total</i> | <i>409,336</i> | | <i>Grand Total</i> | <i>409,336</i> |
| | Total CFP Estimated Cost | | \$ | | | \$ |

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

| Activities for Year : 4 FFY Grant: MO36P129507 PHA FY: 2007 | | | Activities for Year: 5 FFY Grant: MO36P129208 PHA FY: 2008 | | |
|---|--------------------------------|----------------|--|---------------------------------------|----------------|
| Development Name/Number | Major Work Categories | Estimated Cost | Development Name/Number | Major Work Categories | Estimated Cost |
| <i>HA Wide OPS</i> | | | <i>HA Wide OPS</i> | | |
| 1406 | A) <i>Housing Operations</i> | 81,867 | 1406 | A) <i>Housing Operations</i> | 81,867 |
| | Sub Total | 81,867 | | Sub Total | 81,867 |
| HA Wide Mgmt Imp | | | HA Wide Mgmt Imp | | |
| 1408 | A) Fund Security Program | 30,000 | 1408 | A) Fund Security Program | 30,000 |
| | B) Mgmt & Maint. Training | 6,000 | | B) Mgmt & Maint. Training | 6,000 |
| | C) Fund Drug Prev Program | 45,867 | | C) Fund Drug Prev Program | 45,867 |
| | Sub Total | 81,867 | | Sub Total | 81,867 |
| HA Wide Admin | | | HA Wide Admin | | |
| 1410 | A) Exec Dir S & B | 8,913 | 1410 | A) Exec Dir S & B | 8,913 |
| | B) Grants Admin | 22,000 | | B) Grants Admin | 22,000 |
| | C) Admin Asst S & B | 10,020 | | C) Admin Asst S & B | 10,020 |
| | Sub Total | 40,933 | | Sub Total | 40,933 |
| Dwelling Structures | | | HA Wide Site Imp | | |
| MO129-2,5 1460 | A) Tile & Carpet Halls & Units | 204,669 | 1450 | A) Fencing | 6,500 |
| | Sub Total | 204,669 | | Sub Total | 6,500 |
| | Grand Total | 409,336 | Dwelling Structures | | |
| | | | MO129-2,5 1460 | A) Paint Lobbies & Restrooms | 5,500 |
| | | | | B) Bathroom fixtures | 3,000 |
| | | | MO129-4 & 6 1460 | A) Vinyl siding over hardboard siding | 70,000 |

| | | | | | |
|--------------------------|----|--|----------------------------|-------------------------------|---------|
| | | | | | |
| | | | MO129-6 1460 | A) Shingle all Units | 62,669 |
| | | | | Sub Total | 141,169 |
| | | | Dwelling Equipment | | |
| | | | MO129- 1 & 6 1465 | A) Replace refrigerators | 9,000 |
| | | | | B) Replace Stoves electric | 9,000 |
| | | | | C) Replace Gas Water Heaters | 3,000 |
| | | | | D) Replace elec Water Heaters | 3,000 |
| | | | | Sub Total | 24,000 |
| | | | HA Wide Non Dwelling Equip | | |
| | | | 1475 | A) Replace vehicles | 23,500 |
| | | | | B) Replace mowers | 8,000 |
| | | | | C) Mobile Comm Staff | 1,500 |
| | | | | Sub Total | 33,000 |
| | | | | Grand Total | 409,336 |
| Total CFP Estimated Cost | \$ | | | | \$ |

Required Attachment D

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan:

The Hannibal Housing Authority's (HHA) Definition of Substantial Deviation and Significant Amendment or Modification are as follows:

- changes to rent or admissions policies or organization of the waiting list;
- additions of non-emergency work items (items not intended in the current 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; and
- any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

B. Significant Amendment or Modification to the Annual Plan:

The Hannibal Housing Authority's (HHA) Definition of Substantial Deviation and Significant Amendment or Modification are as follows:

- changes to rent or admissions policies or organization of the waiting list;
- additions of non-emergency work items (items not intended in the current Annual Statement) or change in use of replacement reserve funds under the Capital Fund; and
- any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Required Attachment E

Summary of Policy and Program Changes

The HHA has not made nor intends to make any major policy or program changes in 2004. Local preferences were established and will not change, rent policies remain the same, community service requirements was reactivated by HUD notice dated 7/29/2003, and our family development pet policy has already been implemented.

Required Attachment F:

Resident Member on the PHA Governing Board

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

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

Mr. Chuck Myers

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

- Elected
- Appointed

C. The term of appointment is (include the date term expires):

June 2003 to May 2007

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

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

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

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

Required Attachment G:

Membership of the Resident Advisory Board or Boards

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

Ms. Rugenia Hill
Ms. Ardella Senger
Ms. Robyn Culp
Ms. Mabel Chase
Ms. Janice Myers

Attachment H:

Progress in meeting the 5-Year Plan Mission and Goals

The PHA has been able to maintain its mission to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination through the utilization of Capital funds and the proper application of our public housing policies.

We are continuing to address public housing vacancies very aggressively and our PHAS scores indicate that other operational issues are being positively addressed. This years score was 94

Capital funds have been utilized to provide modernization of our property and our future applications will continue that effort.

PHA has implemented local preferences to improve the living environment in addition to our modernization efforts

The implementation of a family pet policy has provided the opportunity for residents to enjoy pets within a regulated environment.

We are confident that the PHA will be able to continue to meet and accommodate all our goals and objectives for FY 2004..

Attachment I: PHA's Policy on Pet Ownership in Public Housing Family Developments

PET POLICY FOR FAMILY DEVELOPMENTS

In compliance with Section 526 of The Quality Housing and Work Responsibility Act of 1998, PHA residents shall be permitted to own and keep common household pets. Animals that are an auxiliary for persons with a disability are excluded from this policy. The ownership of common household pets is subject to the following rules and limitations:

1. Common household pets shall be defined as "domesticated animals such as a dog, cat, bird, rodent, fish or turtle". Common household pets are defined as follows:

| | |
|------|---|
| Bird | Includes Canary, Parakeet, Finch and other species that are normally kept caged; birds of prey are not permitted. |
| Fish | In tanks or aquariums, not to exceed twenty (20) gallons in capacity; poisonous or dangerous fish are not permitted. |
| Dogs | Not to exceed twenty-five pounds (25lbs.) weight, or fifteen (15) inches in height at full growth. Dogs must be spayed or neutered. Veterinarian's recommended /suggested types of dogs are as follows: <ol style="list-style-type: none">a. Chihuahuab. Pekingesec. Poodled. Schnauzere. Cocker Spanielf. Dachshundg. Terriers |

NO PIT BULLS WILL BE PERMITTED

| | |
|-------------|---|
| Cats | Cats must be spayed or neutered and be de-clawed or have scratching post, and should not exceed fifteen pounds (15 lbs.). |
| Rodents | Rodents other than hamsters, gerbils, white rats or mice are not considered common household pets. These animals must be kept in appropriate cages. |
| Reptiles | Reptiles other than turtles or small lizards such as chameleons are not considered common household pets. |
| Exotic Pets | At no time will the PHA approve of exotic pets, such as snakes, monkeys, game pets, etc. |

2. Residents who choose to have pets are advised of their responsibilities under Missouri State Law as follows:

A. Animal Neglect and Abandonment-

Any persons convicted of failure to provide adequate care or adequate control of an animal, so that an animal does not injure itself, any person, any other animal or property is guilty of a Class C Misdemeanor with a maximum fine of \$500.00 and a maximum sentence of fifteen (15) days imprisonment. A second conviction is a Class B Misdemeanor with a maximum fine of \$1000.00 and a maximum sentence of six (6) months imprisonment.

B. Animal Abuse

Any person convicted of knowingly failing to provide adequate care or adequate control of an animal is guilty of a Class A Misdemeanor with a maximum fine of \$1000.00 and a maximum sentence of one (1) year imprisonment. A second conviction is a Class D Felony with a maximum fine of \$5000.00 and a maximum sentence of five (5) years imprisonment.

3. No more than one (1) dog or cat shall be permitted in a household. In the case of birds, a maximum of two birds may be permitted. There shall be no limit as to the number of fish, but no more than one aquarium with a maximum capacity of twenty (20) gallons shall be permitted. A Resident with a dog or cat may also have other categories of "common household pets" as defined above.

4. Pets other than a dog or cat shall be confined to an appropriate cage or container. Such a pet may be removed from its cage while inside the owner's apartment for the purpose of handling, but shall not generally be unrestrained.
5. Only one (1) dog or cat is allowed per household. **NO PIT BULLS WILL BE PERMITTED.** All dogs and cats will need to be on a leash, tied up, or otherwise restrained at all times when they are outside. Neither dogs nor cats shall be permitted to run loose.
6. Pet owners shall maintain their pet in such a manner as to prevent any damage to their unit, yard or common areas of the community in which they live. The animal shall be maintained so as not to be a nuisance or a threat to the health or safety of neighbors, PHA employees, or the public, by reason of noise, unpleasant odors or other objectionable situations.
7. Each pet owner shall be fully responsible for the care of the pet, including proper disposal of pet wastes in a safe and sanitary manner. Specific instructions for pet waste shall be available in the management office. Improper disposal of pet waste is a lease violation and may be grounds for termination.
8. All pets shall be inoculated and licensed in accordance with applicable state and local laws. All cats or dogs shall be neutered or spayed, unless a veterinarian certifies that the spaying or neutering would be inappropriate or unnecessary (because of health, age, etc.).
9. Visiting pets may be allowed as long as they generally conform to the guidelines expressed in this policy, except that: no additional security deposit shall be required of the Resident with whom the pet is visiting unless the visit is in excess of seventy-two (72) hours, and two (2) verified complaints shall be grounds for excluding the pet from further visits.
10. All pets shall be registered with the Management Office immediately or no longer than ten (10) days following their introduction to the community. Registration shall consist of providing:
 - a. Basic information about the pet (type, age, description, name, etc.);
 - b. Proof of inoculation and licensing;
 - c. Proof of neutering or spaying. All female dogs over the age of six (6) months and female cats over the age of five (5) months must be spayed. All male dogs over the age of eight (8) months and all male cats over the age of ten (10) months must be neutered. If health problems prevent such spaying or neutering, a veterinarian's certificate will be necessary to allow the pet to become or continue to be a Resident of the community;
 - d. Payment of a pet deposit of \$100.00 (to be paid in full, or over a period of time not to exceed two (2) months, in case of hardship) to defray the cost of potential damage done by the pet to the unit or to common areas of the community. There shall be no additional security deposit for pets other than dogs or cats. The pet deposit shall not preclude charges to a Resident for repair of damages done on an ongoing basis by a pet. The Resident is responsible for all damages caused by the pet and will reimburse the Authority for all costs it incurs in repairing such damages. This deposit is refundable if no damage is identified at the move-out inspection; and

| Type of Pet | Pets Name | Inoculations (type and date) |
|--------------|---------------------|------------------------------|
| | | |
| License Date | Spay or Neuter Date | |
| | | |

- e. If a Resident cannot care for their pet due to an illness, absence, or death, and no other person can be found to care for the pet, after twenty-four (24) hours have elapsed, the Resident hereby gives permission for the pet to be released to the Humane Society/Animal Control, in accordance with their procedures. In no case shall PHA incur any costs or liability for the care of a pet placed in the care of another individual or agency under this procedure.

Provide the name, address and phone number of one or more persons who will care for the pet if you are unable to do so. This information will be updated annually.

| Name | Address | Phone (day) | Phone (night) |
|------|---------|-------------|---------------|
| | | | |
| | | | |

11. Any litigation resulting from actions by pets shall be the sole responsibility of the pet owner. The pet owner agrees to indemnify and hold harmless the PHA from all claims, causes of action damages or expenses, including attorney's fees, resulting from the action or the activities of his or her pet. The PHA accepts NO RESPONSIBILITY for any pet under any circumstance. The PHA strongly advises Resident to obtain liability insurance.

Attachment J:

Component 3, (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)] |
| | | | |
| | | | |
| | | | |
| | | | |

ATTACHMENT K:

| HA Name: Hannibal Housing Authority | | Comprehensive Grant Number MO36P12950101 | | FFY of Grant Approval 2001 | |
|---|---|---|------------|--------------------------------------|------------|
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) | | | | | |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/03 <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | 0 | | | |
| 2 | 1406 Operations | 105,555 | 105,555 | 105,555 | 105,555 |
| 3 | 1408 Management Improvements | 82,002 | 81,901.72 | 81,901.72 | 5,053.94 |
| 4 | 1410 Administration | 44,718 | 44,718 | 44,718 | 0 |
| 5 | 1411 Audit | 0 | 0 | 0 | 0 |
| 6 | 1415 Liquidated Damages | 0 | 0 | 0 | 0 |
| 7 | 1430 Fees and Costs | 1,775.80 | 1,775.80 | 1,775.80 | 1,775.80 |
| 8 | 1440 Site Acquisition | 0 | 0 | 0 | 0 |
| 9 | 1450 Site Improvement | 0 | 0 | 0 | 0 |
| 10 | 1460 Dwelling Structures | 226,783.02 | 226,783.02 | 226,783.02 | 186,016.10 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 0 | 0 | 0 | 0 |
| 12 | 1470 Nondwelling Structures | 0 | 0 | 0 | 0 |
| 13 | 1475 Nondwelling Equipment | 66,945.18 | 67,045.46 | 67,045.46 | 67,045.46 |
| 14 | 1485 Demolition | 0 | 0 | 0 | 0 |
| 15 | 1490 Replacement Reserve | 0 | 0 | 0 | 0 |
| 16 | 1492 Moving to Work Demonstration | 0 | 0 | 0 | 0 |
| 17 | 1495.1 Relocation Costs | 0 | 0 | 0 | 0 |
| 18 | 1498 Mod Used for Development | 0 | 0 | 0 | 0 |
| 19 | 1502 Contingency | 0 | 0 | 0 | 0 |
| 20 | Amount of Annual Grant: (sum of lines 2 – 19) | 527,779 | 527,779 | 527,779 | 365,446.30 |
| 21 | Amount of line 21 Related to LBP Activities | | | | |
| 22 | Amount of line 21 Related to Section 504 compliance | | | | |
| 23 | Amount of line 21 Related to Security | 41,172 | | | |
| 24 | Amount of line 21 Related to Energy Conservation Measures | | | | |

| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Proposed V |
|---|--|---------------|---|---|---|---|---|---|
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| PHA Wide Operations | Operations | 1406 | Lump Sum | 105,555 | 105,555 | 105,555 | 105,555 | Complete |
| | Sub Total | | | 105,555 | 105,555 | 105,555 | 105,555 | |
| HA-Wide Management Improvements | A) Fund Security Program B) Expand Education Programs C) Management/Maint Training D) Fund Drug Elimination | 1408 | 100% 60% 100% 40% | 41,172 17,350 3,000 20,480 | 41,172 18,660.61 1,589.11 20,480 | 41,172 18,660.61 1,589.11 20,480 | 2,330.43 0 1,589.11 1134.40 | On schedule On schedule Complete On schedule |
| | Sub Total | | | 82,002 | 81,901.72 | 81,901.72 | 5,053.94 | |
| HA-Wide Administrative Costs | A) Executive Director Salary B) Grant Administrator Salary C) Resident Initiative Salary | 1410 | 20% 100% 23% | 9,698 29,000 6,020 | 9,698 29,000 6,020 | 9,698 29,000 6,020 | 0 0 0 | On schedule On schedule On schedule |
| | Sub Total | | | 44,718 | 44,718 | 44,718 | 0 | |
| HA-Wide Fees & Costs | A) A/E Services | 1430 | Lump sum | 1,775.80 | 1,775.80 | 1,775.80 | 1,775.80 | Complete |
| | Sub Total | | | 1,775.80 | 1,775.80 | 1,775.80 | 1,775.80 | |
| HAWideDwelling Struct MO129-4 MO129-1 MO129-4 MO129-2 HA Wide MO129-1 MO129-1 | A) Replace & Install Floor Tile B) Replace Windows C) Replace Vanities D) Replace Baseboard Heaters E) Replace Automatic entry Doors F) Renovate Community Bldg/offices G) Install Central A/C units H) Replace Fascia & Trim | 1460 | 18 Units 48 Units 70 Units 48 Units 2 Units 1 Unit 15 Units 71 Units | 65,023.16 116,211.48 5,871.70 19,372.00 2,718.65 17,586.03 0 0 | 0 116,211.48 5,871.70 19,372.00 2,718.65 17,586.03 40,766.92 24,256.24 | 0 116,211.48 5,871.70 19,372.00 2,718.65 17,586.03 40,766.92 24,256.24 | 0 116,211.48 5,871.70 19,372.00 2,718.65 17,586.03 0 24,256.24 | Fungibility Complete Complete Complete Complete Complete Fungibility 90% Comp Fungibility Complete |
| | Sub Total | | | 226,783.02 | 226,783.02 | 226,783.02 | 186,016.10 | |

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

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

| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Proposed V |
|--|---|---------------|----------|----------------------|------------|--------------------|-------------------|----------------------|
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| HA-Wide Non- Dwelling Equipment | A) Mobile Connection ED | 1475 | 1 Unit | 565.32 | 565.32 | 565.32 | 565.32 | Complete |
| | B) Internet Connection | | 1 Unit | 55.16 | 55.16 | 55.16 | 55.16 | Complete |
| | C) Replace Mower | | 1 Unit | 6,335.00 | 6,335.00 | 6,335.00 | 6,335.00 | Complete |
| | D) Computer Equip Comm Room Renovation | | 6 Units | 15,173.98 | 15,173.98 | 15,173.98 | 15,173.98 | Complete |
| | E) Replace Maintenance Vehicles | | 2 Units | 25,566.00 | 25,566.00 | 25,566.00 | 25,566.00 | Complete |
| | F) Replace Hsng Security Vehicle | | 1 Unit | 19,350.00 | 19,350.00 | 19,350.00 | 19,350.00 | Complete |
| Sub Total | | | | 67,045.46 | 67,045.46 | 67,045.46 | 67,045.46 | |
| GRAND TOTAL | | | | 527,779.00 | 527,779.00 | 527,779.00 | 365,446.30 | |

Signature of Executive Director

Date

Signature of Public Housing

Director

Date

Annual Statement/Performance and Evaluation Report
Comprehensive Grant Program (CGP)
Part III: Implementation Schedule

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

| 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 | |
| HA WIDE | 3/31/03 | | | 9/30/04 | | | |

| HA Name: Hannibal Housing Authority | | Comprehensive Grant Number MO36P12950102 | | FFY of Grant Approval 2002 | |
|---|---|---|---------|----------------------------|------------|
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) | | | | | |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/03 <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | 0 | 0 | 0 | 0 |
| 2 | 1406 Operations | 99,500 | 99,500 | 99,500 | 99,500 |
| 3 | 1408 Management Improvements | 82,002 | 82,002 | 82,002 | 0 |
| 4 | 1410 Administration | 44,718 | 44,718 | 44,718 | 0 |
| 5 | 1411 Audit | 0 | 0 | 0 | 0 |
| 6 | 1415 Liquidated Damages | 0 | 0 | 0 | 0 |
| 7 | 1430 Fees and Costs | 10,000 | 10,000 | 10,000 | 2,746.94 |
| 8 | 1440 Site Acquisition | 0 | 0 | 0 | 0 |
| 9 | 1450 Site Improvement | 5,000 | 2,729 | 2,729 | 990 |
| 10 | 1460 Dwelling Structures | 172,331 | 172,331 | 172,331 | 0 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 0 | 24,000 | 24,000 | 0 |
| 12 | 1470 Nondwelling Structures | 0 | 0 | 0 | 0 |
| 13 | 1475 Nondwelling Equipment | 83,950 | 62,221 | 62,221 | 26,116 |
| 14 | 1485 Demolition | 0 | 0 | 0 | 0 |
| 15 | 1490 Replacement Reserve | 0 | 0 | 0 | 0 |
| 16 | 1492 Moving to Work Demonstration | 0 | 0 | 0 | 0 |
| 17 | 1495.1 Relocation Costs | 0 | 0 | 0 | 0 |
| 18 | 1498 Mod Used for Development | 0 | 0 | 0 | 0 |
| 19 | 1502 Contingency | 0 | 0 | 0 | 0 |
| 20 | Amount of Annual Grant: (sum of lines 2 – 19) | 497,501 | 497,501 | 497,501 | 129,352.94 |
| 21 | Amount of line 21 Related to LBP Activities | | | | |
| 22 | Amount of line 21 Related to Section 504 compliance | | | | |
| 23 | Amount of line 21 Related to Security | 41,172 | 41,172 | | |
| 24 | Amount of line 21 Related to Energy Conservation Measures | | | | |

| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Proposed V |
|--|--|---------------|--|-------------------------------------|-------------------------------------|-------------------------------------|-------------------|--|
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| HA Wide Operations | Operations | 1406 | Lump Sum | 99,500 | 99,500 | 99,500 | 99,500 | Complete |
| | Sub Total | | | 99,500 | 99,500 | 99,500 | 99,500 | |
| HA Wide Management Improvements | A) Fund Security Program B) Expand Education Programs C) Mgmt/Maint Training D) Fund Drug Prevention | 1408 | 100% 60% 100% 40% | 41,172 17,350 3,000 20,480 | 41,172 17,350 3,000 20,480 | 41,172 17,350 3,000 20,480 | 0 0 0 0 | On Schedule On schedule On Schedule On Schedule |
| | Sub Total | | | 82,002 | 82,002 | 82,002 | 0 | |
| HA Wide Admin Costs | A) Partial ED's S & B B) Grant Administrator S & B C) Admin Asst. S & B | 1410 | 10% 100% 40% | 9,698 23,000 12,020 | 9,698 23,000 12,020 | 9,698 23,000 12,020 | 0 0 0 | On Schedule On Schedule On Schedule |
| | Sub Total | | | 44,718 | 44,718 | 44,718 | | |
| HA Wide Fees & Costs | A) A & E Services B) Contract Service Drug Prevention | 1430 | Lump Sum Lump Sum | 10,000 0 | 0 10,000 | 0 10,000 | 0 2,746.94 | Fungibility On Schedule |
| | Sub Total | | | 10,000 | 10,000 | 10,000 | 2,746.94 | |
| HA Wide Site Improvements | A) Sidewalks & Drainage | 1450 | 1,114 SF | 5,000 | 2,279 | 2,279 | 990 | On Schedule |
| | Sub Total | | | 5,000 | 2,729 | 2,729 | 990 | |
| HA Wide MO129-4 Dwelling MO129-4 Structures MO129-1 MO129-1 | A) Replace Windows B) Replace Floor Tiles C) Exterior Soffits & Fascia cover w/vinyl & alum D) Install Central Air | 1460 | 48 Units 30 Units 71 Units 71 Units | 0 107,356 64,975 0 | 0 0 0 172,331 | 0 0 0 172,331 | 0 0 0 0 | Fungibility (Comple Fungibility Fungibility (Comple On Schedule 50% c |
| | Sub Total | | | 172,331 | 172,331 | 172,331 | 0 | |

| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Proposed V |
|---|---|---------------|----------|----------------------|---------|--------------------|-------------------|---|
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| HA Wide Non Expendable Equipment MO129-4 HA-Wide | A) Replace Baseboard Heaters | 1465 | 48 Units | 28,895 | 0 | 0 | 0 | Fungibility (Comple On Schedule On Schedule On Schedule On Schedule |
| | B) Replace Stoves | | 25 Units | 0 | 9,000 | 9,000 | 0 | |
| | C) Replace Refrigerators | | 25 Units | 0 | 9,000 | 9,000 | 0 | |
| | D) Replace Gas Hot Water Heaters | | 12 Units | 0 | 3,000 | 3,000 | 0 | |
| | E) Replace Elec. Hot Water Heaters | | 20 Units | 0 | 3,000 | 3,000 | 0 | |
| | Sub Total | | | 0 | 24,000 | 24,000 | 0 | |
| HA Wide Non Dwelling Equipment | A) Replace Communications Unit | 1475 | 10Units | 650 | 25,650 | 25,650 | 316.28 | On Schedule |
| | B) Replace Maint./Housing Vehicles | | 2 Units | 43,000 | 21,271 | 21,271 | 21,271 | On Schedule |
| | C) Upgrade Computer Hardware | | Lump Sum | 15,300 | 15,300 | 15,300 | 4,528.72 | On Schedule |
| | D) Replace Office Furniture | | Lump Sum | 25,000 | 0 | 0 | 0 | Fungibility (compl |
| | Sum Total | | | 83,950 | 62,221 | 62,221 | 26,116 | |
| | Grand Total | | | 497,501 | 497,501 | 497,501 | 129,352.94 | |

Signature of Executive Director

Date

Signature of Public Housing

Date

Director

| HA Name: Hannibal Housing Authority | | Comprehensive Grant Number MO36P12950103 | | FFY of Grant Approval 2003 | |
|---|---|---|---------|----------------------------|----------|
| <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) | | | | | |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/03 <input type="checkbox"/> Final Performance and Evaluation Report | | | | | |
| Line No. | Summary by Development Account | Total Estimated Cost | | Total Actual Cost | |
| | | Original | Revised | Obligated | Expended |
| 1 | Total non-CFP Funds | 0 | | 0 | 0 |
| 2 | 1406 Operations | 81,867 | | 0 | 0 |
| 3 | 1408 Management Improvements | 81,867 | | 0 | 0 |
| 4 | 1410 Administration | 40,933 | | 0 | 0 |
| 5 | 1411 Audit | 0 | | 0 | 0 |
| 6 | 1415 Liquidated Damages | 0 | | 0 | 0 |
| 7 | 1430 Fees and Costs | 5,000 | | 0 | 0 |
| 8 | 1440 Site Acquisition | 0 | | 0 | 0 |
| 9 | 1450 Site Improvement | 37,500 | | 0 | 0 |
| 10 | 1460 Dwelling Structures | 162,169 | | 0 | 0 |
| 11 | 1465.1 Dwelling Equipment—Nonexpendable | 0 | | 0 | 0 |
| 12 | 1470 Nondwelling Structures | 0 | | 0 | 0 |
| 13 | 1475 Nondwelling Equipment | 0 | | 0 | 0 |
| 14 | 1485 Demolition | 0 | | 0 | 0 |
| 15 | 1490 Replacement Reserve | 0 | | 0 | 0 |
| 16 | 1492 Moving to Work Demonstration | 0 | | 0 | 0 |
| 17 | 1495.1 Relocation Costs | 0 | | 0 | 0 |
| 18 | 1498 Mod Used for Development | 0 | | 0 | 0 |
| 19 | 1502 Contingency | 0 | | 0 | 0 |
| 20 | Amount of Annual Grant: (sum of lines 2 – 19) | 409,336 | | 0 | 0 |
| 21 | Amount of line 21 Related to LBP Activities | | | | |
| 22 | Amount of line 21 Related to Section 504 compliance | | | | |
| 23 | Amount of line 21 Related to Security | 41,372 | | | |
| 24 | Amount of line 21 Related to Energy Conservation Measures | | | | |

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

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

| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Proposed Work |
|--|--|---------------|---|-----------------------------------|------------------|-------------------|------------------|-------------------------|
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| HA Wide Operations | A) Operations | 1406 | 20% | 81,867 | 0 | 0 | 0 | |
| | Sub Total | | | 81,867 | 0 | 0 | 0 | |
| HA Wide Management Improvements | A) Fund Security Program B) Management/Maintenance Training C) Fund Drug Prevention | 1408 | 100% 100% 75% | 41,372 3,000 37,495 | 0 0 0 | 0 0 0 | 0 0 0 | |
| | Sub Total | | | 81,867 | 0 | 0 | 0 | |
| HA Wide Administration | A) Partial S & B for Cap Funds Staff | 1410 | 9% | 40,933 | 0 | 0 | 0 | |
| | Sub Total | | | 40,933 | 0 | 0 | 0 | |
| HA Wide Fees & Costs | A) A/E Services | 1430 | Lump Sum | 5,000 | 0 | 0 | 0 | |
| | Sub Total | | | 5,000 | 0 | 0 | 0 | |
| HA Wide Site Improvements MO129-4 MO129-2 MO129-6 | A) Replace Drainage Openings B) Replacement Sidewalk & Grates C) Correct Erosion Problems D) Correct Erosion Problems | 1450 | 2 Units 100 SF 625 SF 5,738 SF | 3,000 1,000 3,500 30,000 | 0 0 0 0 | 0 0 0 0 | 0 0 0 0 | |
| | Sub Total | | | 37,500 | 0 | 0 | 0 | |

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) **Part II: Supporting Pages**

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

| Development Number Name/HA-Wide Activities | General Description of Major Work Categories | Dev. Acct No. | Quantity | Total Estimated Cost | | Total Actual Cost | | Status of Proposed V |
|--|---|---------------|--|-------------------------------------|------------------|--------------------|-------------------|----------------------|
| | | | | Original | Revised | Funds Obligated | Funds Expended | |
| HA Wide Dwelling Structures MO129-2 MO129-4 | A) Seal Building Exterior B) Replace Folding Doors C) Replace Public Area Chair Rail D) Replace Kitchen Cabinets | 1460 | 1 BLDG 70 Units 154 LF 24 Units | 15,000 60,000 1,000 86,169 | 0 0 0 0 | 0 0 0 0 | 0 0 0 0 | |
| | Sub Total | | | 162,169 | 0 | 0 | 0 | |
| | Grand Total | | | 409,336 | 0 | 0 | 0 | |

Signature of Executive Director

Date

Signature of Public Housing Director

Date

**Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP)
 Part III: Implementation Schedule**

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

| 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 | |
| HA Wide | 3/31/05 | | | 9/30/06 | | | |
| MO129-2 | 3/31/05 | | | 9/30/06 | | | |
| MO129-4 | 3/31/05 | | | 9/30/06 | | | |

**Annual Statement/Performance and Evaluation Report
 Comprehensive Grant Program (CGP)
 Part III: Implementation Schedule**

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

| 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 | |
| MO129-6 | 3/31/05 | | | 9/30/06 | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

Signature of Executive Director

Date

Signature of Public Housing Director

Date

Attachment L:

VOLUNTARY CONVERSION OF PUBLIC HOUSING DEVELOPMENTS
REQUIRED INITIAL ASSESSMENT

HOUSING AUTHORITY OF HANNIBAL, MISSOURI

As required by 24 CFR part 972-Conversion of Public Housing to Tenant-Based Assistance, we have:

1. Reviewed each development's Operation as public housing;
2. Considered the implications of converting the public housing to tenant-based assistance; and
3. Concluded that the conversion of the development may be;

Appropriate because removal of the development would meet the necessary conditions for voluntary conversion; or

Inappropriate because removal of the development would not meet the necessary conditions for voluntary conversion.

NECESSARY CONDITONS FOR VOLUNTARY CONVERSION:

Not to be more expensive than continuing to operate the Development (or proportion of it) as public housing;

Principally benefit the residents of the public housing Development to be converted and the community; and

Not adversely effect the availability of affordable housing in the community

EXAMPLE:

| Development Number | Development Name | Development Exempted | Exemption Reason | Conversion Appropriate |
|--------------------|------------------|----------------------|----------------------------|------------------------|
| KY005-01 | Anytown Towers | YES | Elderly/Disabled High-rise | N/A |
| KY005-02 | Downtown Homes | NO | N/A | |

Please complete this table for all developments of your PHA and attach a short narrative as documentation of your reasoning with respect to each covered development.,

| Develop Number | Development Name | Development Exempted | Exemption Reason | Conversion Appropriate? |
|----------------|------------------|----------------------|------------------|-------------------------|
| MO129-001 | Housing Auth | NO | | NO |
| MO129-002 | Housing Auth. | NO | | NO |
| MO129-004 | Housing Auth. | NO | | NO |
| MO129-005 | Housing Auth | NO | | NO |
| MO129-006 | Housing Auth | NO | | NO |

It is the conclusion of the Hannibal Housing Authority of the City of Hannibal, Missouri that it would not be in the best interest of the community, the current tenants or the authority to convert from the current public housing to a Voucher Program.

Hannibal is a small, rural community and does not have adequate safe and sanitary housing that would pass a UPCS inspection

CONVERSION OF PUBLIC HOUSING

Conversion of the Hannibal Housing Authority, Hannibal, Missouri, to Tenant Based Assistance Would NOT be appropriate at this time due

1. It would be more expensive than continuing to operate the development as public housing.
2. It would not principally benefit the residents of the Public Housing Development.
3. It would adversely affect the availability of affordable housing in the community

M. POLICE OFFICERS RESIDING IN PUBLIC HOUSING

Both HUD regulations and our Admissions and Continued Occupancy Policy allow police officers who would not otherwise be eligible for occupancy in public housing to reside in a public housing dwelling unit. The primary reason for this policy is to increase the security of our public housing residents.

As a condition of living in public housing, the police officers are paying rent that is at least equal to the cost of operating the public housing unit and utilities.

As of today, 4 police officers are living in public housing under this provision. They live in the Following developments:

2906 Moonlight – MO129-06
3386A James Road – MO129-04
4017 Green Meadow – MO129-06
3386B James Road – MO129-04