

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2005

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

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Joplin, Missouri

PHA Number: M0188

PHA Fiscal Year Beginning: 04/2005

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 2005 - 2009
[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)
Reduce voucher payment standards from 110% FMR to 100% FMR to allow for assistance to more families, due to cuts to HCV Program

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

PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to de-concentrate 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)
Continue to financially support and maintain partnership with the Community Housing Resource Board, to promote and market fair housing within and around the Joplin area for low/moderate-income persons (which include elderly, disabled, and persons / families of all races and ethnicities)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2005

[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 following Executive Summary is provided to meet the requirement 24 CFR Part 903.7 9 (r) to include a brief overview of the PHA Annual Plan. The Executive Summary is formatted to include comments on the eighteen component requirements of the Annual Plan as follows:

(1) Housing Needs: The housing needs were obtained from the Consolidated Plan of the City of Joplin, Missouri. The City's current Consolidated Plan is based upon 1990 Census data, with portions updated using 2000 Census data information. The Consolidated Plan reflects a need for subsidized housing for both family and elderly that exceeds the subsidized housing units available within Joplin, but the Housing Authority of the City of Joplin is currently experiencing a lack of qualified applicants for general occupancy and elderly housing units. This appears to be caused by the recent construction of tax credit projects in Joplin. Another project (Section 202 elderly) is currently under construction and will be ready for occupancy in 2005. City officials are preparing a new Consolidated Plan for 2005.

(2) Financial Resources: The Joplin PHA created strong operating reserves, and in future years the PHA will reduce the operating reserve for the following reasons:

a. The properties owned by the Authority are aging. During the Authority's 2004 and 2005 Fiscal Years, the Authority expects to expend a substantial portion of its PHA Operating Reserve on improvements to its elderly high-rise and improvements to other properties.

b. The PHA anticipates producing low-moderate income housing opportunities by using its surplus Section 8 Admin Reserves. The PHA, Chamber of Commerce, and the City of Joplin were involved in the construction of 9 single-family residential dwelling units during FY 2004. The completion of this 19 unit single family residential homeownership program will be completed in early 2005. The PHA will propose another single family residential homeownership program during 2005.

c. It appears that federal funding may diminish for the next several years. The Housing Authority anticipates having to utilize post-2003 Section 8 Admin Fee Reserves to subsidize the current Section 8 HCV Program.

d. The operation of the PHA has required the budgeting of PHA reserves for the past several years. The necessary use of the operating reserves is consistent with the findings of the Harvard Study, which if implemented and fully funded, will substantially increase the PHA Operating Subsidy. Any recapture by the U.S. Department of HUD of the PHA Operating Reserves, without fully funding the Harvard Study, could substantially damage PHA operations and maintenance.

(3) Policies on Eligibility, Selection and Admissions: The PHA has developed and updated their ACOP as part of the Five-Year Plan. The PHA has seen a slight to moderate trend in occupancy level and waiting list. The PHA will closely monitor occupancy level and waiting lists, and may modify the ACOP to take

advantage of some of the new discretionary policies to attract new and keep existing tenants if required. Since the inception of the 5-Year Plan, the Authority established priorities for two groups of people with regard for waiting lists, those two groups being persons displaced by government action and persons completing a transitional housing program. An additional priority was recently established for persons who are terminally ill, defined as having 12 to 18 months of life expectancy. Last year the Authority modified its Plan to provide additional priorities for persons with disabilities, persons over the age of 62, and families with dependent children. Generally speaking, with the exception of the new mandated requirements, the PHA will continue to operate as it has for the past several years.

(4) Rent Determination Policies: The PHA presently utilizes the FMR as its ceiling and flat rent. The PHA is evaluating the rents of thirty single family units located in the northeast sector of the city and may adopt rents in the future that are comparable to other homes in the neighborhood. This could result in a reduction in rent and create greater marketability of these properties. The PHA has approved child support payments as a legal deduction from gross income for Public Housing tenants (effective April 1, 2002).

(5) Operations and Management Policies: The PHA has purchased new computer hardware and software, which should improve financial functions as well as other management functions. The PHA has had some turnover of key staff in recent years, which may have an effect on the PHA's productivity. New staff is being phased into the management operation to meet the requirements of the QHWRA and to replace retired employees. It is anticipated that the Authority's capabilities will be sustained, possibly diminished for a short period of time, while new staff members receive training and gain experience.

(6) Grievance Procedures: Grievance Procedures have been reviewed and adopted as part of the Five-Year Plan. No significant changes were required.

(7) Capital Improvement Needs: The PHA has strong operating reserves and Section 8 Admin Reserves. The PHA anticipates utilizing these reserves to accomplish several of the tasks stated in the Five-Year Plan. It is anticipated that the Capital Fund and the Section 8 Admin Reserves will be available to expand the PHA's housing inventory and/or provide other housing opportunities to low-moderate income persons. The PHA has expended its 2002 Capital Funds. The PHA anticipates it will be able to expend 2003 Capital Funds and commit 2004 Capital Funds within the required time limit. The PHA has determined that its elderly high-rise building needs improvements to sufficiently compete with newly constructed tax-credit elderly projects and a Section 202 elderly project currently under construction, and it is anticipated that substantial funds will be expended on this project during the FYE 03-31-05 and FYE 03-31-06.

(8) Demolition and Disposition: The PHA does not anticipate the demolition or disposition of any of its property during the Five-Year Plan.

(9) Designation of Housing: The PHA is encountering some difficulty in maintaining sufficient applications for elderly housing. The PHA anticipates the designation of certain properties for elderly and disabled persons, but additional time is being taken to determine the cause of the slow down in applications by elderly and disabled persons. The PHA has also recognized that there appears to be non-working widowed females, between 50 and 62 years of age, who may need PHA housing. Recent construction of an elderly tax credit project and anticipated funding of an additional sixty unit elderly tax credit project may have a moderate impact on the Authority's ability to be competitive in leasing its older properties designated for elderly housing. There are now 270 apartments for senior housing in the downtown area of the City of Joplin, and the Authority anticipates substantial remodeling of its elderly high-rise located adjacent to the downtown area. It is anticipated that this investment will ensure the stability of the occupancy level of the elderly high-rise.

(10) Conversion of Public Housing to Tenant-Based Assistance: The PHA abandoned study of the benefits of converting Public Housing to Tenant Based Assistance during FYE 03-31-05 due to the Harvard Study.

(11) Homeownership Programs Administered by the PHA: The PHA is presently working with the City of Joplin and the Joplin Area Chamber of Commerce to develop homeownership opportunities, and nine new low/moderate-income homeowners have benefited from that partnership during the current fiscal year. The PHA has so far assisted five homebuyers through the Section 8 Homeownership Program, and the staff feels that this program can be a valuable component of a neighborhood revitalization strategy. The PHA will continue to work with the City of Joplin, the Joplin Area Chamber of Commerce, and other agencies to develop homeownership opportunities.

(12) PHA Community Service and Self-Sufficiency Programs: The PHA will provide the opportunity for tenants to meet their work requirements by working for the PHA and/or other Not-for-Profits (approved by the PHA) to satisfy the QHWRA work requirement. The PHA will encourage tenants to seek work opportunities from other Not-for-Profits if they so choose.

(13) Safety and Crime Prevention Measures: The PHA has been fortunate in that it has had limited crime occurring on its properties. The PHA provides a security force to observe its properties and work with tenants from 5:00 p.m. to 12:a.m. on a daily basis. The PHA has never received PHDEP funds. The most recent resident survey, along with subsequent meetings with tenants, indicates that security is the most important need not satisfactorily being met by the Authority. The tenants' primary concern is security lighting. Security lighting has been constructed for project MO188-005. It is anticipated that security lighting will be constructed for the elderly high-rise during FYE 03-31-06. The Authority anticipates continuing an evening, early morning, and weekend security force (part-time).

(14) Pet Policy: The PHA has evaluated and rewritten its Pet Policy.

(15) Civil Rights Certifications: Completed

(16) Fiscal Audit: The completed audit for FYE 03/31/2004 reflected no financial nor federal award findings. The audit also reflected that the financial and federal award findings for FYE 03/31/2003 had been satisfactorily resolved.

(17) PHA Asset Management: Exempted

(18) Other Information: Minutes of the Meetings regarding the Five-Year Plan are available at the Main Administrative Office of the PHA.

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.

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Attachments

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

Required Attachments:

<input checked="" type="checkbox"/> Attachment A: Admissions Policy for Deconcentration	44
<input checked="" type="checkbox"/> Attachment B: FY 2005 Capital Fund Program Annual Statement	45

Optional Attachments:

<input type="checkbox"/> PHA Management Organizational Chart	
<input checked="" type="checkbox"/> Attachment C: FY 2005 Capital Fund Program 5 Year Action Plan	50
<input type="checkbox"/> Public Housing Drug Elimination Program (PHDEP) Plan	
<input checked="" type="checkbox"/> Attachment D: Comments of Resident Advisory Board or Boards	53
<input checked="" type="checkbox"/> Other (List below, providing each attachment name)	
Attachment E: Performance & Evaluation Report for Period Ending 9/30/2004 (M016P188501-03)	67
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Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction(s) in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public	Annual Plan:

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	housing program	Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	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
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	1,338	4	4	3	1	2	3
Income >30% but <=50% of AMI	1,221	3	3	3	1	4	3
Income >50% but <80% of AMI	1,510	2	1	2	1	1	2
Elderly	1,053	2	2	2	1	1	2

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Families with Disabilities							
Race/Ethnicity	575						
Race/Ethnicity	30						
Race/Ethnicity	13						
Race/Ethnicity	5						

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

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	325		N/A
Extremely low income <=30% AMI	191	58%	
Very low income (>30% but <=50% AMI)	129	40%	

Housing Needs of Families on the Waiting List			
Low income (>50% but <80% AMI)	5	2%	
Families with children	212	65%	
Elderly families	26	8%	
Families with Disabilities	84	29%	
Race / Ethnicity (1)	292	90%	
Race / Ethnicity (2)	25	8%	
Race / Ethnicity (3)	5	2%	
Race / Ethnicity (4)	0	0%	
Hispanic	3	1%	
Characteristics by Voucher Size			
1BR	170	52%	
2 BR	106	33%	
3 BR	41	13%	
4 BR	8	2%	
5 BR	0	0%	
5+ BR	0	0%	
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 checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	471		N/A
Extremely low income <=30% AMI	67	14%	
Very low income (>30% but <=50%	379	80%	

Housing Needs of Families on the Waiting List			
AMI)			
Low income (>50% but <80% AMI)	25	5%	
Families with children	258	55%	
Elderly families	26	6%	
Families with Disabilities	138	29%	
Race / Ethnicity (1)	430	91%	
Race / Ethnicity (2)	33	7%	
Race / Ethnicity (3)	7	1%	
Race / Ethnicity (4)			
Hispanic	5	1%	
Characteristics by Voucher Size			
1BR	213	45%	
2 BR	164	35%	
3 BR	82	17%	
4 BR	12	3%	
5 BR	0	0%	
5+ BR	0	0%	
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 checked="" 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)
The PHA has lowered the payment standard from 110% FMR to 100% FMR to serve additional families, due to cuts in the Section 8 HCV Program

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) Acquire or construct additional affordable housing units utilizing Section 8 Admin. Reserves/Capital Funds

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: Continue to financially support and maintain a membership on the Community Housing Resource Board to promote and market fair housing within and around the Joplin area.

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 2005 grants)		
a) Public Housing Operating Fund	\$236,759.00	
b) Public Housing Capital Fund	\$279,511.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$1,980,000.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
MO16P188501-03	\$205,911.32	
MO16P188502-03	\$55,704.00	
MO16P188501-04	\$323,701.00	
3. Public Housing Dwelling Rental Income	\$512,750.00	
4. Other income (list below)		
Interest	\$28,500.00	
Other Income – Tenants	\$4,192.00	
Other Income – Misc.	\$200.00	
4. Non-federal sources (list below)		
Total resources	3,627,228.32	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

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

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?

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)
Resident compatibility

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)
 - Persons who complete a Transitional Housing Programs
 - Households with persons who are handicapped, disabled, or over the age of 62
 - Families with dependent children

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

1 Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

- 1 Completion of Transitional Housing Program
- 2 Single Person households who are handicapped, disabled, or over the age of 62 take preference over other families who are not handicapped, disabled, or over the age of 62.
- 3 Families with dependent children take preference over other families/single persons who are not handicapped, disabled, or over the age of 62.

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 : Nan McKay Masterbook

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)
- 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: Registered Sex Offenders

- 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) PHA/Section 8 Program Rental History

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below)

(3) Search Time

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

If yes, state circumstances below:

(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)
Completion of a Transitional Housing Program
Single Person households who are handicapped, disabled, or over the age of 62, and families with dependent children, take preference over other families who are not handicapped, disabled, or over the age of 62 or have dependents.

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

1 Date and Time

Former Federal preferences

- 1 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)
 - 1 Completion of Transitional Housing Program
 - 1 Families whose head of household or spouse have been diagnosed as terminally ill who are referred by qualified community agencies such as Hospice, Cancer Institute, Hospital Social Workers, and whose illness is verified by a licensed physician. Terminally ill is defined as a medical illness which is irreversible with a life-expectancy of 12-18 months or less.
 - 2 Single Person households who are handicapped, disabled, or over the age of 62
 - 2 Families with dependent children take preference over other families/single persons who are not handicapped, disabled, or over the age of 62.

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 : Nan McKay Masterbook Series

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

- Through published notices
- Other (list below)

Contact Special Interest and Advocacy Groups

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. PublicHousing

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)

Child Support Payments

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)_____
- Other (list below)

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-**

(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)
The PHA has lowered the payment standard from 110% FMR to 100% FMR to serve additional families, due to cuts in the Section 8 HCV Program

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)
Publication of new FMR's by the U.S. Dept. of HUD

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

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

(2) Minimum Rent

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

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA’s management structure and organization.

(select one)

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list		

individually)		

C. Management and Maintenance Policies

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

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

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment "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: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

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

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

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

B. 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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

1. The family must be a first time homeowner. (disabled families excluded)
2. The family must satisfy the minimum income requirements. (elderly/disabled families excluded)
3. The family must satisfy the employment requirements. (elderly/disabled families excluded)
4. The family must not owe any monies to the Joplin Housing Authority or any Housing agency.
5. The Family must not have defaulted on a mortgage securing debt to purchase a home under the Home Ownership Option.
6. The family must complete and submit all necessary home ownership counseling sessions and documents.
7. The family must be financially capable to qualify the Housing Authority approved financing of the home and must be able to provide at least 3% of the purchase price as a minimum homeowner down payment.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA has 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)

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

- Safety and security survey of residents

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

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

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

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

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

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

C. Coordination between PHA and the police

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

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

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

D. Additional information as required by PHDEP/PHDEP Plan

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

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 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 "D"
- Provided below:

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

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

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

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

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

3. Description of Resident Election Process

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: City of Joplin located in Jasper/Newton Counties within the 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 Consolidated Housing Assistance Plan of the City of Joplin, MO statement of housing needs reflects a need for assisted housing within the jurisdiction within the City of Joplin that far exceeds the current availability of assisted housing.

D. Other Information Required by HUD

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

As criteria for significant amendments and substantial deviations/modifications to the Five-Year Plan and to the Annual PHA Plan, the Housing Authority of Joplin uses those items listed in HUD Notice PIH 99-51 and Section 7.1 of the PHA Plan Desk Guide.

Significant amendments and substantial deviations/modifications to the Five-Year Plan and to the Annual PHA Plan are defined as follows:

Changes to rent, admissions policies, or organization of waiting lists, except when specifically mandated by HUD or another regulatory authority

Additions of non-emergency work items (not included in the current Annual Statement or Five-Year Action Plan), or change in the use of replacement reserve funds under the Capital Fund

Additions of new activities not included in the current PHDEP Plan

Any change with regard to demolition or disposition, designation, homeownership programs, or conversion activities

Requirements for significant amendments or substantial deviations/modifications to the Five-Year Plan, and to the Annual PHA Plan, are defined as follows:

The PHA must consult with the Tenant Advisory Council.

The PHA must ensure consistency with the Consolidated Plan of the City of Joplin.

The PHA must provide for a review of the amendments/modifications by the public during a 45-day public review period.

The PHA may not adopt the amendment or modification until the PHA has duly called a meeting of its Board of Commissioners (which is open to the public).

The PHA may not implement the amendment or modification until notification of the amendment or modification is provided to HUD and then approved by HUD according to HUD plan review procedures.

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Attachment “A”

INCOME TARGETING AND DECONCENTRATION

The PHA shall make every effort possible to provide for deconcentration of poverty and income mixing in its communities by bringing higher income residents into lower income developments and lower income residents into higher income developments.

To the extent possible, the PHA shall insure that not less than 40% of all new admissions shall be families whose income at the time of their admission to PHA-owned properties does not exceed 30% of the area's median income. The PHA shall also strive to insure that 75% of all new admissions to the Section 8 HVC Program does not exceed 30% of the area's median income.

The PHA does not intend to utilize and/or impose or racial quotas nor will the PHA offer incentives for eligible families to occupy units in developments predominately occupied by families having either lower or higher incomes.

Attachment ‘B’

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Joplin		Grant Type and Number Capital Fund Program Grant No: MO16P188501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	45,000.00			
4	1410 Administration	12,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	222,511.00			
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				

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

PHA Name: Housing Authority of the City of Joplin	Grant Type and Number Capital Fund Program Grant No: MO16P188501-05 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005
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Original Annual Statement **Reserve for Disasters/ Emergencies** **Revised Annual Statement (revision no:)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	279,511.00			
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	45,000.00			
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: Housing Authority of the City of Joplin		Grant Type and Number Capital Fund Program Grant No: MO16P188501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
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	Security	1408	3 Part-time	55,000.00				
	Salary & Fringe		Employees					
HA-WIDE	Administration (CFP)	1410	1 Part-time	22,811.00				
	Salary & Fringe		Employee					
MO188006								
Murphy Manor	Construct West Canopy	1460	1	10,000.00				
	Window Replacement	1460	76 Units	108,700.00				
	Outdoor Recreation Area	1460		25,000.00				
	Hallway Lights	1460		20,000.00				
	Emergency Generator	1460	1	25,000.00				
	Replace Community Room Glass Door	1460	1	1,500.00				
	Replace East Glass Front Single & Double Glass Doors	1460		6,000.00				

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

PHA Name: Housing Authority of the City of Joplin		Grant Type and Number Capital Fund Program Grant No: MO16P188501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005			
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	
	Replace North & South Glass Entry Doors	1460	2	2,500.00				
	Replace West Glass Front & Single Entry Door	1460		2,500.00				
	TOTAL			279,511.00				

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

PHA Name: Housing Authority of the City of Joplin	Grant Type and Number Capital Fund Program No: MO16P188501-05 Replacement Housing Factor No:	Federal FY of Grant: 2005
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE							
MO188002/003							
MO188004							
MO188005							
MO188006							

Attachment “C”

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name: Housing Authority of the City of Joplin				<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: PHA FY: 2006	Work Statement for Year 3 FFY Grant: PHA FY: 2007	Work Statement for Year 4 FFY Grant: PHA FY: 2008	Work Statement for Year 5 FFY Grant: PHA FY: 2009
	See Annual Statement				
MO188002/003			139,000.00	160,000.00	100,000.00
MO188004			45,000.00		
MO188005			30,000.00	54,511.00	
MO188006		216,500.00			98,511.00
HA WIDE		63,011.00	65,511.00	65,000.00	81,000.00
CFP Funds Listed for 5-year planning	279,511.00	279,511.00	279,511.00	279,511.00	279,511.00
Replacement Housing Factor Funds					

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

Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: PHA FY: 2006			Activities for Year: <u>3</u> FFY Grant: PHA FY: 2007		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual Statement	PARR HILL MO188006	BRICK BLDGS	162,500.00	BARTLETT HILLS MO188002/003	VINYL SOFFIT, FASCIA, GABLE ENDS, GUTTERS, DOWNSPOUTS	139,000.00
	SCATTERED SITES MO188006	ROOFS	54,000.00	GOLDEN OAKS MO188004	VINYL SOFFIT, FASCIA, GABLE ENDS, GUTTERS, DOWNSPOUTS	45,000.00
				LEONARD ESTATES MO188005	VINYL SOFFIT, FASCIA, GABLE ENDS, GUTTERS, DOWNSPOUTS	30,000.00
	HA WIDE	SECURITY	45,000.00	HA WIDE	SECURITY	45,000.00
		SALARY & FRINGE 3 PART-TIME EMP			SALARY & FRINGE 3 PART-TIME EMP	
	HA WIDE	CFP ADMIN SALARY & FRINGE	18,011.00	HA WIDE	CFP ADMIN SALARY & FRINGE	20,511.00
Total CFP Estimated Cost			\$279,511.00			\$279,511.00

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

Activities for Year : <u>4</u> FFY Grant: PHA FY: 2008			Activities for Year: <u>5</u> FFY Grant: PHA FY: 2009		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
MURPHY MANOR MO188006	PAINT HI-RISE	40,000.00	BARTLET HILLS MO188002/003	PARKING LOT / NEW ASPHALT PAVING	100,000.00
SCATTERED SITES MO188006	SIDING	120,000.00	PARR HILL MO188006	PARKING LOT / NEW ASPHALT PAVING	34,000.00
LEONARD ESTATES MO188005	VINYL SOFFIT, FASCIA, GABLE ENDS, GUTTERS, DOWNSPOUTS	54,511.00	MURPHY MANOR MO188006	PARKING LOT / NEW ASPHALT PAVING	64,511.00
HA WIDE	SECURITY SALARY & FRINGE 3 PART-TIME EMP	45,000.00	HA WIDE	SECURITY SALARY & FRINGE 3 PART-TIME EMP	45,000.00
HA WIDE	CFP ADMIN SALARY & FRINGE	20,000.00	HA WIDE	CFP ADMIN SALARY & FRINGE	36,000.00
Total CFP Estimated Cost		\$279,511.00			\$279,511.00

Attachment “D”

The Tenant Advisory Council met at 2:00 p.m. on December 9, 2004 in the Bartlett Hills Community Room, located at 1834 West 24th Street in Joplin, Missouri. The representatives of the Tenant Advisory Council had attended public meetings held at Murphy Manor (October 12, 2004), Leonard Estates (October 12, 2004 and October 30, 2004), Bartlett Hills (October 14, 2004), and Golden Oaks (October 19, 2004). The primary purpose for all the meetings was to solicit input regarding the Annual Plan, beginning April 1, 2005, and the subsequent 5-Year Plan.

The following is an extract of minutes from the Tenant Advisory Council meeting of December 9, 2004, held at 2:00 p.m. in the Bartlett Hills Community Room:

Housing Authority staff present: Matt Moran, Executive Director

A handout was distributed that detailed Capital Fund projects from the most recent 5-year Plan (2004), for review by the Tenant Advisory Council. The Executive Director explained the activities listed were for substantial improvements to the interior and exterior of Housing Authority properties. He added that in addition to Capital Funds, the Housing Authority had operating reserve funds to use for these projects. The activities described in the handout were discussed, and included the following:

Murphy Manor

- canopies over two main entrances
- window replacement
- outdoor recreation area
- hallway lights
- emergency generator
- painting of building

Parr Hill

- brick veneer

Scattered sites in northeast Joplin

- new roofs
- siding

Bartlett Hills

- new soffits, fascia, gable ends, gutters and downspouts

Golden Oaks

- new soffits, fascia, gable ends, gutters and downspouts

Leonard Estates

new soffits, fascia, gable ends, gutters and downspouts

Security costs for all of the Housing Authority properties were also listed, as well as administration costs of Capital Fund projects. Matt asked for input from the group on the listed projects and potential major projects not on the list. The representatives from Leonard Estates and Golden Oaks stated that they were supportive of new cabinets for their complexes.

Additionally, several meetings were conducted with a primary purpose of gathering tenant input for the Annual Plan and 5-year Plan. The following minutes are from a meeting held on October 12, 2004 at Murphy Manor:

Housing Authority staff present: Jack Golden, Matt Moran, Patrick McAferty

Jack Golden introduced Matt Moran as the newly hired Director of the Housing Authority, then he said a few words regarding personal space among tenants.

The group was informed that the architect hired for the current improvements project was supposed to complete his work soon. Elevator repairs were going to cost \$100,000, and the work was not yet finished (the floors aren't done yet).

There was a discussion with regard to tenants who had difficulties taking care of themselves and were adjusting to lifestyle changes. It was stated that the Housing Authority staff had a responsibility to address those issues, especially those affecting other tenants.

Jack announced that there would be a cookout scheduled for the last Thursday of October (28th). Tenants were invited to leave anonymous comments in the Rent Box until 5:00 p.m. on Friday, October 15th.

Tenants were asked for their comments and concerns:

The tenant in 4G commented that she felt her carpet made it difficult for her to move her furniture.

Several tenants expressed dissatisfaction with the snack machines. They said the machines often rejected both bills and coins, and they stated that they would like a better variety of products in the food machine (the soda machine is fine). Patrick said he had called the vendor a few times about the machines rejecting money. The staff will communicate the concerns of the tenants to the vendor.

There were no problems to report about kitchen exhaust fans.

The tenant in 2F reported that she had loose tile.

Several tenants commented that their smoke alarms were being activated when they made toast. The staff will see if the sensitivity of the alarms can be adjusted. A suggestion was made to place toasters near the kitchen exhaust fan. Another suggestion was made to operate exhaust fans while doing any cooking.

The tenant in 4K asked if she could get a new shower rod.

There was a discussion of windows that needed to be replaced, including those in unit 2A. Removing the screens was mentioned.

It was reported that the panic buttons in 2B and 4B were not working properly.

The tenant in 2B asked if she could put something next to the “2” button on the elevators to help her know which button to push (she is visually impaired). She also asked about getting help with putting in a hand-held shower. She was told that if she paid for it, the staff would install it.

Several tenants stated that they were very pleased with Patrick and his work in the building.

The dumpsters were discussed.

The tenants were reminded of the library on the first floor. It has books, magazines and a few videos. They were also reminded that the Public Library had lots of videos.

The tenants were asked if anyone present was going to the Senior Center on Main Street for lunch. There were a few. Others were going to the center at 22nd & Jackson, and another was going to Webb City. Many were getting food from Meals On Wheels.

A tenant asked if a canopy could be put over the patio on the west side of the building, so she can smoke outside when it rains. Jack said it would be difficult to secure a canopy to the building. He explained that the patio on the north side of the building was going to be improved. There was some discussion of smokers and non-smokers co-existing peacefully.

The tenant in 4L reported that she was having a problem with a leaky kitchen faucet. The tenants were asked to treat the new faucets with care.

There was a discussion of stove burners, with several tenants reporting that theirs were not working properly. The tenants were informed that staff would be planning to go through the building and check the burners.

The tenant in 5A reported that her closet door was not working properly.

The tenants were informed that the air conditioning in the building would be shut off in the coming weeks.

There was some discussion of the parking lot. Lighting and security were concerns. Several tenants recently witnessed a fight among neighbors (non-Murphy Manor residents) outside the parking lot area. The tenants were informed that there would be improved lighting on the front (east) side of the building when the new improvements are made; lighting improvements on the parking lot (west) side will be considered.

No other topics being presented, the meeting ended.

The following minutes are from a tenant meeting on October 12, 2004 at Leonard Estates:

Housing Authority staff present: Jack Golden, Matt Moran

Jack Golden introduced Matt Moran as the newly hired Director of the Housing Authority.

Jack said a few words about the upcoming election and the effect of the war in Iraq on federal programs. He told the group that they should not be concerned if they hear reports of federal cuts because the Housing Authority (of Joplin) has reserves to keep it going if needed.

The tenants were informed that there were termites along the south wall of the community room, and that the room would be renovated soon.

The tenants were informed that recent surveys that were returned reflected well on the Housing Authority (HA), and that Joplin gets a high percentage of responses compared to other Housing Authorities around the country. Security has been identified as a primary concern for tenants.

The facilities were reported to be in good shape.

Tenants were asked for their comments and concerns:

One tenant reported that her sweeper pulls her carpet up.

The cabinet project at Bartlett Hills was described as nearly finished, and there was some discussion of a possible future project to replace cabinets and carpet at Leonard Estates and 22nd & Jackson. The tenants were informed that the new cabinets come with new sinks, vanities, and faucets.

Groundskeeping was discussed, with the group generally pleased. There was a comment about clippings being messy in places. The tenants were asked if they had any unwanted bushes for the maintenance staff to remove; there were a few. In the future tenants will be asked to let the staff know about new plantings before they are planted.

The tenants were informed that the sycamore trees on the north end of the Leonard complex may be removed fairly soon. There was some discussion about putting screens over gutters that need it (because of leaves, etc).

There were no problems to report regarding heating and A/C systems.

Smoke alarms were discussed, with sensitivity of the alarms being a concern. Tenants were encouraged to use exhaust fans while doing any cooking. There was some discussion of batteries maybe needing to be replaced.

A tenant explained a recent plumbing problem she had, and she said she had difficulty reaching any HA staff for help. The group was told that they should call the regular HA phone number (624-4514) and give a message to the answering service, and then HA staff would be contacted.

The tenants were informed that it may be necessary for the maintenance staff to exercise the plumbing turn-off valves, to help avoid future problems.

A tenant asked if it was okay to take her window screens off and wash them. She was told that it would be preferable to let the maintenance staff come around and hose off porches and screens at the same time, and maybe clean the porch lights as well. The tenants were informed that the windows could be set to let air through at the top of the window (as well as at the bottom), which would allow fresh air into the units without blowing as directly on to tenants.

There was some discussion about parking. Cars with fluid leaks were mentioned. Another issue involved guests who were occupying parking spots normally used by neighboring tenants. Tenants were informed that they are responsible for their own vehicles and those of their guests. Someone asked about painting lines for parking spots, and the response was that painted lines would require future maintenance. There was a point made that the system of “no lines” gives tenants more room for making turns in the parking areas.

There were no problems to report regarding the timeliness of responses by the HA staff. Tenants were informed that work orders are constantly prioritized.

A tenant asked about the possibility of carports being constructed.

The tenant at 421-B Ozark asked about having a new walkway across a grass area to shorten her walk to her car. She was told that the staff would consider a possible new sidewalk or stepping stones.

A tenant asked about additional outdoor hose hook-ups for units that are not on the end of their building. The response was that it would be a large project to do that because of how the plumbing is set up.

A tenant from 22nd & Jackson asked about a new handrail for the steps along the middle of the complex.

It was reported that attempts were being made to get new mailboxes, and that the Post Office was responsible for any delays. Several tenants stated that water on the top of their box was a problem. There was a discussion of putting a box for outgoing mail at each separate station.

There was a discussion of semi-trucks parking on Ozark and using the parking area to make turns. Signs were mentioned as a possible way to alleviate this if it is a problem.

A tenant asked if the laundry room could potentially get more equipment, with the response being that there shouldn't be a need for more. There was a discussion of the laundry being free and that tenants needed to help keep non-tenants from using it.

A tenant asked if extermination was going to be necessary every month. The answer was that the former exterminator had been fired and that spiders were a problem all over town. A plan was discussed to spray regularly over the next few months to keep spiders and insects out. Staff members will be escorting the exterminator through each unit. Another tenant asked if the staff could leave a note after units have been sprayed (for tenants that are gone during spraying).

No other topics being presented, the meeting ended.

The following minutes are from a tenant meeting on October 14, 2004 at Bartlett Hills:

Housing Authority staff present: Jack Golden, Matt Moran

Jack Golden introduced Matt Moran as the newly hired Director of the Housing Authority.

Jack said a few words about the federal deficit and the effect of the war in Iraq on federal programs. He told the group that they should not be concerned if they hear reports of federal cuts because the Housing Authority (of Joplin) has reserves to keep it going for several years if needed. He commented the Housing Authority (HA) had recently increased utility allowances, and he mentioned that the HA will be able to collect more interest income on their reserves if interest rates go up.

There was some discussion of the new cabinets that were being installed. The project is expected to be done by Thanksgiving. Carpet and tile is being replaced as needed.

Shrubbery was discussed. Tenants were informed that the maintenance staff would be removing old unwanted bushes, and then will be planting new bushes by spring.

There was a discussion about the importance of managing utility costs this winter. Natural gas is reported to go up 28%, and the electric company was also planning an increase. There was a mention of Medicare rates going up 17%. Jack suggested letting sunshine in through storm doors for heat (and closing doors when sun was not present).

There was some discussion of how work orders were processed. Matt asked for tenants to describe any problems that might require a work order. Issues at the following addresses were described: 1826 B (tree limbs); 1820 C (lavatory sink); 1814 A (lavatory sink stopper); 1811 A (no lavatory sink stopper); 1832 A (trouble with windows, noisy exhaust fan); 1807 B (trouble with windows); 1817 B (smoke alarm); and 1815 A (new cabinet drawer sticks).

The tenants were informed that a clean-up day would likely be planned in 3 to 4 weeks. In addition, the maintenance crew would be working on helping tenants with cleaning porch lights, pruning trees and bushes (including rose bushes), cleaning gutters, etc.

Tenants were asked to let the HA staff know about any people they know who may be interested in renting HA units. It was mentioned that it reflected well on the Housing Authority (and everyone else) when units were kept in clean condition.

A tenant asked if she could get her carpet cleaned. She was told that it was her responsibility to have it cleaned.

Recent problems with spiders and extermination efforts were brought up. Units will be sprayed monthly for the new few months.

The group was informed that some of the other HA projects (like Leonard Estates, etc.) would probably be receiving new cabinets in the coming years. A project to eventually put a slurry seal over the parking lot at Bartlett Hills is being considered.

Tenants were asked to be careful and smart during bad weather in the coming months. Staff is usually available to help with getting food and/or prescriptions if needed.

The laundry room's availability on the weekend was discussed. It was suggested that elderly tenants try to use the laundry on weekdays, because younger tenants who work during the week usually need to use it on the weekend.

Tenants were asked to call in maintenance problems early in the day.

A tenant asked about washing cars in the grass. Jack suggested washing cars on the northwest end of the office (in the driveway) after office hours.

Jack said that the patio(s) on the north end of the complex were not used as much as they could be, and he said that he didn't see people walking around the complex as much as he thought he should.

There were a few words said about HUD surveys. The tenants were informed that the response rate in Joplin was usually very high compared to other Housing Authorities.

No other topics being presented, the meeting ended.

The following minutes are from a tenant meeting on October 19, 2004 at Golden Oaks:

Housing Authority staff present: Jack Golden, Matt Moran

Jack Golden introduced Matt Moran as the newly hired Director of the Housing Authority.

Discussion started with one tenant asking about replacing the swing that used to be outside. The response was that it could be replaced if the tenants really wanted another one. Nobody else commented one way or another. Another tenant asked if a refrigerator could be put in the community room / laundry room area (to replace one that had been removed). Later a comment was made that a refrigerator would need to have enough freezer space for a bag of ice. A microwave was also requested. It was suggested that if a refrigerator was brought in, it should be placed in the laundry room (to be on a tiled surface).

There was some discussion of the new cabinets that were being installed at Bartlett Hills. Jack said that feedback from tenants for that project was very positive. Nearly all of the tenants in attendance indicated that they would appreciate new cabinets. Tenants were informed that some of the units receiving new cabinets may also receive new tile and/or carpet. They were also informed that the new cabinets included sinks, vanities and lavatories.

Tenants were asked about any plumbing problems they were having. Residents in 1015, 1013, 1009 and 1003 E 36th Street all had toilet tank-related problems. The tenant in 1003 also had a leaking bathtub faucet.

The resident at 1009 also had problems with her carpet unraveling. Tenants were asked if there was need for a community vacuum sweeper (to be kept in the community room). The response seemed to be “no”. There was a discussion about a housekeeper that was cleaning a few of the units (unassociated with the Housing Authority). The resident at 1009 described additional problems she was having with stove buttons and her heating system. She had already called about the heat during the previous weekend. The resident at 1003 stated that she had a window in her bedroom that was hard to raise. Tenants were informed that someone from the staff would be cleaning front porches (including the porch lights and the balcony railings). The tenants expressed that they were very pleased to have Linda Fetty doing cleaning work again. The resident at 1031 described a problem she was having with her door lock, and the resident at 1027 stated that she had an unusually dirty screen on her bedroom window.

Tenants were asked to comment on groundskeeping, and they all stated that they were pleased, specifically mentioning the effort made with respect to edging and blowing grass and shoveling snow.

A tenant asked if stoves and refrigerators were scheduled to be replaced any time soon. Jack said he thought that some of the current appliances were older than eleven years, but he wasn't sure that all the tenants needed new appliances. The tenant at 1003 asked for florescent lights in her kitchen. Another tenant asked if she could have a raised toilet. The answer was “yes, if really needed”.

Extermination was discussed. Spiders have been identified as a serious problem this fall, and a new exterminator has been hired to spray monthly for at least three months (escorted by HA staff). Jack explained that an HA inspector was following up with personal visits to tenants who were refusing extermination treatments. He added that the cost per unit was about \$3.00 per

treatment. One of the tenants said she appreciated that she had not had any insect-related problems while living in a Housing Authority property.

No other topics being presented, the meeting ended.

The following minutes are from a tenant meeting on October 30, 2004 at Leonard Estates (for tenants of Parr Hill and the scattered sites of northeast Joplin):

Housing Authority staff present: Matt Moran

Matt Moran introduced himself as the newly hired Director of the Housing Authority.

Matt said a few words about the federal deficit and the effect of the war in Iraq on federal programs. He told the group that they should not be concerned if they hear reports of federal cuts because the Housing Authority (of Joplin) has reserves to keep it going for several years if needed. He mentioned that the Housing Authority (HA) had recently increased utility allowances, and he talked about the importance of managing utility costs this winter.

There were a few words said about HUD surveys. It was explained that the HA staff doesn't get to see the surveys, and that tenants should return their surveys to HUD (whether they are positive or not). It was reported that the response rate in Joplin was usually very high compared to other Housing Authorities.

There was some discussion of the new cabinets that were being installed at Bartlett Hills. Matt said that feedback from tenants for that project has been very positive. All of the tenants in attendance indicated that they would appreciate new cabinets. Matt said that the HA staff was planning new cabinets for another project site after Bartlett Hills was complete. He stated that some of the units receiving new cabinets were also receiving new tile and/or carpet, and he added that the new cabinets included sinks, vanities and lavatories.

Extermination was discussed. Spiders have been identified as a serious problem this fall, and a new exterminator has been hired to spray monthly for at least three months (escorted by HA staff). A Housing Authority inspector was following up with personal visits to tenants who were refusing extermination treatments.

Tenants were asked to comment on groundskeeping, and they all stated that they were pleased. They were informed that the groundskeeping crew would be working on cleaning porches and gutters at many of the HA units in the coming weeks, and also maintaining shrubs, trees and bushes. They may also be planting new plants.

Tenants were asked if those in attendance felt that the response time of the HA staff was satisfactory with regard to work orders, etc. There were no complaints.

There was some discussion of improvements that were being planned for Murphy Manor and Parr Hill. Murphy Manor was reported as being in good shape but was getting a needed

makeover to spruce up its appearance. The units at Parr Hill were planned for being entirely covered with brick (they are currently partially covered at the bottom).

The tenants were asked to present any issues they wanted to discuss. One tenant from Parr Hill asked if covered porches might be part of the improvements planned for Parr Hill. Matt said he hadn't heard anything about that in particular, and added that he would ask about it. The tenants at 229 S McKee described a problem they were having with their garbage disposal and the kitchen GFI outlet. They also said they were concerned that their heating system may have something wrong with it, and they said that their toilet in the main bathroom was not flushing all the way. Matt said the maintenance staff would be alerted to come look at everything. The tenants at 1412 E 6th said they were also concerned about their heating system, and they added that there was an elm tree in their yard that needed to be trimmed or cut back.

No other topics being presented, the meeting ended.

The following minutes are from a tenant meeting on December 16, 2004 at Bartlett Hills:

Housing Authority staff present: Jack Golden, Matt Moran

Tenants were asked to take notice of how the community room had been cleared out and cleaned. They were informed that it was the intention of the staff that the room be more available to the tenants than it had recently been, and that the staff would work with the tenants to equip the room for increased usage by tenants.

Tenants were informed that information received from them and the other project sites had been incorporated into the 5-year plan that the Housing Authority was preparing to submit.

The project to install new cabinets in the units at Bartlett Hills had recently been completed. The feedback for the project was very positive. Carpet and tile had been replaced in some of the units as needed.

A tenant asked if new refrigerators were part of the plan to be submitted. The response was that there was not a need to replace all of the refrigerators at Bartlett Hills, but that faulty refrigerators would be replaced as needed.

The tenants were informed that there would be an effort to have meetings on a more regular basis (some planned around meals and barbeques). Matt asked about how much the tenants were using the room for regular events, with the answer being about once per month. He was asked to help promote the monthly potluck lunch coming up in four days.

The laundry room's availability on the weekend was discussed. Matt asked how many tenants in the room used the laundry on the weekend. Nearly all of the tenants present used it during the week. There was a discussion of possibly closing the room on Sundays, due to difficulties in staffing a person to open and/or close the room on the weekend. One tenant offered to help, and the response was that it would be considered.

A tenant explained that the gutters on her unit's roof needed to be cleaned. The response was that members of the maintenance crew would be working on the gutters very soon, starting with the units at Bartlett Hills.

No other topics being presented, the meeting ended.

The following minutes are from a tenant meeting on December 17, 2004 at Murphy Manor:

Housing Authority staff present: Jack Golden, Matt Moran

Tenants were informed that information received from them and the other project sites had been incorporated into the 5-year plan that the Housing Authority was preparing to submit.

The tenants were informed that there would be an effort to have meetings on a more regular basis (some planned around meals and barbeques).

The group was informed that bids had recently been opened for improvements to the building (windows and canopies). The work would hopefully be started in the next few weeks. Work had recently been done to repair the west wall in the main community room. The tenants were further informed that additional improvements had been planned to take place soon, including new floors in the common areas (halls, lobbies, community rooms, etc.) and improvements to the patios. The elevator floors are scheduled to be finished in January.

A tenant asked about a laundry room being created on the first floor. The response was that the staff did not feel it to be necessary at this time.

No other topics being presented, the meeting ended.

The following minutes are from a tenant meeting on December 20, 2004 at Leonard Estates:

Housing Authority staff present: Jack Golden, Matt Moran

Tenants were informed that information received from them and the other project sites had been incorporated into the 5-year plan that the Housing Authority was preparing to submit.

The tenants were informed that there would be an effort to have meetings on a more regular basis (some planned around meals and barbeques). The tenants were asked to take notice of the new walls in the community room (due to termite damage), and they were informed that a new floor was being considered. They were also informed that the community room was being used frequently, but that much of the use was by groups having non-tenants.

A tenant explained that the gutters on her unit's roof needed to be cleaned. The response was that members of the maintenance crew would be working on the gutters soon, starting with the units at Bartlett Hills.

Two tenants asked about getting new carpet in their units, due to problems they were having with the current carpet. The response was that the staff would have to evaluate the problems on an individual basis. One tenant reported that her sweeper pulls her carpet up.

A tenant asked about getting new cabinets like those recently installed at Bartlett Hills. The response was that Leonard Estates would possibly be the next site to get new cabinets.

A tenant reported that she was having difficulty with her smoke alarm going off every time she cooked or made toast. She was encouraged to use her exhaust fan while doing any cooking.

The tenant at 421-B Ozark was informed that the maintenance staff had looked at putting a new sidewalk across the grass area in front of her front door, and that weather had delayed the work getting done.

A tenant reported that the lock on her mailbox has busted, and she gave it to Matt. He told her that he would report it to the maintenance crew.

No other topics being presented, the meeting ended.

The following minutes are from a tenant meeting on December 20, 2004 at Golden Oaks:

Housing Authority staff present: Jack Golden, Matt Moran

Tenants were informed that information received from them and the other project sites had been incorporated into the 5-year plan that the Housing Authority was preparing to submit.

The tenants were informed that there would be an effort to have meetings on a more regular basis (some planned around meals and barbeques). Matt asked about how much the tenants were using the community room for regular events, with the answer being two or three times per month.

A tenant asked if Golden Oaks would be getting new cabinets like those installed at Bartlett Hills. The response was that either Golden Oaks or Leonard Estates would probably be the next site for new cabinets. Another tenant asked if stoves or refrigerators were scheduled to be replaced at Golden Oaks. The response was that the staff would have to survey the age and quality of the existing appliances.

Several tenants stated that they appreciated the new refrigerator and the new washers and dryers (two of each) in the laundry room.

A tenant explained that the gutters on her unit's roof needed to be cleaned, and were creating problems when it rained. The response was that members of the maintenance crew would be working on the gutters soon.

One tenant said she appreciated the new toilet that had been recently installed for her.

No other topics being presented, the meeting ended.

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Attachment ‘E’

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
Part I: Summary					
PHA Name: Housing Authority of the City of Joplin		Grant Type and Number Capital Fund Program Grant No: M016P188501-03 Replacement Housing Factor Grant No:		Federal FY of Grant: 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: 9/30/2004 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	34,780	27,480	10,442.29	10,442.29
3	1408 Management Improvements	50,000	45,000	2,917.72	2,917.72
4	1410 Administration	12,000	12,000	0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures		195,031	70,637.73	70,637.73
11	1465.1 Dwelling Equipment— Nonexpendable	251,048			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				

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

PHA Name: Housing Authority of the City of Joplin	Grant Type and Number Capital Fund Program Grant No: M016P188501-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 9/30/2004 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	347,828	279,511	73,599.68	13,360.01
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	50,000	45,000	2,917.72	2,917.72
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: Housing Authority of the City of Joplin		Grant Type and Number Capital Fund Program Grant No: M016P188501-03 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	HOUSING OPERATIONS	1406		34,780	27,480	10,442.29	10,442.29	In progress
HA-WIDE	SECURITY MANAGEMENT IMPROVEMENTS	1408		50,000	45,000	2,917.72	2,917.72	In progress
HA-WIDE ADMIN. COSTS	PARTIAL SALARY & BENEFITS OF STAFF INVOLVED WITH CAPITAL FUND PROGRAM	1410		12,000	12,000	0.00	0.00	Not started
MO188-004-003	RENOVATION TO UNITS	1460	25 UNITS	251,048	195,031	70,637.73	0.00	In progress
TOTAL				347,828	279,511	73,599.68	13,360.01	

Attachment “F”

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)					
Part I: Summary					
PHA Name: Housing Authority of the City of Joplin		Grant Type and Number Capital Fund Program Grant No: M016P188502-03 Replacement Housing Factor Grant No:		Federal FY of Grant: 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: 9/30/2004 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	55,704.00		0.00	0.00
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				

Annual Statement/Performance and Evaluation Report

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

Part I: Summary

PHA Name: Housing Authority of the City of Joplin	Grant Type and Number Capital Fund Program Grant No: M016P188502-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)

 Performance and Evaluation Report for Period Ending: 9/30/2004
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	55,704.00		0.00	0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Attachment "G"

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Joplin		Grant Type and Number Capital Fund Program Grant No: MO16P188501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 2004
<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: 09/30/2004 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	45,000.00	45,000.00	0.00	0.00
4	1410 Administration	12,000.00	12,000.00	0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	222,511.00	266,701.00	0.00	0.00
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				

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

PHA Name: Housing Authority of the City of Joplin	Grant Type and Number Capital Fund Program Grant No: MO16P188501-04 Replacement Housing Factor Grant No:	Federal FY of Grant: 2004
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09/30/2004 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	279,511.00	323,701.00	0.00	0.00
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	45,000.00	45,000.00	0.00	0.00
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: Housing Authority of the City of Joplin		Grant Type and Number Capital Fund Program Grant No: MO16P188501-04 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	Security	1408	3 Part-time	45,000	45,000	0.00	0.00	Not started
	Salary & Fringe		Employees					
HA-WIDE	Administration	1410	1 Part-time	12,000	12,000	0.00	0.00	Not started
	Salary & Fringe		Employee					
MO188002/003								
Bartlett Hills	Carpet/Tile Replacement	1460	59 Units	73,000	73,000	0.00	0.00	Not started
MO188004								
Golden Oaks	Carpet/Tile Replacement	1460	20 Units	24,000	24,000	0.00	0.00	Not started
MO188005								
Leonard Estates	Carpet/Tile Replacement	1460	41 Units	49,000	49,000	0.00	0.00	Not started
MO188006								
Parr Hill/S. Sites	Hot Water Heaters	1460	48 Units	11,000	11,000	0.00	0.00	Not started
MO188006								
Murphy Manor	Front Canopy	1460	1	0	44,190	0.00	0.00	Not started
Scattered Sites	Replace Driveways	1460	30 Units	65,511	65,511	0.00	0.00	Not started

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

PHA Name: Housing Authority of the City of Joplin		Grant Type and Number Capital Fund Program Grant No: MO16P188501-04 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	
	TOTAL			279,511	323,701	0.00	0.00	

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

PHA Name: Housing Authority of the City of Joplin	Grant Type and Number Capital Fund Program No: MO16P188501-04 Replacement Housing Factor No:	Federal FY of Grant: 2004
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	04/01/06	09/06/06		04/01/08	09/05/08		Revised based on actual availability of funds
MO188002/003	04/01/06	09/06/06		04/01/08	09/05/08		Revised based on actual availability of funds
MO188004	04/01/06	09/06/06		04/01/08	09/05/08		Revised based on actual availability of funds
MO188005	04/01/06	09/06/06		04/01/08	09/05/08		Revised based on actual availability of funds
MO188006	04/01/06	09/06/06		04/01/08	09/05/08		Revised based on actual availability of funds

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

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

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

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

