

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

PHA Plans

5 Year Plan for Fiscal Years 2006 - 2010
Annual Plan for Fiscal Year 2006

Housing Authority of the City of Joplin, Missouri
mo188v02

**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: MO 188

PHA Fiscal Year Beginning: (mm/yyyy) 04/2006

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 2006 - 2010
[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 deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

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

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

Objectives:

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

Other: (list below)

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)
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 2006
[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.

- (1) **Housing Needs:** Housing needs have been obtained from the Consolidated Plan of the City of Joplin, Missouri. The City's current Consolidated Plan is based upon 2000 Census data. The Consolidated Plan reflects that many new subsidized housing units have been constructed in recent years, which has impacted the PHA's waiting lists by decreasing the number of qualified applicants for general occupancy and elderly housing units.
- (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 Authority's properties are aging, and 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, which completed a 19 unit single-family residential homeownership program. The PHA will continue to propose additional single-family residential homeownership programs.
 - 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 the ACOP as part of the Five-Year Plan. The PHA will closely monitor occupancy levels and waiting lists, and may modify the ACOP to take advantage of new discretionary policies to attract new tenants and keep existing tenants. With the inception of the 5-Year Plan, the Authority established priorities for two groups of people with regard for waiting lists. Those two groups are 1) persons displaced by government action and 2) persons completing a transitional housing program. An additional priority was later established for persons who are terminally ill (defined as having 12 to 18 months of life expectancy), and then 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 fairly new computer hardware and software, which should help to provide solid financial and 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. While it's anticipated that the Authority's capabilities may possibly be diminished for a short period of time, the Authority will be sustained 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 initial 2003 Capital Funds. The PHA anticipates it will be able to expend a second 2003 Capital Fund amount and its 2004 Capital Funds within the next fiscal year. 2005 Capital Funds will likely be committed during the coming fiscal year also. The PHA has determined that its elderly high-rise building needs improvements to sufficiently compete with newly constructed tax-credit elderly projects. Substantial funds have been expended on this project during FYE 03-31-05, and additional funds are planned to be spent in FYE 03-31-06.
- (8) Demolition and Disposition: The PHA does not anticipate the demolition or disposition of any of its current housing properties during the Five-Year Plan. The Authority is currently seeking HUD approval to acquire property near its high-rise building. If approved, the Authority plans to demolish two duplex buildings after relocating renters (according to regulations).
- (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 also need public housing. The recent construction of elderly tax credit projects may have impacted the Authority's ability to be competitive in leasing its older properties to the elderly. 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 has partnered with the City of Joplin and the Joplin Area Chamber of Commerce to develop homeownership opportunities. The PHA has so far assisted six homebuyers through the Section 8 Homeownership Program and was a key partner in the development of a 19-home subdivision for LMI homebuyers. 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 from 5:00 p.m. to Midnight on a regular basis. The PHA has never received PHDEP funds. The most recent resident survey, along with subsequent meetings with tenants, indicates that security continues to be a most important need of residents of the Authority. A primary concern is security lighting. Improved security lighting was constructed for the elderly high-rise (MO188-006) during this fiscal year (FYE 03-31-06). Previous to that, improved security lighting was constructed for project MO188-005. 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 03/31/2005 reflected no financial nor federal award findings. The audit also reflected that the financial and federal award findings for FYE 03/31/2004 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.

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	1
ii. Table of Contents	
1. Housing Needs	7

2. Financial Resources	13
3. Policies on Eligibility, Selection and Admissions	14
4. Rent Determination Policies	24
5. Operations and Management Policies	28
6. Grievance Procedures	29
7. Capital Improvement Needs	30
8. Demolition and Disposition	32
9. Designation of Housing	32
10. Conversions of Public Housing	33
11. Homeownership	35
12. Community Service Programs	37
13. Crime and Safety	39
14. Pets	41
15. Civil Rights Certifications (included with PHA Plan Certifications)	42
16. Audit	42
17. Asset Management	43
18. Other Information	43

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"/> (A) Admissions Policy for Deconcentration	46
<input checked="" type="checkbox"/> (B) FY 2006 Capital Fund Program Annual Statement	47
<input type="checkbox"/> Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)	

Optional Attachments:

<input checked="" type="checkbox"/> PHA Management Organizational Chart	mo188a02
<input checked="" type="checkbox"/> (C) FY 2006 Capital Fund Program 5 Year Action Plan	50
<input type="checkbox"/> Public Housing Drug Elimination Program (PHDEP) Plan	
<input type="checkbox"/> Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)	
<input checked="" type="checkbox"/> Other (List below, providing each attachment name)	
(D) Criteria for Substantial Deviation and Significant Amendment	53
(E) Summary of Policy and Program Changes	54
(F) Resident Member on the PHA Governing Board	55
(G) Membership of the Resident Advisory Board or Boards	56
(H) Progress in meeting the 5-Year plan mission and Goals	57
(I) Implementation of Public Housing Resident Community Service Requirement	58
(J) Component 3, (6) Deconcentration and Income Mixing	60
(K) Component 10 B: Voluntary Conversion Initial Assessments	61
(L) 2003 501 CFP P&E Report	62

(M)	2003 502 CFP P&E Report	65
(N)	2004 CFP P&E Report	68
(O)	2005 CFP P&E Report	71
(P)	Resident Advisory Board comments	mo188b02

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 housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital 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
	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	Annual Plan: Community

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	resident services grant) grant program reports	Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) 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
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	218		132
Extremely low income <=30% AMI	148	68	
Very low income (>30% but <=50% AMI)	62	28	
Low income (>50% but <80% AMI)	8	4	
Families with children	111	51	
Elderly families	33	15	
Families with Disabilities	74	34	
Race/ethnicity White	199	91.3	
Race/ethnicity Black	18	8.2	

Housing Needs of Families on the Waiting List			
Race/ethnicity Asian	0	0	
Race/ethnicity Hispanic	1	.5	
Characteristics by Bedroom Size (Public Housing Only)			
1 BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input 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	217		31
Extremely low income <=30% AMI	125	58	
Very low income (>30% but <=50% AMI)	68	31	
Low income (>50% but <80% AMI)	24	11	
Families with children	107	49	
Elderly families	39	18	
Families with Disabilities	71	33	
Race/ethnicity White	200	92	
Race/ethnicity Black	13	6	
Race/ethnicity Asian	3	1.4	
Race/ethnicity Hispanic	1	.6	

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1 BR	139	64	19
2 BR	66	30	9
3 BR	9	4	2
4 BR	3	2	1
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input 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: (list below)
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 2006 grants)		
a) Public Housing Operating Fund	210,364	
b) Public Housing Capital Fund	279,511	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	1,867,716	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
MO16P188501-05	327,814	
MO16P188501-04	304,530	
3. Public Housing Dwelling Rental Income	472,848	
4. Other income (list below)		
Interest	28,500	
Tenants	12,000	
Misc.	250	
5. Non-federal sources (list below)		
Total resources	3,503,533	

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 (list) Nan McKay Master book

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 (list below) 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) (list below)
 - 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 (list below) Nan McKay Master book 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. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

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

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

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

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

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

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below) 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-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)
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	275	31
Section 8 Vouchers	497	132
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

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

- (1) Public Housing Maintenance and Management: (list below)
Maintenance Plan, Procurement Policy, Personnel Policy and Asset Disposition Policy
- (2) Section 8 Management: (list below)
Administration Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
 - PHA main administrative office
 - PHA development management offices
 - Other (list below)

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

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

[24 CFR Part 903.7 9 (i)]

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

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for

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

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name:	
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:)

- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name:
1b. Development (project) number:
2. Federal Program authority:
<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h)

<input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

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 Housing Authority of the City of Joplin 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)

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/ random selection /specific criteria /other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Schoolview Estates A partnership involving the City of Joplin, the Chamber of Commerce, the Housing Authority, and the local Homebuilders Association (among other parties), the project resulted in a new home subdivision.	19	LMI homebuyers	PHA Main Office Most of the buyer applications were taken at the Housing Authority.	Both
Homebuyer Program The Housing Authority has been able to help several Section 8 tenants become homebuyers, both in Schoolview Estates and in other areas of Joplin, through its homebuyer program.	6	specific criteria	PHA Main Office Staff support is available to help with the application process.	Section 8 participants
Tenants As Employees The Housing Authority regularly employs tenants in available positions for which they are suited.	3	specific criteria	PHA Main Office	PH

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

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

13. PHA Safety and Crime Prevention Measures

[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)]

PHA's Policy on Pet Ownership In Public Housing Family Developments

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

1. Common household pets shall be defined as "domesticated animals such as a dog, cat, bird, rodent, fish or turtle".
2. No more than one (1) dog or cat shall be permitted in a household. In the case of birds, a maximum of two birds may be permitted. There shall be no limit as to the number of fish, but no more than one aquarium with a maximum capacity of twenty (20) gallons shall be permitted. A Resident with a dog or cat may also have other categories of "common household pets" as defined above.
3. Pets other than a dog or cat shall be confined to an appropriate cage or container. Such a pet may be removed from its cage while inside the owner's housing unit for the purpose of handling, but shall not generally be unrestrained.
4. Only one (1) dog or cat is allowed per household. NO PIT BULLS WILL BE PERMITTED. All dogs and cats will need to be on a leash, or otherwise

restrained at all times when they are outside. Neither dogs nor cats shall be permitted to run loose.

5. Pet owners shall maintain their pet in such a manner as to prevent any damage to their unit, yard or common areas of the community in which they live. The animal shall be maintained so as not to be a nuisance or a threat to the health or safety of neighbors, JHA employees, or the public, by reason of noise, unpleasant odors or other objectionable situations.
6. Each pet owner shall be fully responsible for the care of the pet, including proper disposal of pet wastes in a safe and sanitary manner. Specific instructions for pet waste shall be available in the management office. Improper disposal of pet waste is a lease violation and may be grounds for termination.
7. All pets shall be inoculated and licensed in accordance with applicable state and local laws. All cats or dogs shall be neutered or spayed, unless a veterinarian certifies that the spaying or neutering would be inappropriate or unnecessary (because of health, age, etc.).
8. Visiting pets may be allowed as long as they generally conform to the guidelines expressed in this policy, except that: no additional security deposit shall be required of the Resident with whom the pet is visiting unless the visit is in excess of seventy-two (72) hours, and two (2) verified complaints shall be grounds for excluding the pet from further visits.
9. All pets shall be registered with the Management Office immediately or no longer than ten (10) days following their introduction to the community.
10. Any litigation resulting from actions by pets shall be the sole responsibility of the pet owner. The pet owner agrees to indemnify and hold harmless the JHA from all claims, causes of action damages or expenses, including attorney's fees, resulting from the action or the activities of his or her pet. The JHA accepts NO RESPONSIBILITY for the pet under any circumstance. The JHA strongly advises resident to obtain liability insurance.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?

If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

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

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

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment (File name) mo188b02
 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: (provide name here) 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.

Attachments

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

Attachment A: Deconcentration Policy

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: Capital Fund Program Annual Statement/Performance and Evaluation Report

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: MO16P188501-06 Replacement Housing Factor Grant No:		Federal FY of Grant: 2006	
<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	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	45,000			
3	1408 Management Improvements	18,011			
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	216,500			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	279,511			
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			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Attachment B: Capital Fund Program Annual Statement/Performance and Evaluation Report

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: MO16P188501-06 Replacement Housing Factor Grant No:			Federal FY of Grant: 2006		
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 Management Improvements	Community policing	1408	100%	45,000				
	Subtotal			45,000				
HA Wide Admn Cost	Partial salary & benefits of staff involved in CFP	1410	6%	18,011				
	Subtotal			18,011				
MO 188-6, Parr Hill /Scattered Sites	A. Install exterior brick	1460	10 Bldg	162,500				
	B. Replace roof shingles	1460	30 Units	54,000				
	Subtotal			216,500				
	Grand Total			279,511				

Attachment B: Capital Fund Program Annual Statement/Performance and Evaluation Report

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: MO16P188501-06 Replacement Housing Factor No:			Federal FY of Grant: 2006	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA Wide	3/31/08			3/31/10			
MO 188-6, Parr Hill /Scattered Site	3/31/08			3/31/10			

Attachment C: Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Housing Authority of the City of Joplin		Joplin/Jasper/Newton Counties/Missouri		<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: 2007	Work Statement for Year 3 FFY Grant: PHA FY: 2008	Work Statement for Year 4 FFY Grant: PHA FY: 2009	Work Statement for Year 5 FFY Grant: PHA FY: 2010
	Annual Statement				
HA Wide		65,511	65,000	81,000	65,000
MO188-2/3		139,000	160,000	100,000	0
MO188-4		45,000	0	0	114,511
MO188-5		30,000	54,511	0	100,000
MO188-6		0	0	98,511	0
CFP Funds Listed for 5-year planning		279,511	279,511	279,511	279,511
Replacement Housing Factor Funds					

Attachment C: Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year :__2__ FFY Grant: PHA FY: 2007			Activities for Year: _3__ FFY Grant: PHA FY: 2008		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	HA Wide Mgt Improvements	Community policing	45,000	HA Wide Mgt Improvements	Community policing	45,000
Annual						
Statement	HA Wide	Partial salary & benefits of staff involved in CFP	20,511	HA Wide	Partial salary & benefits of staff involved in CFP	20,000
	Bartlett Hills MO188-2/3	Cover soffit, fascia, & gable ends with vinyl, replace gutters & downspouts	139,000	Leonard Estates MO188-5	Cover soffit, fascia, & gable ends with vinyl, replace gutters & downspouts	54,511
	Golden Oaks MO188-4	Cover soffit, fascia, & gable ends with vinyl, replace gutters & downspouts	45,000	Scattered Sites/ Murphy Manor MO188-6	A. Replace siding	120,000
					B. Patch and paint hi-rise	40,000
	Leonard Estates MO188-5	Cover soffit, fascia, & gable ends with vinyl, replace gutters & downspouts	30,000		Subtotal	160,000
	Total CFP Estimated Cost		\$279,511			\$279,511

Attachment C: Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : <u> 4 </u> FFY Grant: PHA FY: 2009			Activities for Year: <u> 5 </u> FFY Grant: PHA FY: 2010		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA Wide Mgt Improvements	Community policing	45,000	HA Wide Mgt Improvements	Community policing	45,000
HA Wide	Partial salary & benefits of staff involved in CFP	36,000	HA Wide	Partial salary & benefits of staff involved in CFP	20,000
Bartlett Hills MO188-2/3	Resurface and seal parking lot	100,000	Golden Oaks MO188-4	A. Resurface and seal parking lot	50,000
				B. Renovate bathrooms and kitchen	64,511
				Subtotal	114,511
Murphy Manor /Parr Hill MO188-6	Resurface and seal parking lot	98,511	Leonard Estates MO188-5	Renovate bathrooms and kitchen	100,000
Total CFP Estimated Cost		\$279,511			\$279,511

Required Attachment D

Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

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

A. Substantial Deviation from the 5-year Plan:

The Public Housing Authority's (PHA) Definition of Substantial Deviation and Significant Amendment or Modification is as follows:

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

B. Significant Amendment or Modification to the Annual Plan:

The Public Housing Authority's (PHA) Definition of Substantial Deviation and Significant Amendment or Modification is as follows:

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

Required Attachment E

Summary of Policy and Program Changes

The JHA has not made nor intends to make any major policy or program changes in 2006. Local preferences were established and will not change, rent policies remain the same, community service policy parameters were included in our lease, ACOP, and our pet policy has been implemented.

**Required Attachment F:
Resident Member on the PHA Governing Board**

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

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

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

C. The term of appointment is (include the date term expires):
4/18/05 to 5/01/07

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?
 the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
 the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
 Other (explain):

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

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

City Council of Joplin, Missouri

**Required Attachment G:
Members of the Resident Advisory Board or Boards**

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

Velva Boucher

Betty Carnes

Royal Degraffenreid

James Hilburn

Joyce Holmes

Kathrine Johnson

Pearl Latshaw

Bessie McKinney

Mary Turner

**Required Attachment H:
Progress in meeting the 5-Year Plan Mission and Goals**

The PHA has been able to maintain its mission to seek diversified, safe, decent and affordable housing, for low and moderate income families through the utilization of previous Capital funds and the proper application of our public housing policies.

We are continuing to address public housing vacancies very aggressively and our PHAS and SEMAP scores indicate that other operational issues are being positively addressed.

Capital funds have been utilized to provide modernization of our properties and our FY 2006 application will continue that effort.

PHA has implemented local preferences to improve the living environment by deconcentration, promoting income mixing, and improving security throughout our developments.

We are confident that the PHA will be able to continue to meet and accommodate all our goals and objectives for FY 2006.

Attachment I: Implementation of Public Housing Resident Community Service Requirement

The Housing Authority of the City of Joplin's policy is designed to identify which adult family members are subject to or exempt from the service requirements; to explain how the PHA will administer its program; to identify PHA and/or third party certification opportunities available to eligible adult family members; and to assure resident compliance with identified work activities with fair and equitable actions.

A. PHA Responsibilities

(1) Eligibility Determination

The PHA will review every existing resident file to determine each Adult member's status regarding community service per the guidelines of 24CFR, Part 960.6.

- a. As family status is determined a registered letter or other certifiable document of receipt will be sent to each adult member of that family to notify them of their status (exempt or non-exempt) and explaining the steps they should immediately proceed with through their housing representative.
- b. The PHA will include a copy of the general information section of its Community Service Policy and a listing of PHA and/or third party work activities that are eligible for certification of the community service requirement.
- c. At the scheduled meeting with each non-exempt adult family member, not only will the parameters of the community service requirement be reviewed but also the PHA and/or third party work activities will be identified and selected for compliance with the annual obligation for certification at their annual lease renewal date.

(2) Work Activity Opportunities

The Housing Authority of the City of Joplin has elected to provide to those adult family members that must perform community service activities the opportunity to select either PHA sanctioned work activities or Third Party certifiable work items. The administration of the certification process would be:

a. PHA Provided Activities.

When qualifying activities are provided by the Authority directly, designated Authority employee(s) shall provide signed certification that the family member has performed the proper number of hours for the selected service activities.

b. Third Party Certification

When qualifying activities are administered by any organization other than PHA, the family member must provide signed certification (see III A (c)) to the Authority by such third party organization that said family member has performed appropriate service activities for the required hours.

c. Verification of Compliance.

The Authority is required to review family compliance with service requirement, and must verify such compliance annually at least thirty (30) days before the end of the twelve (12) month lease term (annual re-certification time). Evidence of service performance and/or exemption must be maintained in the participant files.

Attachment I: Implementation of Public Housing Resident Community Service Requirement

d. Notice of Noncompliance.

If the Authority determines that, a family member who is subject to fulfilling a service requirement, but who has violated the family's obligation (a noncompliant resident) the Authority must notify the specific family member of this determination.

The Notice of Noncompliance must:

Briefly, describe the noncompliance (inadequate number of hours).

State that the Authority will not renew the lease at the end of the twelve (12) month lease term unless:

The resident or any other noncompliant adult family member enters into a written agreement with the Authority to cure the noncompliance and in fact perform to the letter of agreement.

- Or -

The family provides written assurance satisfactory, to the PHA that the resident or other noncompliant adult family member no longer resides in the unit.

This Notice of Noncompliance must also state that the resident may request a grievance hearing and that the resident may exercise any available judicial remedy to seek timely redress for the Authority's non-renewal of the lease because of a noncompliance determination.

e. Resident agreement to comply with the service requirement.

The written agreement entered into with the Authority to cure the service requirement noncompliance by the resident and any other adult family member must:

1. Agree to complete additional service hours needed to make up the total number of hours required over the twelve (12) month term of the new lease.
2. State that all other members of the family subject to the service requirement are in current compliance with the service requirement or are no longer residing in the unit.

f. The Housing Authority of the City of Joplin has developed the following list of Agency certifiable and/or third party work activities of which each non-exempt adult family member can select to perform their individual service requirement.

The Authority has identified the following PHA certifiable activities, which are available to meet the requirements:

Neighborhood Watch	Daily Phone Monitor for elderly
Daily Phone Monitor for disabled	Welcome Wagon Attendant
Playground Monitor	Or other certifiable activities

Third party entities that have entered into an agreement with the Authority to provide activities available to satisfy the Community Service activities will be listed by Entity, work activity and contact person. If an adult individual elected to utilize a third party entity, they must notify the JHA.

Attachment J:
Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

**Attachment K:
Component 10 (B) Voluntary Conversion Initial Assessments**

- a. How many of the PHA's developments are subject to the Required Initial Assessments?
3
- b. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)?
2
- c. How many Assessments were conducted for the PHA's covered developments?
3
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments:
None

Development Name	Number of Units

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

Attachment L: 2003 501Capital Fund Program Performance and Evaluation Report

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 (last revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2005 <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	27,480.00	0.00		
3	1408 Management Improvements	45,000.00	29,110.56	29,110.56	29,110.56
4	1410 Administration	12,000.00	8,448.63	8,448.63	8,448.63
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0.00	4,400.00	4,400.00	4,400.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	195,031.00	237,551.81	237,551.81	237,551.81
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	279,511.00	279,511.00	279,511.00	279,511.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Sec 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs	45,000.00	29,110.56	29,110.56	29,110.56
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation				

Attachment L: 2003 501Capital Fund Program Performance and Evaluation Report

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		27,480.00	0.00	0.00	0.00	Delete
HA-Wide	Security Management Improvements	1408		45,000.00	29,110.56	29,110.56	29,110.56	Complete
HA-Wide	Partial salary & benefits of staff involved with Capital Fund program	1410		12,000.00	8,448.63	8,448.63	8,448.63	Complete
MO188002 Bartlett Hills	Cabinet Replacement (cont.)	1460	3 Units	0.00	22,702.08	22,702.08	22,702.08	Complete
MO188003 Bartlett Hills	A. Renovation of units	1460		97,515.50	0.00	0.00	0.00	Delete
	B. Cabinet Replacement (cont.)	1460	9 Units	0.00	59,770.38	59,770.38	59,770.38	Complete
MO188004 Golden Oaks	Renovation of units	1460		97,515.50	0.00	0.00	0.00	Delete
MO188006 Murphy Manor	Elevator Consultant	1430	2	0.00	4,400.00	4,400.00	4,400.00	Complete
	Elevator Renovation	1460	2	0.00	9,369.20	9,369.20	9,369.20	Complete
	Canopies & Windows	1460	76	0.00	145,710.15	145,710.15	145,710.15	Complete
	TOTAL			279,511.00	279,511.00	279,511.00	279,511.00	

Attachment L: 2003 501Capital Fund Program Performance and Evaluation Report

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: M016P188501-03 Replacement Housing Factor No:			Federal FY of Grant: 2003	
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	09-16-05		03-31-05	09-16-07		06-30-05	
MO188002	09-16-05		06-30-04	09-16-07		03-31-05	
MO188003	09-16-05		06-30-04	09-16-07		03-31-05	
MO188004	09-16-05		N/A	09-16-07		N/A	
MO188005	09-16-05		N/A	09-16-07		N/A	
MO188006	09-16-05		06-30-05	09-16-07		06-30-05	

Attachment M: 2003 502 Capital Fund Program Performance and Evaluation Report

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 (last revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2005 <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	0.00
10	1460 Dwelling Structures	0.00	55,704.00	55,704.00	14,777.38
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	55,704.00	55,704.00	55,704.00	14,777.38
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 M: 2003 502 Capital Fund Program Performance and Evaluation Report

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: M016P188502-03 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	
MO188004	Parking Lot Overlay	1450	3 Lots	55,704.00	0.00	0.00	0.00	Deleted
MO188006 Murphy Manor	Canopies & Windows	1460	76 Units	0.00	55,704.00	55,704.00	14,777.38	27% Complete
TOTAL				55,704.00	55,704.00	55,704.00	14,777.38	

Attachment M: 2003 502 Capital Fund Program Performance and Evaluation Report

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: M016P188502-03 Replacement Housing Factor No:			Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
MO188-004	02-12-06			02-12-08			
MO188-006		02-12-06	06-30-05		02-12-08		Revised based on planning changes

Attachment N: 2004 Capital Fund Program Performance and Evaluation Report

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: 09/30/2005 <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		10,717.39	6,442.43
4	1410 Administration	12,000.00		3,975.33	2,543.93
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	266,701.00		1,574.85	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	323,701.00		16,267.57	8,986.36
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		10,717.39	6,442.43
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Attachment N: 2004 Capital Fund Program Performance and Evaluation Report

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	Community policing	1408	3 Part-time Employees	45,000		10,717.39	6,442.43	14% Complete
HA-WIDE Administration	Partial salary for staff involved in CFP	1410	1 Part-time Employee	12,000		3,975.33	2,543.93	21% Complete
MO188002/003 Bartlett Hills	Carpet/Tile Replacement	1460	59 Units	73,000		0.00	0.00	0% Complete
MO188004 Golden Oaks	Carpet/Tile Replacement	1460	20 Units	24,000		0.00	0.00	0% Complete
MO188005 Leonard Estates	Carpet/Tile Replacement	1460	41 Units	49,000		0.00	0.00	0% Complete
MO188006 Parr Hill/S. Sites	Hot Water Heaters	1460	48 Units	11,000		0.00	0.00	0% Complete
MO188006 Murphy Manor	Front Canopy	1460	1	44,190		1,574.85	0.00	4% Complete
Scattered Sites	Replace Driveways	1460	30 Units	65,511		0.00	0.00	0% Complete
TOTAL				323,701		16,267.57	8,986.36	

Attachment N: 2004 Capital Fund Program Performance and Evaluation Report

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	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-WIDE	09/06/06			09/05/08			
MO188002/003	09/06/06			09/05/08			
MO188004	09/06/06			09/05/08			
MO188005	09/06/06			09/05/08			
MO188006	09/06/06			09/05/08			

Attachment O: 2005 Capital Fund Program Performance and Evaluation Report

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 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: 09/30/2005 <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	65,000.00		0.00	0.00
4	1410 Administration	31,614.00		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	231,200.00		0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	327,814.00		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	65,000.00			
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

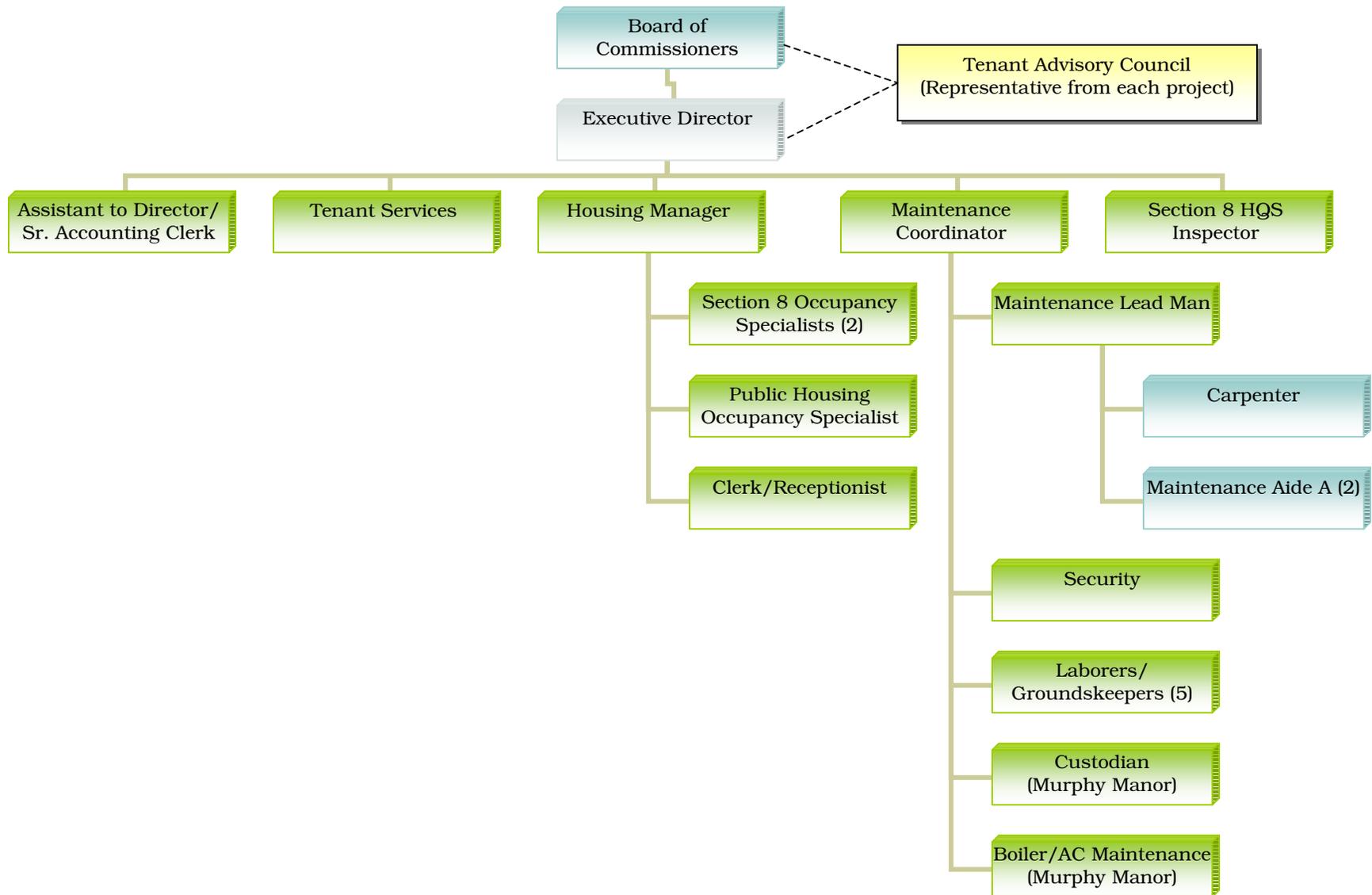
Attachment O: 2005 Capital Fund Program Performance and Evaluation Report

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	Community policing	1408	3 Part-time Employees	65,000.00		0.00	0.00	0% Complete
HA-WIDE Administration	Partial salary and benefits of staff involved in CFP	1410	1 Part-time Employee	31,614.00		0.00	0.00	0% Complete
MO188006 Murphy Manor	Construct West Canopy	1460	1	10,000.00		0.00	0.00	0% Complete
	Window Replacement	1460	76 Units	108,700.00		0.00	0.00	0% Complete
	Outdoor Recreation Area	1460		35,000.00		0.00	0.00	0% Complete
	Hallway Lights	1460		30,000.00		0.00	0.00	0% Complete
	Emergency Generator	1460	1	35,000.00		0.00	0.00	0% Complete
	Replace Community Room Glass Door	1460	1	1,500.00		0.00	0.00	0% Complete
	Replace East Glass Front Single & Double Glass Doors	1460		6,000.00		0.00	0.00	0% Complete
	Replace North & South Glass Entry Doors	1460	2	2,500.00		0.00	0.00	0% Complete
	Replace West Glass Front & Single Entry Door	1460		2,500.00		0.00	0.00	0% Complete
	Subtotal			231,200.00		0.00	0.00	
	GRAND TOTAL			327,814.00		0.00	0.00	

Attachment O: 2005 Capital Fund Program Performance and Evaluation Report

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	
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	8/17/07			8/17/09			
MO188002/003	8/17/07			8/17/09			
MO188004	8/17/07			8/17/09			
MO188005	8/17/07			8/17/09			
MO188006	8/17/07			8/17/09			

HOUSING AUTHORITY OF THE CITY OF JOPLIN



Resident Advisory Board Comments

The Tenant Advisory Council met at 3:00 p.m. on September 29, 2005 in the Bartlett Hills Community Room, located at 1834 West 24th Street in Joplin, Missouri. The representatives of the Tenant Advisory Council also attended public meetings held at Golden Oaks (October 17, 2005 and December 21, 2005), Murphy Manor (October 18, 2005), Bartlett Hills (October 18, 2005 and December 22, 2005) and Leonard Estates (October 19, 2005 and December 23, 2005). The primary purpose for all the meetings was to solicit input regarding the Annual Plan, beginning April 1, 2006, and the subsequent 5-Year Plan.

The following is an extract of minutes from the Tenant Advisory Council meeting of September 29, 2005, held at 3:00 p.m. in the Bartlett Hills Community Room:

Housing Authority staff present: Matt Moran, Executive Director

There was a discussion about special (Capital Fund) projects being planned for each development. Matt reported the status of projects at Murphy Manor and explained that as those projects are finished, new ones will begin at the other developments. The list of potential Capital Fund projects not yet started included:

Murphy Manor

- outdoor recreation area
- emergency generator
- painting of building
- resurfacing of parking lot

Parr Hill

- brick veneer
- resurfacing of parking lot

Scattered sites in northeast Joplin

- new roofs
- siding

Bartlett Hills

- new soffits, fascia, gable ends, gutters and downspouts
- resurfacing of parking lots

Golden Oaks

- new soffits, fascia, gable ends, gutters and downspouts
- resurfacing of parking lots
- new cabinets for kitchens and bathrooms

Leonard Estates

- new soffits, fascia, gable ends, gutters and downspouts
- new cabinets for kitchens and bathrooms

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 17, 2005 at Golden Oaks:

Housing Authority staff present: Matt Moran

Discussion started with Matt explaining that he would like to discuss any tenant concerns and future projects.

One tenant asked about replacing the swing that used to be outside. Matt said there was an effort to find more swings like the old one. Another tenant expressed thanks for the refrigerator that had been put in the laundry room last year.

Matt mentioned that there would be a future project to replace cabinets at Golden Oaks, and that the new cabinets usually come with new sinks, vanities, and faucets.

The laundry and community rooms were the next topic. Everyone seemed generally pleased with the new washer and dryers that had been purchased during the previous year. Matt said that somebody was being hired to clean on a more regular basis.

The tenants all stated that they were pleased with grounds keeping. Matt was asked about having the gutters cleared, and he answered that the maintenance crew would be coming around.

Matt explained that he was taking bids for a new extermination contract. Nobody present expressed any problems with pests.

A request was made to replace some batteries in the community room clock.

A suggestion was made to put up a sign that said "Golden Oaks". Matt said it was a good idea, but he wasn't sure of how soon he could budget for it.

A compliment was made regarding the new stairwell lights that had been installed. Everyone agreed that it was needed.

A request was made to have a thermostat checked by the maintenance staff.

The group talked about parking. Matt stated that a few tenants had asked him to consider striping lots and dedicating parking spots. He explained that he felt this would only increase complaints that are related to parking. There was some discussion of redesigning certain parking areas and making them closer to unit front doors. Matt responded that it would be rather expensive to extend the parking lots.

A couple of tenants said they have trouble with large roots in their yards, but they didn't want to lose their trees.

Matt asked if there were any security concerns. One tenant asked about brighter lighting; another said that the new stairwell lights were a big improvement to general lighting.

Matt asked if everyone was aware of the announcements that utility costs were supposed to be very high this winter.

A tenant said that he didn't think one of the dumpsters was emptied every week..

The tenant in 1027 asked about getting a new light in her kitchen.

No other topics being presented, the meeting ended.

The following minutes are from a tenant meeting on October 18, 2005 at Murphy Manor:

Housing Authority staff present: Matt Moran

The meeting started with Matt asking about whether or not the group wanted to keep the pool table in the recreation room. Several stated that they did. He also asked how many present might want to participate in a rummage sale. Nobody responded.

A tenant asked about getting a new treadmill for the recreation room. Matt said that he was planning to get a replacement, and that he was trying to find the safest equipment possible.

Security was discussed. Some of the tenants asked about locking the entry doors to the building all day long. Other residents stated that they did not want that. Matt said he felt it was unnecessary at this time.

Tenants were asked for their comments and concerns:

The tenant in 5A commented that she thought there was something wrong with her AC unit.

The tenant in 2F said she had problems with the tile in her entryway.

The tenant in 2D said her refrigerator sweats too much and she has a drip above her bathroom ceiling. She would also like to move to another unit.

The tenant in 3G said her smoke alarm was not working correctly.

The tenant in 6A said she had a problem with the seal around her tub.\

The tenants in 2J and 2C said their windows were too tight.

The tenant in 2K said one of her new windows leaks. Matt stated that all residents to report any new windows that don't work properly. He added that the new windows were tighter than the old ones, and that he had been instructed to be cautious about making any adjustments to the new windows.

The tenant in 3E said she would like to have a unit with a tub.

The tenant in 3I said her apartment needs wall repair where the vinyl wallboard is separating in her bedroom.

The tenant in 5E stated that the vinyl wallboard in her unit had small areas of staining.

Matt asked about where those present were getting their flu shots. Several sites were announced.

No other topics being presented, the meeting ended.

The following minutes are from a tenant meeting on October 18, 2005 at Bartlett Hills:

Housing Authority staff present: Matt Moran

The meeting started with a discussion regarding children in the neighborhood. Some were not being very careful about riding their bikes in streets or on sidewalks, and others were playing around cars. Matt said he would send a notice out to everybody regarding child safety and that parents would be contacted when specific problems came up.

Matt asked if everyone was aware of expected utility price increases for the coming winter, and he asked if anyone was having trouble with their thermostat or any other utility-related problems. No problems were reported at the time.

The laundry rooms were the next topic. Everyone seemed generally pleased with the new machines that had been purchased during the previous year, except for one of the dryers. Matt said that somebody was being hired to clean the laundry room on a more regular basis. Also discussed were courtesy issues in how some residents used the machines, as well as when (time of day) some of the residents were doing their laundry. Dewayne Hopkins volunteered to open and close the laundry room if needed (which he has done in the past).

Matt stated that HUD funding for Housing Authority operations was expected to decrease, but that specific information was slow to come at this point.

There was question regarding whether or not the panic buttons (located in many of the 1-bedroom units) were connected to a dispatch of any kind. Matt said he was unsure and that he would find out.

Matt mentioned that many bushes had recently been removed from around front door areas, and he asked if anybody present still needed a bush removed. The tenant in 1823 A mentioned a juniper bush.

The group talked about the parking lots. Matt stated that a few tenants had asked him to consider striping lots and dedicating parking spots. He explained that he felt this would only increase complaints that are related to parking. There was some discussion of increasing the number of parking spots that are marked as "handicapped".

Matt asked for tenants to describe any problems that might require a work order. Issues at the following addresses were described: 1805 B (request for a taller toilet); 1820 A (refrigerator, flower beds, gutter); 1830 A (tree limbs); 1826 D (gutter); and 1826 B (gutter).

Matt explained that he was taking bids for a new extermination contract.

There was a brief discussion of the hourly schedules worked by the security staff of the Housing Authority staff. Matt explained that there was usually one employee who patrolled all the properties in the evening while another was stationed at Murphy Manor.

Some of the residents mentioned that their cluster (of homes) seemed to lose electricity (during storms, etc.) more than the rest of the development. Matt said he was not aware of that problem, but that he would look into it. Another resident asked about getting additional lighting for the area north of the storage garage.

No other topics being presented, the meeting ended.

The following minutes are from a tenant meeting on October 19, 2005 at Leonard Estates:

Housing Authority staff present: Matt Moran

Tenants were asked for their comments and concerns:

One tenant asked if the maintenance staff could clear an overgrown section of fence by 6th Street. Matt said he would have it looked at.

A tenant reported that there was a yard light out on the south end (toward 4th Street) of the property. Matt explained that it would be fixed, probably when there were a few other lights to replace (due to pricing).

Someone asked about the lack of baseboard in the community room. Matt said that new baseboard would be put in when the maintenance crew got more caught up on preparing vacant units for occupancy. The tenant asked that the baseboard work be delayed until after Christmas if possible, so as not to interfere with any planned activities.

Matt mentioned that many bushes had recently been removed from around front door areas, and he asked if anybody present still needed a bush removed. One of the tenants said their neighbor may still have one to remove.

Matt mentioned that there would be a future project to replace cabinets at both 5th & Turk and 22nd & Jackson, and that the new cabinets usually come with new sinks, vanities, and faucets.

A request was made for a higher toilet stool at 405 A Ozark. The same tenant stated that they had difficulty opening and closing a window.

The laundry room was the next topic. Everyone seemed generally pleased with the new machines that had been purchased during the previous year. Matt said that somebody was being hired to clean the laundry room on a more regular basis. One tenant stated that she had problems with the large front-loading washer.

The tenant in 506 B asked about getting help with installing blinds over her windows.

Matt explained that he was taking bids for a new extermination contract. A tenant described a problem her neighbor was having with insects and mice.

The tenant in 421 B stated that she was having trouble with a storm door and that there were tree limbs near her unit that needed to be trimmed. Another tenant stated that she would like to see the cedar located at 5th & Ozark trimmed. The tenant in 416 B said her gutters needed to be cleaned and added that there were tree limbs near her that needed trimming. The tenants in 514 A and 514 C also said there was tree near to them needing trimming.

There was a brief discussion about skateboarders who had been on the property during the year, and how residents had contacted police. A tenant from 22nd & Jackson asked that consideration be given to placing a fence around that property to discourage skateboarders.

The tenant in 409 A Ozark reported that they had a loud HVAC unit.

A tenant asked about getting the Housing Authority's permission to have a satellite dish installed. Matt explained that he needed to contact the HA office and coordinate installation with the maintenance staff. He added that satellite installations had been somewhat of an issue this past year after two local stations were taken off the local cable package.

An announcement was made that all tenants of Leonard Estates were invited to a Thanksgiving lunch on the November 10th and a Christmas lunch on December 8th.

No other topics being presented, the meeting ended.

A meeting was scheduled for 10:00 a.m. on October 15, 2005 at Leonard Estates for tenants of Parr Hill and the scattered sites of northeast Joplin. No tenants appeared for the meeting.

The following minutes are from a tenant meeting on December 21, 2005 at Golden Oaks:

Housing Authority staff present: Matt Moran

Matt informed the tenants 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. He stated that new kitchen and bathroom cabinets were planned for Golden Oaks. He added that there were also plans for parking lot improvements and new soffits, fascias and gutters for the buildings.

Tenants were asked for their concerns:

A tenant asked for getting access to either the storage shed or closet to put a hose away for winter. Matt said he would have it done.

A tenant stated that she sometimes had small leaks in her faucets. Matt told her he would go take a look at them with her after the meeting. *No leaks were witnessed later.*

A tenant asked if new sinks would be included with new cabinets. Matt said in a past project at Bartlett Hills, new sinks and fixtures were put in along with the cabinets.

Recent gas bills were discussed. None of the tenants felt like their bill was unusually high. Matt said that many people in town have been receiving extremely high bills.

No other topics being presented, the meeting ended.

The following minutes are from a tenant meeting on December 22, 2005 at Bartlett Hills:

Housing Authority staff present: Matt Moran

Matt informed the tenants 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. He stated that for Bartlett Hills, parking lot improvements were being planned as well as new soffits, fascias and gutters for the buildings.

Matt asked for tenant concerns:

The tenant in 1803A said he was concerned about the furnace in his unit. He said it seemed to switch on and off more than necessary. Matt said he would have it looked at.

A tenant asked Matt about the policy regarding guests and grandkids staying overnight. Matt said the policy was that any one person is generally allowed to stay with a tenant for up to two weeks. More than that could be interpreted as someone who is living in the unit, for which income information would be required.

Matt was asked if solicitors are allowed to go door to door. Matt said solicitation was generally not allowed, and that solicitors are required to notify the office. He added that when the office is closed, it is harder to monitor some of the solicitation that happens from time to time.

A tenant stated that the street lamp nearest to her “flickers”.

As a follow-up to the topic of safety cords in some of the senior-occupied units, Matt told everyone that the cords were not tied into a dispatch service. They are designed to get the attention of neighbors (by a flashing light).

A tenant announced that she had recently seen the Housing Authority’s former carpenter, that he was doing well, and that he had told her to tell everybody “hello and Merry Christmas”.

No other topics being presented, the meeting ended.

The following minutes are from a tenant meeting on December 23, 2005 at Leonard Estates (for residents of Leonard Estates, Parr Hill and the North East scattered sites):

Housing Authority staff present: Matt Moran

Matt informed the tenants 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. He stated that new kitchen and bathroom cabinets were planned for Leonard Estates (5th & Turk and 22nd & Jackson). He added that there were also plans for new soffits, fascias and gutters for the buildings.

Matt stated that there were also plans to put new siding and roofs on scattered unit sites in northeast (NE) Joplin.

Tenants were asked for their concerns:

Two tenants stated that they would rather have new carpet than new cabinets (if they had their choice).

The tenant from 224 S Cox stated that she was unable to use her back door because the hinges needed to be either replaced or reattached.

The tenant at 421 D Ozark said she needed a new weatherstrip on her storm door, and she said she thought her thermostat may need to be looked at.

Matt said he would have the maintenance staff look at all the immediate problems, and that the staff would also evaluate carpets for potential replacement.

No other topics being presented, the meeting ended.