

# PHA Plans

## Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226  
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

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# Streamlined 5-Year Plan for Fiscal Years 2006 - 2010

## Streamlined Annual Plan for Fiscal Year 2006

**NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.**

## Streamlined Five-Year PHA Plan Agency Identification

**PHA Name: Pennington County Housing and Redevelopment Commission**      **PHA Number: SD045**  
**PHA Fiscal Year Beginning: 04/2006**

**PHA Programs Administered:**

**Public Housing and Section 8**       **Section 8 Only**       **Public Housing Only**  
Number of public housing units: 500      Number of S8 units:      Number of public housing units:  
Number of S8 units: 1195

**PHA Consortia: (check box if submitting a joint PHA Plan and complete table)**

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

**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 and attachments (if any) 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)

## Streamlined Five-Year PHA Plan

### PHA FISCAL YEARS 2006 - 2010

[24 CFR Part 903.12]

#### **A. Mission**

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is:  
**To assure the availability of adequate, affordable housing to the low-income citizens of our community through the responsible administration of assistance programs and the promotion of personal responsibility and economic self-sufficiency of our clients.**

#### **B. Goals**

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

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

- PHA Goal: Expand the supply of assisted housing  
Objectives:
- Apply for additional rental vouchers:
  - Reduce public housing vacancies:
  - Leverage private or other public funds to create additional housing opportunities:
  - Acquire or build units or developments
  - Other (list below)
    1. Acquire additional land for future development.
    2. Apply for additional vouchers that may become available for the homeless, disabled, or other targeted populations.
- PHA Goal: Improve the quality of assisted housing  
Objectives:
- Improve public housing management: (PHAS score)
  - Improve voucher management: (SEMAP score)
  - Increase customer satisfaction:
  - Concentrate on efforts to improve specific management functions:  
(list; e.g., public housing finance; voucher unit inspections)
  - Renovate or modernize public housing units:

- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)

1. Achieve High Performer Status – Public Housing
2. Achieve High Performer Status – Section 8

PHA Goal: Increase assisted housing choices

Objectives:

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

1. Maintain a policy of incentive transfers for public housing residents.
2. Increase participation in Section 8 Homeownership program to twenty-five families by March 31, 2009.

**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)

1. Work closely with local law enforcement agencies to provide crime prevention activities including additional police patrols and community policing efforts in public housing developments.
2. Work with local law enforcement agencies to provide for the exchange of information to aid in applicant screening, lease enforcement, and local law enforcement efforts.
3. Develop an agreement with local law enforcement agencies to allow for occupancy of public housing units by police officers.

The Pennington County Housing and Redevelopment Commission currently has agreements for police officers to occupy a Public Housing unit in projects SD06P045004 and

SD06P045005/6. Special flat rents for these units have been established. The PCHRC will work with law enforcement agencies in the coming year to better define the expectations of officers participating in this program.

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

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

Objectives:

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

Other: (list below)

1. Operate a Self-Sufficiency program independent of HUD mandated Section 8 FSS Plan. This program will be administered for participants enrolled as of April 1, 2006. No new participants will be accepted, and once current participants have gone off of the program, it will be discontinued.
2. Seek to make additional services available to residents of Public Housing developments for the elderly and disabled.

**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)

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

**Other PHA Goals and Objectives: (list below)**

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

**Objectives:**

1. Strive to maintain an attractive work environment and competitive wage and benefit package in

order to attract and retain high quality employees.

2. Provide adequate training, both in-house and through outside sources, to give employees the necessary skills to excel in their duties.

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

**Objectives:**

1. Have no significant audit findings.

**Goal:** Operate so that income exceeds expenses every year.

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

**Objectives:**

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

**Goal:** Implement Project Based Accounting and Asset Management within the Public Housing program, in accordance with HUD regulations.

**Goal:** Develop a comprehensive Disaster Plan for all PCHRC properties.

## Streamlined Annual PHA Plan

### PHA Fiscal Year 2006

[24 CFR Part 903.12(b)]

#### Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

#### **A. ANNUAL STREAMLINED PHA PLAN COMPONENTS**

- 1. Housing Needs
- 2. Financial Resources
- 3. Policies on Eligibility, Selection and Admissions
- 4. Rent Determination Policies
- 5. Capital Improvements Needs
- 6. Demolition and Disposition
- 7. Homeownership
- 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- 9. Additional Information
  - a. PHA Progress on Meeting 5-Year Mission and Goals
  - b. Criteria for Substantial Deviations and Significant Amendments
  - c. Other Information Requested by HUD
    - i. Resident Advisory Board Membership and Consultation Process
    - ii. Resident Membership on the PHA Governing Board
    - iii. PHA Statement of Consistency with Consolidated Plan
    - iv. (Reserved)
- 10. Project-Based Voucher Program
- 11. Supporting Documents Available for Review
- 12. FY 2005 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 13. Capital Fund Program 5-Year Action Plan
- 14. Other (List below, providing name for each item)
  - Attachment A: Analysis of Site-Based Waiting Lists.
  - Attachment B: Statement of Progress in Mission and Goals
  - Attachment C: Summary of Comments from Resident Advisory Panel and the Public

#### **B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

**Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans; Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.**

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

**Form HUD-50070, Certification for a Drug-Free Workplace;**

**Form HUD-50071, Certification of Payments to Influence Federal Transactions;**

**Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.**

#### **Executive Summary (optional)**

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

**1. Statement of Housing Needs** [24 CFR Part 903.12 (b), 903.7(a)]

**A. 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 PHA’s Waiting Lists			
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	697		303 Vouchers
Extremely low income <=30% AMI	354	51%	
Very low income (>30% but <=50% AMI)	343	49%	
Low income (>50% but <80% AMI)	0	0%	
Single Families	146	21%	
Families with children	405	58%	
Elderly families	27	4%	
Families with Disabilities	119	17%	
Race – White	394	59%	
Race –Black	16	2%	
Race - Indian/Alaskan	245	39%	
Race – Asian	4	1%	
Race – Undisclosed	8	1%	
Ethnicity – Hispanic	23	4%	
Ethnicity – Non Hispanic	666	96%	
Ethnicity – Undisclosed	8	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the PHA's Waiting Lists			
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	305		136 Units
Extremely low income <=30% AMI	235	77%	
Very low income (>30% but <=50% AMI)	52	17%	
Low income (>50% but <80% AMI)	18	6%	
Families with children	208	68%	
Elderly families	24	8%	
Families with Disabilities	63	21%	
Race - White	165	54%	
Race -Black	6	2%	
Race - Indian/Alaskan	126	41%	
Race - Asian	2	1%	
Ethnicity - Hispanic	10	3%	
Ethnicity - Non Hispanic	289	95%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	64	21%	58
2 BR	167	55%	26
3 BR	49	16%	45
4 BR	25	8%	7
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

**B. Strategy for Addressing Needs**

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

We will seek to acquire land for future development of affordable housing and will seek to acquire or develop additional housing units based on needs or opportunities that may arise. We will apply for any additional Section 8 assistance that becomes available. These strategies have been adopted for the following reasons. Affordable building sites are difficult to find in the Rapid City area. Prices continue to

rise. We feel that it is vital that acquire property now in order to allow for future development. Acquiring existing rental properties is an alternative to developing new units. Applying for Section 8 assistance is not dependent on locating or financing additional property and provides flexibility in addressing the housing needs of our community.

**(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

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

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)  
1. Conduct an assessment of all Public Housing properties to evaluate 504 compliance and potential for increased accessibility for families with disabilities.

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

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

Select if applicable

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

## Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

#### (2) Reasons for Selecting Strategies

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

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

## **2. Statement of Financial Resources**

[24 CFR Part 903.12 (b), 903.7 (c)]

List on the following table 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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2004 grants)</b>		
a) Public Housing Operating Fund	\$ 915,985	
b) Public Housing Capital Fund	758,496	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	5,836,129	
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
Shelter Plus Care	147,852	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>	1,025,141	Public Housing Operations
<b>4. Other income (list below)</b>		
Excess Utilities	8,010	Public Housing Operations
Interest Income	143,000	Public Housing Operations
Tenant Charges	98,000	Public Housing Operations
Non-Dwelling Rental	18,000	
<b>4. Non-federal sources (list below)</b>		
Cellular antenna lease	12,000	
<b>Total resources</b>	<b>\$ 8,962,613</b>	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.12 (b), 903.7 (b)]

#### **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) Upon receipt of application

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

- Criminal or Drug-related activity  
 Rental history  
 Housekeeping  
 Other: Debts to PHA's  
Ability to obtain utility service.

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. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d.

Yes

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics
		SEE	ATTACHMENT A	

2. What is the number of site based waiting list developments to which families may apply at one time? **7**  
 (Applicants may apply for any list(s) for which they are eligible, or “first available unit”.)

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? **2**

4.  Yes  No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

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? **7**

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

3.  Yes  No: May families be on more than one list simultaneously?  
 If yes, how many lists? **7**  
 May select any list(s) or “First Available Unit”

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  
 Over-housed  
 Under-housed  
 Medical justification  
 Administrative reasons determined by the PHA (e.g., to permit modernization work)  
 Resident choice: (state circumstances below)  
    Incentive transfers – per policy  
 Other: (list below)

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability

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

1. Preference will be given to elderly or disabled applicants in developments designated as "Elderly".

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

Former Federal preferences:

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

Other preferences (select all that apply)

- 2 Working families and those unable to work because of age or disability
- 3 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 1. Preference will be given to elderly or disabled applicants in developments designated as "Elderly".

4. Relationship of preferences to income targeting requirements:

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

**(5) Occupancy**

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

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy

- PHA briefing seminars or written materials
- Other source (list)

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

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

**(6) Deconcentration and Income Mixing**

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

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

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
SD06P045002 (Below avg. income)	50		Planned Capital Improvement – Broad Range income preference
SD06P045010 (Above avg. income)	25	Scattered Site Project	No action planned

**B. Section 8**

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

**(1) Eligibility**

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

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

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)
1. Names & addresses of former landlords upon request (If available)

### **(2) Waiting List Organization**

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

### **(3) Search Time**

- a.  Yes  No: Does the PHA give extensions on standard 60-day period to search for a unit?
- If yes, state circumstances below:
- Documentation of reasonable effort to locate a unit or extenuating circumstances preventing applicant from searching.

### **(4) Admissions Preferences**

- a. Income targeting
- Yes  No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?
- b. Preferences
1.  Yes  No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

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

Other preferences (select all that apply)

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

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

Former Federal preferences:

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

Other preferences (select all that apply)

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

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

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

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

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

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

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

**(5) Special Purpose Section 8 Assistance Programs**

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

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

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

- Through published notices
- Other (list below)  
Contact with advocacy groups and non-profit organizations working with the targeted population.

#### **4. PHA Rent Determination Policies**

[24 CFR Part 903.12(b), 903.7(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 of the following two)

- 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))
- 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% of adjusted income

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

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

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

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

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

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

e. Ceiling rents

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

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

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

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

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

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

f. Rent re-determinations:

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

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

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

## **(2) Flat Rents**

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

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

## **B. Section 8 Tenant-Based Assistance**

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

### **(1) Payment Standards**

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

- Success rates of assisted families
- Rent burdens of assisted families

Other (list below)

**(2) Minimum Rent**

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

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

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

## 5. Capital Improvement Needs

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

### A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

#### (1) Capital Fund Program

- a.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b.  Yes  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: 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.

#### (1) Hope VI Revitalization

- a.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below 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)  
Development name:  
Development (project) number:  
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
- c.  Yes  No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d.  Yes  No: 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:

- e.  Yes  No: 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:

**LaCrosse Street Apartments :**

Ten units of Public Housing on LaCrosse Street in Rapid City are scheduled for demolition. It is intended that they will be rebuilt on the same site. It is currently undecided how the construction will be funded. If allowed by HUD, operating reserves will be utilized. If this funding source is not allowed, Capital Funds and/or other sources will be utilized.

## 6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a.  Yes  No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	None
1b. Development (project) number:	SD06P045002
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(07/10/04)</u>
5. Number of units affected:	10
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: March 1, 2006 b. Projected end date of activity: April 30, 2006

## **7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

- (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 the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

### **(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, what is the maximum number of participants this fiscal year? **25**

#### **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:

Participation in a PCHRC assistance program for at least one year prior to exercising homeownership option.

#### **b. What actions will the PHA undertake to implement the program this year (list)?**

Continued administration. Program has already been implemented. Outreach will be conducted to increase participation.

### **(3) Capacity of the PHA to Administer a Section 8 Homeownership Program**

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- a.  Establishing a minimum homeowner down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family’s resources.  
b.  Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.  
c.  Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).  
d.  Demonstrating that it has other relevant experience (list experience below).

## **8. Civil Rights Certifications**

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

## **9. Additional Information**

[24 CFR Part 903.12 (b), 903.7 (r)]

### **A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan**

*(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2005 - 2009 See Attachment B*

### **B. Criteria for Substantial Deviations 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.

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

### **C. Other Information**

[24 CFR Part 903.13, 903.15]

#### **(1) Resident Advisory Board Recommendations**

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

If yes, provide the comments below: **See Attachment C**

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

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

The PHA changed portions of the PHA Plan in response to comments  
List changes below:

Other: (list below)  
See Summary of Residency Comments – **Attachment C**

#### **(2) Resident Membership on PHA Governing Board**

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

- a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes  No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: **Sherry Nalls**

Method of Selection:

Appointment

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

Five year term expiring on March 15, 2010

Election by Residents (if checked, complete next section--Description of Resident Election Process)

### Description of Resident Election Process

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)

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)

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)

b. 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):

Date of next term expiration of a governing board member: **March 15, 2006**

Name and title of appointing official(s) for governing board (indicate appointing official for the next

available position): **Pennington County Commission**

**(3) PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

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

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

a. 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 on its waiting list 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)

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

a. 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 on its waiting list 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)

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

**(4) (Reserved)**

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

## **10. Project-Based Voucher Program**

a.  Yes  No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.

a.  Yes  No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

Low utilization rate for vouchers due to lack of suitable rental units

Access to neighborhoods outside of high poverty areas

Other (describe below:)

a. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

## 11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

PHAs are to 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	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
	Fair Housing Documentation Supporting Fair Housing Certifications: 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	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 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	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
N/A	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	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
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
X	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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section 20 of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

## 12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Pennington County Housing and Redevelopment Commission		<b>Grant Type and Number</b> Capital Fund Program Grant No: SD06P04550106 Replacement Housing Factor Grant No:			<b>Federal                  FY of                  Grant:                  2006</b>
<input checked="" type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no: )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>					
Line	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	75,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	129,000			
10	1460 Dwelling Structures	461,646			
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	50,000			
20	1502 Contingency	22,850			
21	Amount of Annual Grant: (sum of lines 2 – 20)	758,496			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Pennington County Housing and Redevelopment Commission		Grant Type and Number Capital Fund Program Grant No: SD06P04550106 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	
SD06P045002	Debt Service-LaCrosse Street	1501	10 Units	50,000				
SD06P045005/006	Storm/Screen Doors	1460	34 Units	7,000				
SD06P045005/006	Garages	1460	34 Units	133,000				
SD06P045005/006	Siding	1460	34 Units	57,646				
SD06P045005/006	Lawn Irrigation System	1450	1 Site	129,000				
SD06P045009	Storm/Screen Doors	1460	30 Units	16,000				
SD06P045009	Siding	1460	30 Units	120,000				
SD06P045009	Roofs-Townhouses	1460	30 Units	64,000				
SD06P045009	Roofs-Single Family Units	1460	30 Units	64,000				
PHA-Wide	Administration	1410	PHA-Wide	75,000				
PHA-Wide	A/E Fees & Costs	1430	PHA-Wide	20,000				
PHA-Wide	Contingency	1502	PHA-Wide	22,850				

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

PHA Name: Pennington County Housing and Redevelopment Commission	<b>Grant Type and Number</b> Capital Fund Program No: SD06P04550106 Replacement Housing Factor No:	<b>Federal FY of Grant: 2006</b>
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
SD06P045002	03/31/2008			03/31/2009			
SD06P045005/006	03/31/2008			03/31/2009			
SD06P045009	03/31/2008			03/31/2009			

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

<b>PHA Name:</b> Pennington County Housing and Redevelopment Commission	<b>Grant Type and Number</b> Capital Fund Program Grant No: SD06P04550104 Replacement Housing Factor Grant No:	<b>Federal FY of Grant: 2004</b>
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 09/30/05  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				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000	122,247	122,247.00	85,532.15
8	1440 Site Acquisition				
9	1450 Site Improvement	196,800	187,636	187,635.96	187,635.96
10	1460 Dwelling Structures	476,000	384,005	274,005.00	274,005.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	67,700	59,491	59,491.00	59,491.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	17,657	24,778	0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	778,157	778,157	643,378.96	606,664.11
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				



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

PHA Name: Pennington County Housing and Redevelopment Commission	<b>Grant Type and Number</b> Capital Fund Program No: SD06P04550104 Replacement Housing Factor No:	<b>Federal FY of Grant: 2004</b>
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
SD06P045001	03/31/2006	09/07/2006		03/31/2007	09/07/2007		Revised to HUD allowable dates
SD06P045002	03/31/2006	09/07/2006		03/31/2007	09/07/2007	03/31/05	Revised to HUD allowable dates
SD06P045003	03/31/2006	09/07/2006	09/30/04	03/31/2007	09/07/2007	09/30/04	Revised to HUD allowable dates
SD06P045004	03/31/2006	09/07/2006	09/30/04	03/31/2007	09/07/2007	09/30/04	Revised to HUD allowable dates
SD06P045007	03/31/2006	09/07/2006		03/31/2007	09/07/2007		Revised to HUD allowable dates

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

<b>PHA Name:</b> Pennington County Housing and Redevelopment Commission	<b>Grant Type and Number</b> Capital Fund Program Grant No: SD06P04550105 Replacement Housing Factor Grant No:	<b>Federal FY of Grant: 2005</b>
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Original Annual Statement  Reserve for Disasters/ Emergencies  Revised Annual Statement (revision no: )  
 Performance and Evaluation Report for Period Ending: 09/30/2005  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				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000		0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	144,000		0.00	0.00
10	1460 Dwelling Structures	582,000		26,595.57	26,595.57
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	2,496		0.00	0.00
21	Amount of Annual Grant: (sum of lines 2 – 20)	758,496		26,595.57	26,595.57
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				



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

PHA Name: Pennington County Housing and Redevelopment Commission	<b>Grant Type and Number</b> Capital Fund Program No: SD06P04550105 Replacement Housing Factor No:	Federal FY of Grant: 2005
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
SD06P045001	03/31/2007			03/31/2008			
SD06P045003	03/31/2007			03/31/2008			
SD06P045005	03/31/2007			03/31/2008			
SD06P045006	03/31/2007			03/31/2008			
SD06P045007	03/31/2007			03/31/2008			
SD06P045010	03/31/2007			03/31/2008			

### 13. Capital Fund Program Five-Year Action Plan

<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part I: Summary</b>					
PHA Name Pennington County Housing and Redevelopment Commission			<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>		
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2007 PHA FY: 2008	Work Statement for Year 3 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 4 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 5 FFY Grant: 2010 PHA FY: 2011
	Annual Statement				
SD06P045001		157,000	197,000	26,000	285,000
SD06P045002		100,000	186,000	242,000	100,000
SD06P045003		0	64,000	0	135,000
SD06P045004		187,000	64,000	69,000	0
SD06P045005/006		0	30,000	40,000	0
SD06P045007		107,000	80,000	7,000	139,000
SD06P045008		0	0	150,000	0
SD06P045009		85,000	60,000	79,000	0
SD06P045010		0	0	70,000	13,000
PHA-Wide		122,496	77,496	75,496	86,496
CFP Funds Listed for 5-year planning		758,496	758,496	758,496	758,496
Replacement Housing Factor Funds					

<b>Capital Fund Program Five-Year Action Plan</b>						
<b>Part II: Supporting Pages—Work Activities</b>						
Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 2007 PHA FY: 2008			Activities for Year: <u>3</u> FFY Grant: 2008 PHA FY: 2009		
	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
<b>See</b>	SD06P045001	Repl Kitchen Flooring	81,000	SD06P045001	Ent. Intercom System	60,000
<b>Annual</b>	SD06P045001	Curb & Gutter-Parking Lot	76,000	SD06P045001	Bathroom Vanities	81,000
<b>Statement</b>	SD06P045002	Debt Service-LaCrosse Street	100,000	SD06P045001	Bath. Light Fixtures	7,000
	SD06P045004	Screen/Storm Doors	24,000	SD06P045001	Repl. Bath. Flooring	49,000
	SD06P045004	Siding-Single Family	60,000	SD06P045002	Int. Doors, Trim, Rails	60,000
	SD06P045004	Siding-Townhouses	40,000	SD06P045002	Window Blinds	10,000
	SD06P045004	Roofs-Single Family	28,000	SD06P045002	Bathroom Vanities	16,000
	SD06P045004	Roofs-Townhouses	35,000	SD06P045002	Debt Service-LaCrosse Street	100,000
	SD06P045007	Curb & Gutter-Parking Lot	63,000	SD06P045003	Replace Roof	60,000
	SD06P045007	Replace Kitchen Flooring	44,000	SD06P045003	Window Blinds	4,000
	SD06P045009	Lawn Irrigation System & Landscaping	85,000	SD06P045004	Window Blinds	4,000
	PHA-Wide	Administration	75,000	SD06P045004	Bathroom Vanities	10,000
	PHA-Wide	Contingency	47,496	SD06P045004	Repl. Bathtub Faucets	15,000
				SD06P045004	Int. Doors, Trim, Rails	35,000
				SD06P045005/006	Window Blinds	6,000
				SD06P045005/006	Bathroom Vanities	24,000
				SD06P045007	Ent. Intercom System	30,000
				SD06P045007	Bathroom Vanities	23,000
				SD06P045007	Bath. Light Fixtures	2,000
				SD06P045007	Window Shades-Common Area	6,000
				SD06P045007	Repl. Bathroom Flooring	19,000
				SD06P045009	Window Blinds	7,000



<b>Capital Fund Program Five-Year Action Plan</b>					
<b>Part II: Supporting Pages—Work Activities</b>					
Activities for Year : <u>4</u> FFY Grant: 2009 PHA FY: 2010			Activities for Year: <u>5</u> FFY Grant: 2010 PHA FY: 2011		
<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>	<b>Development Name/Number</b>	<b>Major Work Categories</b>	<b>Estimated Cost</b>
SD06P045001	Window Blinds (Units)	26,000	SD06P045001	Repl. Dom. Water Tanks	10,000
SD06P045002	Replace Exterior Locks	42,000	SD06P045001	Repl. Dom. Water Htrs	10,000
SD06P045002	Replace Furnaces	100,000	SD06P045001	Repl. Trash Compactor	35,000
SD06P045002	Debt Service-LaCrosse Street	100,000	SD06P045001	Exterior Painting	230,000
SD06P045004	Replace Exterior Locks	21,000	SD06P045002	Debt Service-LaCrosse Street	100,000
SD06P045004	Replace Furnaces	48,000	SD06P045003	Kitchen Remodel	79,000
SD06P045005/006	Replace Exterior Locks	40,000	SD06P045003	Repl. Dom. Water Tanks	50,000
SD06P045007	Window Blinds (Units)	7,000	SD06P045003	Repl. Water Heaters	6,000
SD06P045008	Kitchen Cabinets & Countertops	36,000	SD06P045007	Repl. Dom. Water Tank	60,000
SD06P045008	Carpeting	65,000	SD06P045007	Repl. Trash Compactor	17,000
SD06P045008	Roofs	49,000	SD06P045007	Exterior Painting	62,000
SD06P045009	Replace Exterior Locks	19,000	SD06P045010	Screen/Storm Doors	13,000
SD06P045009	Replace Furnaces	60,000	PHA-Wide	Administration	75,000
SD06P045010	Window Blinds	8,000	PHA-Wide	Contingency	11,496
SD06P045010	Replace Exterior Locks	17,000			
SD06P045010	Bathroom Remodel	45,000			
PHA-Wide	Administration	75,000			
PHA-Wide	Contingency	496			
<b>Total CFP Estimated Cost</b>		<b>\$758,496</b>			<b>\$758,496</b>

## Attachment A

### Pennington County Housing and Redevelopment Commission Assessment of Site-Based Waiting List Development Demographic Changes

**March 31, 2000**

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

**December 1, 2005**

	# Occupied	White		Black		Nat.Am.		Asian		Hispanic		Non-Hispanic		Ave. Inc.
		#	%	#	%	#	%	#	%	#	%	#	%	
ELDERLY - NORTH	56	51	91%	0	0%	5	9%	0	0%	2	4%	54	96%	\$10,787
ELDERLY - SOUTH	96	93	97%	0	0%	3	3%	0	0%	1	1%	95	99%	\$11,292
ELDERLY - WEST	102	93	91%	0	0%	9	9%	0	0%	1	1%	101	99%	\$11,677
FAMILY - NORTH	56	17	30%	1	2%	38	68%	0	0%	6	11%	50	89%	\$9,621
FAMILY - SOUTH	48	29	60%	0	0%	18	38%	1	2%	4	8%	44	92%	\$12,876
FAMILY - WEST	51	23	45%	1	2%	26	51%	1	2%	7	14%	44	86%	\$12,955
WALL	28	28	100%	0	0%	0	0%	0	0%	0	0%	23	82%	\$18,427
Totals	437	334	76%	2	0%	99	23%	2	0%	21	5%	411	94%	

## Attachment B

### Statement of Progress in Meeting Mission and Goals

- Goal:** Apply for additional rental vouchers.  
**Progress:** The PCHRC applied for, and received the following additional Section 8 Vouchers:  
42 Units – 09/01/00  
53 Units – 08/01/01  
75 Units – 10/01/01  
12 Units – 10/01/02  
25 Units – 01/01/03  
8 Units – 01/01/06 (Anticipated; ACC not executed by HUD)
- Goal:** Acquire or build units or developments.  
**Progress:** No additional units have been acquired or developed.
- Goal:** Acquire land for future development.  
**Progress:** A 2.34 acre parcel was purchased in January, 2005. A tentative agreement has been reached for the purchase of a 1.08 acre parcel. Others are being considered.
- Goal:** Seek funding for Vouchers for homeless families with children.  
**Progress:** Funding source has not been found.
- Goal:** Investigate funding for the homeless under continuum of care grants such as Shelter Plus Care.  
**Progress:** Application for Shelter Plus Care was submitted in July of 2004. The application was successful, and funding in the amount of \$739,260 was awarded. This award was to fund twenty-five units of Tenant Based Assistance for a period of five years. This was the second application submitted. The first was unsuccessful.
- Goal:** Seek funding under the Family Unification Program and work with local social services agencies to address the housing needs of young adults coming out of foster care programs.  
**Progress:** The Family Unification Program was not funded this year.
- Goal:** Achieve High Performer status under PHAS and Achieve High Performer status under SEMAP.  
**Progress:** The PCHRC has been designated a High Performer under PHAS and SEMAP.
- Goal:** Implement voucher homeownership program.  
**Progress:** A Section 8 Homeownership program has been implemented.
- Goal:** Implement public housings site-based waiting lists.  
**Progress:** Site-based waiting lists have been implemented.
- Goal:** Maintain a policy of incentive transfers for public housing residents.  
**Progress:** A policy allowing incentive transfers has been implemented.
- Goal:** Increase participation in Section 8 Homeownership program by at least five families.  
**Progress:** A total of four families have participated in the Section 8 Homeownership program. Only one has been added so far this year.
- Goal:** Develop guideline for use of vouchers in assisted living facilities.  
**Progress:** The Section 8 Administrative Plan has been revised to allow for the use of vouchers in assisted living facilities.
- Goal:** Work closely with local law enforcement agencies to provide crime prevention activities including additional police

patrols and community policing efforts in public housing developments.

**Progress:** The PCHRC contracts with the Rapid City police department for additional patrol of Public Housing developments. Community Policing Officers are assigned to public housing developments.

**Goal:** Work with local law enforcement agencies to provide for the exchange of information to aid in applicant screening, lease enforcement, and local law enforcement efforts.

**Progress:** The PCHRC and Rapid City police department work together very closely in this area. The PCHRC electronically submits names and Social Security numbers of all applicants and participants in its housing programs, and receives arrest reports back from the police department. Copies of the daily police dispatch logs are provided to the PCHRC and are monitored for activity at our public housing units. Follow-up reports are obtained as needed.

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

**Progress:** This has been investigated with the State. The information can be provided, but the fees make it cost prohibitive for the number of background checks being performed currently. We will explore options to reduce costs. We have registered and set up an account to access the Public Access to Court Electronic Records (PACER) web site. This will allow for access to Federal court records.

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

**Progress:** We currently have agreements for occupancy of Public Housing units by a law enforcement officer in two of our Public Housing Developments.

**Goal:** Maintain policies to encourage participation in budget counseling and educational opportunities by housing program participants.

**Progress:** A policy has been implemented to allow residents with repeated late payment violations to avoid eviction if they complete an approved budget counseling class. Participation by residents has been poor. We will explore ways to improve upon this.

**Goal:** Implement a Self-Sufficiency program independent of HUD mandated Section 8 FSS Plan.

**Progress:** A Self-Sufficiency program has been implemented for Public Housing participants. The results have been disappointing. Regulations requiring the disregard of increases in earned income in the calculation of rent decrease the value of the escrow account as an incentive. Upcoming HUD requirements for Project Based Accounting and Asset Management make our ability to continue this program uncertain. This program will be re-evaluated to determine if it should be continued.

**Goal:** Maintain an admission preference for families who are working or participating in a PCHRC Self-sufficiency program. (Project SD06P045010 only).

**Progress:** This is has been implemented.

**Goal:** Seek to make additional services available to residents of Public Housing developments for the elderly and disabled.

**Progress:** No additional, ongoing services were established this year. Meetings were arranged to provide an explanation of the new medicare plan for the elderly and disabled.

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

**Progress:** The PCHRC makes every attempt to keep current with these issues through the use of industry publications and contact with local advocacy groups. The PCHRC Executive Director has attended training sessions at the National NAHRO Conference and the SDHDA Annual Housing Conference on several occasions. During the past year, three staff members attended a workshop on "Fundamentals of Fair Housing".

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

**Progress:** Every effort has been made to offer a competitive wage and benefit package to attract and retain quality employees. Salaries and benefits are monitored and adjusted periodically. One staff member obtained a Public Housing

Manager certification. Several staff members attend conferences and training during the past year. Included were the SD NAHRO conference, SDHDA Annual Housing Conference, Rural Development's Annual meeting, and training sessions on Project Based Accounting and Asset Management, Management of the Section 8 Housing Voucher Program, Database Management and Fair Housing.

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

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

**Goal:** Operate so that income exceeds expenses every year.

**Progress:** Income exceeded expenses for the year.

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

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

## Attachment C

### Summary of Comments from Residents, the Resident Advisory Panel and the Public

- Comment:** The Resident Advisory Panel suggested that a Disaster Plan be developed.  
**Response:** The PCHRC does have a limited Disaster Plan, but agrees that a more comprehensive plan needs to be developed. This has been added as a goal for the coming year.
- Comment:** Several residents inquired about the planned upgrade to the lobbies at the developments for the elderly and disabled.  
**Response:** This is currently budgeted and will begin within the next few months.
- Comment:** Several residents requested that refrigerators and ranges be replaced at River Ridge, Valley View and Jackson Heights.  
**Response:** This has been a common request from residents of our developments for the elderly and disabled, and has in the past been included in the five-year plan. The main complaint has been that the refrigerators are loud. Few repairs have been required. Overall the refrigerators and ranges are in good condition. Based on this, we do not believe that it makes financial sense to replace them in bulk. This item has been removed from the Capital Fund Five-Year plan, and replacements will be made from Operating funds on an as needed basis.
- Comment:** Residents requested that bathrooms at River Ridge and Jackson Heights be upgraded with vanities and new flooring.  
**Response:** This is included in the five year plan.
- Comment:** A resident of River Ridge request that a picnic shelter be constructed on the lawn east of the building.  
**Response:** This is not currently planned. We will investigate the feasibility of this project for inclusion in future plans.
- Comment:** A resident stated that hallway carpeting needs to be replaced at River Ridge.  
**Response:** This is planned to be completed in conjunction with the common area remodel.
- Comment:** Residents at Jackson Heights, River Ridge and Valley View requested window blinds for units and/or common areas.  
**Response:** This is included in the five-year plan.
- Comment:** One resident requested that the exterior of the hallway windows at Valley View be washed.  
**Response:** These are fixed pane windows that cannot be washed from the inside. The PCHRC does not have the capability of washing exterior windows in high-rise buildings. Contracting for professional window cleaning is not planned at this time. We will get cost estimates for cleaning, and will investigate including window replacement in the future. If the windows are upgraded, we will look into installing windows that can be cleaned from the inside.
- Comment:** Residents at Valley View stated that the hallways were too hot and the dining room was too cold.  
**Response:** This will be investigated by PCHRC maintenance. This has not been addressed in the current five-year plan.
- Comment:** One resident at Valley View stated that she did not like the tile in the elevators.  
**Response:** Flooring in the elevators at all high-rises will be replaced in the near future. Non-slip tile is planned.
- Comment:** One resident requested a water softener for Jackson Heights.  
**Response:** This was investigated in the past, and found to be very expensive for a high-rise application. It was determined that it was not justified. It is not planned.
- Comment:** A few residents at Prairie Village requested new washer and dryers. They stated that one of the dryers often did not work properly. They also stated that they would like a front loading machine to provide better access for some residents.  
**Response:** The dryer in question will be checked, and fixed or replaced as needed. A front load machine is a reasonable request and will be budgeted for, and installed this year.

**Comment:** One resident stated that many high-rise residents were dissatisfied with the tenant organizations, and asked if PCHRC staff could facilitate meetings and planning of resident events.

**Response:** The PCHRC will work with the tenant organizations to assist with events when possible, however the Tenant Organizations will continue to be run by residents. The funding of these organizations will be reviewed and possibly reduced if not utilized.

**Comment:** A resident expressed concern over the amount of parking at Prairie Village.

**Response:** There are currently no plans to expand the parking lots at Prairie Village. Residents with more than one vehicle will be asked to utilize on-street parking for their second vehicle.

**Comment:** A resident stated that lighting was inadequate at the north end of the parking lot at Prairie Village.

**Response:** This will be evaluated and if warranted, addressed in the Operating Budget.

**Comment:** A resident at Prairie Village requested automatic door openers.

**Response:** Automatic door openers will be installed on the front doors in the coming year.