

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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1.0	<b>PHA Information</b> PHA Name: _____ Housing Authority of the County of Montezuma _____ PHA Code: __CO079_____ PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): ____01/2010____																										
2.0	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: __31_____ Number of HCV units: __262_____ 																										
3.0	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
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5.0	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	<b>Mission.</b> 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 for the next five years:  To provide affordable, decent, safe, secure and sanitary housing to low-and-moderate income families, including elderly and disabled persons, encourage self-sufficiency by pursuing new, creative and financially sustainable ways to meet the changing housing needs of the residents within the Housing Authority's jurisdiction.																										
5.2	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.  The Housing Authority has been renovating , modernizing and completing security systems on all public housing sites and the results have been a factor in reducing vacancies and maintaining 98% to 100% occupancy of units. These improvements have encouraged higher income public housing households into lower income developments, in addition to the outreach for supportive services within the community for elderly and families with/without disabilities for employment, self-sufficiency and increased independence.  The Housing Authority in FY 2009 increased the FMR's to 110% to improve the ability to house more clients and increase its utilization of funding dollars and lease up rate.  The Housing Authority is in the final stages of approval to build 48 affordable Tax Credit units within Montezuma County by leveraging both private and public funds during the fiscal year 2010, meeting the needs of accessible housing regardless of race, color, religion, national origin, sex, familial status and disability.																										

**PHA Plan Update**

- (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:
- (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

The 5-Year and Annual Plan may be obtained by the public at the Housing Authority's Main Office during regular business hours.

6.0

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures:** The PHA verifies eligibility for admission to public housing and HCV when families are within 60-90 days of being offered a unit, which includes income, criminal or drug related activity, rental history, housekeeping. Criminal records are requested from State, FBI and local law enforcement records. Applications are taken at the PHA's Main Office and placed on Community-wide or Site-based wait list, families be on more than one list simultaneously and given two unit choices before they fall to the bottom of the waiting list. Admissions Preferences that would take precedence over new admissions of families at or below 30% of median area income would be emergencies, medical justification, administrative reasons determined by PHA, Involuntary Displacement (disaster, Government action, Action of Housing Owner, Inaccessibility, Property Disposition), Victims of domestic violence, substandard housing, homelessness and Veterans and veterans' families. To promote and achieve deconcentration of poverty or income mixing the PHA has employed waiting list "skipping" at targeted developments of Public Housing.
2. **Financial Resources:** The PHA will be receiving \$67,871 ARRA funding, \$56,556 Public Housing Capital Funds, approximately \$83,110 in dwelling rent and \$1,111,853 HCV Tenant Based Assistance and currently \$35,595 in PH Operating Fund. These funds will be used for the following categories; public housing operations, capital improvements, safety/security, supportive services and energy replacement of windows and siding. HCV annual contributions will be funding for HAP Contracts, Utility allowance, Family Self-sufficiency program participants.
3. **Rent Determination.** 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 of \$50.00. Rents at a fixed amount or percentage less than 30% of adjusted income will not be charged. PHA will base rents for increased earned income, other family members, and does not have ceiling rents. Flat rents are determined by sources of information by the PHA to establish comparability of section 8 housing, local newspaper and neighborhoods with similar units. HCV payment standard is set at 110% of FMR and reviewed annually to determine the success rate, rent burden and market conditions to insure assisted families have adequate payment standard.
4. **Operations and Management:**
5. **Grievance Procedures:** The PHA has written grievance procedures per federal requirements found at 24 CFR Part 966 Subpart B, and are available for residents or applicants at the main administrative office. Applicants or assisted families must contact the PHA main administrative office to initiate the informal review and informal hearing processes.
6. **Designated Housing for Elderly and Disabled Families:** The PHA has not designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities or will apply for designation of occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming year.
7. **Community Service and Self-Sufficiency.** The PHA has entered into a cooperative agreement on 01/01/2001 with TANF Agency to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937. In addition coordination efforts with TANF are client referrals, information sharing regarding mutual clients, coordination of specific social and self-sufficiency services and programs to eligible families. The PHA has Public housing rent determination policy, admissions policy, and Section 8 admissions policy in place to enhance the economic and social self-sufficiency of assisted families. The current Self-sufficiency program is eligible to Section 8 participants only, with participants on a random selection basis. The required number of participants is 16 and currently 8 are enrolled and an active recruitment program is on-going. **Community Service** is implemented when in order to be eligible for continued occupancy, each adult family member must either (1) contribute eight hours per month of community service (not including political activities), or (2) participate in an economic self-sufficiency program, or (3) perform eight hours per month of combined activities as previously described unless they are exempt from this requirement. The PHA's policy addresses exemptions, notification of the requirement, volunteer opportunities, the process, notification of non-compliance with community service requirement, opportunity for cure and prohibition against replacement of agency employees.
8. **Safety and Crime Prevention:** The PHA has installed Security Cameras on all Public Housing sites, removed shrubs away from buildings and works with the local police departments to obtain all police reports taken on properties to reduce violent and/or drug-related crime and increase the safety of residents and their children. The PHA conducts regular Resident meetings with the Drug Task Force for education of residents and children and this continuing education has reduced those activities, vandalism and graffiti on public housing properties.
9. **Pets:** Assistive animals are allowed in all public housing facilities with no restrictions other than those imposed on all tenants to maintain their units and associated facilities in a decent, safe and sanitary manner and to refrain from disturbing their neighbors. The PHA allows for pets ownership in its developments with the written approval of the Housing Authority, and residents are responsible for any damage caused by their pets and assumes full responsibility and liability for the pet and agrees to hold the Housing Authority harmless from any claim caused by an action or inaction of the pet. Policy contains the following requirements: typed of pets, number allowed, pet deposit, inoculation, financial obligation, nuisance or threat to health or safety, pet areas, visiting pets and removal of pets.
10. **Civil Rights Certification:** The Housing Authority of the County of Montezuma does hereby agree and certify that it will carry out this Agency Plan (both its Five-Year and Annual Plan) in compliance with all applicable civil rights requirements and will affirmatively further fair housing. In particular, we will comply with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act of 1990. This is in continuation of our long-standing anti-discrimination tradition within all PHA programs, and Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit:** The 2008 Annual Audited Financial Statements reflected no Findings.
12. **Asset Management:** The PHA is not engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that not been addressed elsewhere in this PHA plan.
13. **Violence Against Women Act (VAWA):** The PHA has collaborated with RENEW (Domestic Violence & Adult Victims of Sexual Assault) that serves victims of domestic violence, including children, adult victims of sexual assault, and adult survivors of sexual abuse. In addition the PHA collaborates with the Pinon Family Project who provides parenting class, counseling, job readiness and safe children exchange for those families working towards a safe environment and self-sufficiency.

7.0	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable. N/A</i>
8.0	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.
8.1	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.
8.2	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.
8.3	<b>Capital Fund Financing Program (CFFP).</b> <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. N/A
9.0	<b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.  Based on the information contained within the Comprehensive Housing Affordability Strategy (CHAS) dataset, housing market study of 1999, Business Information Group, Inc. 03/1999 and Prior & Associates, 01/2008, all applicable to this jurisdiction the estimated number of renter families that have housing needs is 1,039, of that number 228 are elderly and families with disabilities. The PHA's current combined Section 8 and Public Housing wait-list is 223 families. The PHA has increased its section 8 lease-up rates by implementing the 110% FMR's, participated in the Consolidated Plan development, adopt rent policies to support and encourage work, affirmatively market to local non-profit agencies that assist families with disabilities and actively pursue housing resources other than public housing or Section 8 tenant-based assistance.
9.1	<b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b>  The PHA is awaiting the final approval of TCEP funds which will enable the construction of 48 Tax Credit Units during fiscal year 2009/2010.
10.0	<b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.  (a) <b>Progress in Meeting Mission and Goals.</b> Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.  The PHA completed the acquisition of 60 units in 2006, building of 48 units in 2009/2010, installation of security systems on public housing sites, renovated public housing units, reduced public housing vacancies, implemented measures to deconcentrate poverty by bringing higher income public housing households into lower income developments, collaborations with other supportive services agencies to increase independence for elderly or families and improve assistance recipients' employability. Affirmative measures are in place to ensure access to assisted housing.  (b) <b>Significant Amendment and Substantial Deviation/Modification.</b> Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"  The Housing Authority of the County of Montezuma to be in compliance with HUD Final Rule 903@2) has adopted the following criteria for definition within our Annual Plan for both definitions: <ul style="list-style-type: none"> <li>• Changes to rent, admissions policies or waiting list organization.</li> <li>• Additions of non-emergency work items not included in the current Annual Statement or 5-Year Action Plan</li> <li>• Exceeding the annual budget by more than 10%</li> </ul>

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:  
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or      Annual PHA Plan for the PHA fiscal year beginning 2010, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

HOUSING AUTHORITY OF THE COUNTY OF MONTEZUMA

C0079

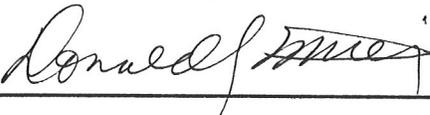
PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20<sup>10</sup> - 20<sup>14</sup>

Annual PHA Plan for Fiscal Years 20\_\_ - 20\_\_

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Donald J. Etnier	Chairman
Signature	Date
	09/30/2009