

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Wellington Housing Authority</u> PHA Code: <u>KS037</u> 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): _____				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>92</u> Number of HCV units: _____				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input checked="" type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	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:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	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 for the next five years: The mission of the Wellington Housing Authority 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.				
5.2	Goals and Objectives. 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 goals and objectives of the Wellington Housing Authority as listed below. 1. Renovate and remodel public housing units. 2. Promote self-sufficiency and asset development of families and individuals by providing or attracting supportive services to increase independence for the elderly or families with disabilities. 3. Ensure equal opportunity and affirmatively further fair housing objectives: a. Undertaking affirmative measures to provide a suitable living environment for families living in housing, regardless of race, color, religion national origin, sex, familial status, and disability. b. Undertaking affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required. In the last 5 years, the staff of Wellington Housing Authority has attended training at NAHRO Conferences, PIC training in Dallas, and software and accounting training in Searcy, Arkansas with Lindsey and Company. Our overall PHA scores have improved. I have worked side by side with the board of Commissioners, with our goal to provide policies that will ensure the safety and well being of our residents. We have greatly improved on our Quality Control and implemented many new policies to provide a "check and balance" procedure system for all of our program areas. In the next 5 years, the staff of Wellington Housing Authority will strive to continue our goals and mission statement that we have worked on and continue with training so that we can meet the needs of our current and future residents at Wellington Housing Authority.				
6.0	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. Copies of the 5-Year and Annual PHA plan and supporting documents can be obtained by coming to the PHA's office during office working hours. A copy of this plan is also posted on the bulletin board by the main door entrance.				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i>				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. 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	<p>Capital Fund Program Five-Year Action Plan. 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.</p>
8.3	<p>Capital Fund Financing Program (CFFP). <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.</p>
9.0	<p>Housing Needs. 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.</p> <p>Wellington Housing Authority receives many calls from individuals seeking affordable housing in the Wellington area. We currently have a sizable waiting list, and our waiting list is still open for prospective tenants. We refer many calls to the Section 8 apartments in Wellington and provide a listing of other subsidized properties in the area. We also provide phone numbers and email addresses for other counties if asked. The quality of the local properties seems to be a big concern for individuals calling and many show frustration that there are not more properties available for larger families. Unemployment is quite high at the moment and we have seen the need for affordable housing rise dramatically.</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. As stated in question 9.0 we provide names and numbers of other housing properties so that people calling will have the latest information available for housing in the area. We suggest that they also contact the local Chamber of Commerce and local newspaper for the latest listing of available properties.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. On a daily basis the staff tries to provide a safe, clean building for our residents to call home. We have many activities scheduled on a monthly basis so that all residents have a choice of different activities to participate in. We provide monthly newsletters that include a calendar of events for the upcoming month. Monthly birthday dinners and tenant meetings, bingo, church services provided by the local Ministerial Alliance, and discounted restaurant meals can be purchased for all residents that are interested. We cannot please every resident but we strive to provide the best atmosphere that we possible can so that they will take pride in their home and form a community in which to live.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” PHAs are required to define and adopt their own standards of substantial deviation and significant amendment from the 5-year 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 PHA Plan to full public hearing and HUD review before implementation. Wellington Housing Authority defines Substantial Deviation and Significant Amendment as follows: A federal statutory or regulatory change is made effective and, in the opinion of the Authority, has either substantial programmatic or financial effects on the programs administered by the Authority, or creates substantial obligations or administrative burdens beyond the programs under administration at the start of the Plan year. Any other event that the Authority’s Board determines to be a significant amendment or modification of the approved 5-Year plan.</p>

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none">(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.(g) Challenged Elements(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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