

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>West Plains Housing Authority</u> PHA Code: <u>MO 037</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>273</u> Number of HCV units: <u>205</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input 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: <i>See attached</i>				
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. <i>See attached</i>				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Due to ARRA grant (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. <i>Available at 302 Walnut St., West Plains, MO</i>				
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. <i>See attached 2010 Annual Statement; 2009 Stimulus Performance and Evaluation Report, 2009 Performance and Evaluation Report, 2008 Performance and Evaluation Report and 2007 Performance and Evaluation Report.</i>				
8.2	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. <i>See attached Capital Fund Program Five-Year Action Plan</i>				
8.3	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.				
9.0	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. <i>See attached</i>				
9.1	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. <i>See attached</i>				

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. <i>See attached</i></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" <i>See attached</i></p>
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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> <p>(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)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(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.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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11.0

- f. No RAB comments
- g. No one challenged any element of the Agency Plan

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. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

5.2 Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)
- PHA Goal: Increase assisted housing choices
Objectives:
- Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

5.0 Five-Year Plan

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

- PHA Goal: Provide an improved living environment
- Objectives:
 - Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
- Objectives:
 - Increase the number and percentage of employed persons in assisted families:
 - Provide or attract supportive services to improve assistance recipients' employability:
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)

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

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

Other PHA Goals and Objectives: (list below)

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: West Plains Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO36P037501-10</u>		FFY of Grant: <u>2010</u> FFY of Grant Approval: _____	
Replacement Housing Factor Grant No: _____					
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	68,200.00			
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	42,400.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	7,500.00			
10	1460 Dwelling Structures	295,934.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	25,000.00			
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	454,034.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: West Plains Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO36P037501-10</u>		Replacement Housing Factor Grant No: FFY of Grant: <u>2010</u> FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director <i>Reba Williams</i>		Date <i>10-05-09</i>		Signature of Public Housing Director Date	

Part II: Supporting Pages										
PHA Name: West Plains Housing Authority		Grant Type and Number Capital Fund Program Grant No: MO36P037501-10 Replacement Housing Factor Grant No:				CFPP (Yes/No): No			Federal FFY of Grant: 2010	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work		
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ₂			
HA Wide Operations	Housing Operations	1406	20%	68,200.00						
	Subtotal			68,200.00						
HA Wide Admin Cost	Partial salary & benefits of staff involved with Capital Fund Program	1410	10%	42,400.00						
	Subtotal			42,400.00						
HA Wide Fees & Cost	A. A/E services	1430	100%	7,000.00						
	B. Consultant fees	1430	100%	8,000.00						
	Subtotal			15,000.00						
MO 37-1B South Tower	Replace/upgrade security lighting	1450	6 EA	7,500.00						
	Subtotal			7,500.00						
MO 37-3 Scattered Sites	A. Replace entry door locks	1460	25 Units	17,500.00						
	B. Replace garage doors	1460	25 EA	12,500.00						
	C. Replace floor tiles & asbestos abatement	1460	25 Units	180,934.00						
	D. Replace interior doors	1460	25 Units	75,000.00						
	E. Replace bathroom wall heaters	1460	25 Units	10,000.00						
	F. Construct resident storage sheds	1470	25 EA	25,000.00						
	Subtotal			320,934.00						
	Grand Total			454,034.00						

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program						
PHA Name: West Plains Housing Authority					Federal FFY of Grant: 2010	
Development Number Name/PHA-Wide Activities		All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
HA Wide	12/31/2012		12/31/2014			
MO 37-1B, South Tower	12/31/2012		12/31/2014			
MO 37-3, Scattered Sites	12/31/2012		12/31/2014			

Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U. S. Housing Act of 1937, as amended.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary						
PHA Name/Number West Plains Housing Authority MO 037		Locality (City/County & State) West Plains/Howell County/Missouri			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	328,434.00	328,434.00	328,434.00	328,434.00
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		42,400.00	42,400.00	42,400.00	42,400.00
F.	Other		15,000.00	15,000.00	15,000.00	15,000.00
G.	Operations		68,200.00	68,200.00	68,200.00	68,200.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		454,034.00	454,034.00	454,034.00	454,034.00
L.	Total Non-CFP Funds					
M.	Grand Total		454,034.00	454,034.00	454,034.00	454,034.00

Part I: Summary (Continuation)						
PHA Name/Number West Plains Housing Authority MO 037			Locality (City/County & State) West Plains/Howell County/Missouri		<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
		Annual Statement				
	MO 37-1A Crestwood Circle		170,000.00	46,000.00		
	MO 37-1B South Tower			72,000.00	78,434.00	215,434.00
	MO 37-2 Walnut Grove		158,434.00			113,000.00
	MO 37-3 Scattered Site				250,000.00	
	MO 37-6 Scattered Site			210,434.00		

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year: 3 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	MO 37-1A Crestwood Circle			MO 37-1A Crestwood Circle		
Annual Statement	Upgrade electrical service for each unit	46 Units	170,000.00	Replace appliances	46 Units	46,000.00
	Subtotal		170,000.00	Subtotal		46,000.00
	MO 37- 2, Walnut Grove			MO 37-1B South Tower		
	A. Upgrade elevator cars	2 Cars	148,434.00	Refurbish all common areas	9 Floors	72,000.00
	B. Replace common area carpeting	500 SY	10,000.00	Subtotal		72,000.00
	Subtotal		158,434.00			
				MO 37-6, Scattered Sites		
				Replace roofing, shingles, gutters & downspouts	30 Units	210,434.00
				Subtotal		210,434.00
	Subtotal of Estimated Cost		\$328,434.00	Subtotal of Estimated Cost		\$328,434.00

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011		Work Statement for Year: 3 FFY 2012	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	HA Wide Operations		HA Wide Operations	
Annual	Housing Operations	68,200.00	Housing Operations	68,200.00
Statement	Subtotal	68,200.00	Subtotal	68,200.00
	HA Wide Administrative Cost		HA Wide Administrative Cost	
	Partial salary & benefits of staff involved in CFP	42,400.00	Partial salary & benefits of staff involved in CFP	42,400.00
	Subtotal	42,400.00	Subtotal	42,400.00
	HA Wide Fees & Costs		HA Wide Fees & Costs	
	A. A/E Services	8,000.00	A. A/E Services	8,000.00
	B. Consultant Fees	7,000.00	B. Consultant Fees	7,000.00
	Subtotal	15,000.00	Subtotal	15,000.00
	Subtotal of Estimated Cost	\$125,600.00	Subtotal of Estimated Cost	\$125,600.00

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: West Plains Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO36S037501-09</u>		FFY of Grant: <u>2009</u> FFY of Grant Approval: <u>2009</u>	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	9,481.00		0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	100,000.00		0.00	0.00
10	1460 Dwelling Structures	427,500.00		0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	536,981.00		0.00	0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary				
PHA Name: West Plains Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO36S037501-09</u>		Replacement Housing Factor Grant No: FFY of Grant: <u>2009</u> FFY of Grant Approval: <u>2009</u>
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated Expended
Signature of Executive Director <i>Roba Williams</i>		Date <i>10-05-09</i>	Signature of Public Housing Director Date	

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West Plains Housing

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Part II: Supporting Pages								
PHA Name: West Plains Housing Authority		Grant Type and Number Capital Fund Program Grant No: MO36S037501-09 Replacement Housing Factor Grant No:			CFFP (Yes/No): No		Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ₂	
HA Wide	A/E Services & Consultant fees	1430	100%	9,481.00		0.00	0.00	0% Complete
Fees & Cost	Subtotal			9,481.00		0.00	0.00	
MO 37-1	Renovate kitchens	1460	69 Units	242,500.00		0.00	0.00	0% Complete
South Tower	Subtotal			242,500.00		0.00	0.00	
MO 37-2	A. Expand parking lot	1450	7800 SF	100,000.00		0.00	0.00	0% Complete
Walnut Grove	B. Renovate kitchens	1460	62 Units	185,000.00		0.00	0.00	0% Complete
	Subtotal			285,000.00		0.00	0.00	
	Grand Total			536,981.00		0.00	0.00	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: West Plains Housing Authority					Federal FFY of Grant: 2009
		MO36S037501-09			
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	3/17/2010		3/17/2012		
MO 37-1, South Tower	3/17/2010		3/17/2012		
MO 37-2, Walnut Grove	3/17/2010		3/17/2012		

Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U. S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary						
PHA Name: West Plains Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO36P037501-09</u>			Replacement Housing Factor Grant No:	FFY of Grant: <u>2009</u> FFY of Grant Approval: <u>2009</u>
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	68,200.00		0.00	0.00	
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)	42,400.00		0.00	0.00	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	30,000.00		0.00	0.00	
8	1440 Site Acquisition					
9	1450 Site Improvement	91,622.00		0.00	0.00	
10	1460 Dwelling Structures	221,812.00		0.00	0.00	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2-19)	454,034.00		0.00	0.00	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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Part I: Summary				
PHA Name: West Plains Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO36P037501-09</u>		Replacement Housing Factor Grant No:
			FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated Expended
Signature of Executive Director <i>Rela Williams</i>		Date 10-05-09		Signature of Public Housing Director Date

West Plains Housing

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Part II: Supporting Pages								
PHA Name: West Plains Housing Authority		Grant Type and Number Capital Fund Program Grant No: MO36P037501-09 Replacement Housing Factor Grant No:			CFPP (Yes/No): No		Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ₂	
HA Wide Operations	Housing Operations	1406	20%	68,200.00		0.00	0.00	0% Complete
	Subtotal			68,200.00		0.00	0.00	
HA Wide Admin Cost	Partial salary & benefits of staff involved with Capital Fund Program	1410	10%	42,400.00		0.00	0.00	0% Complete
	Subtotal			42,400.00		0.00	0.00	
HA Wide Fees & Cost	A. A/E fees	1430	100%	25,000.00		0.00	0.00	0% Complete
	B. Consulting services	1430	100%	5,000.00		0.00	0.00	0% Complete
	Subtotal			30,000.00		0.00	0.00	
MO 37-2 Walnut Grove	A. Expand existing parking	1450	4000 SF	91,622.00		0.00	0.00	0% Complete
	B. Renovate kitchens	1460	74 Units	214,812.00		0.00	0.00	0% Complete
	C. Relocate apt electrical panel boxes	1460	6 EA	7,000.00		0.00	0.00	0% Complete
	Subtotal			313,434.00		0.00	0.00	
	Grand Total			454,034.00		0.00	0.00	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: West Plains Housing Authority					Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities		All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	Reasons for Revised Target Dates ¹
MO 37-2, Walnut Grove	12/31/2011		12/31/2013		
HA Wide	12/31/2011		12/31/2013		

Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U. S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: West Plains Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: MO36P037501-08		FFY of Grant: 2008 FFY of Grant Approval: 2008	
Replacement Housing Factor Grant No:					
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	68,200.00	68,200.00	0.00	0.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	27,200.00	27,200.00	0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,000.00	15,000.00	100.00	100.00
8	1440 Site Acquisition				
9	1450 Site Improvement	295,422.00	4,189.00	4,189.00	4,189.00
10	1460 Dwelling Structures	18,400.00	264,689.00	234,587.43	234,587.43
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	44,944.00	13,800.00	13,800.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	424,222.00	424,222.00	252,676.43	252,676.43
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary				
PHA Name: West Plains Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO36P037501-08</u>		Replacement Housing Factor Grant No:
				FFY of Grant: <u>2008</u> FFY of Grant Approval: <u>2008</u>
Type of Grant				
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09		<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost¹
		Original	Revised²	Obligated
				Expended
Signature of Executive Director <i>Reba Williams</i>		Date <i>10-05-09</i>		Signature of Public Housing Director Date

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Part II: Supporting Pages									
PHA Name: West Plains Housing Authority		Grant Type and Number Capital Fund Program Grant No: MO36P037501-08 Replacement Housing Factor Grant No:				Federal FFY of Grant: 2008			
Development Number Name/PHA-Wide Activities		General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
					Original	Revised ¹	Funds Obligated ₂	Funds Expended ₂	
HA Wide Operations	Housing Operations	1406	18%	68,200.00	68,200.00	0.00	0.00	0% Complete	
		Subtotal		68,200.00	68,200.00	0.00	0.00		
HA Wide Admin Cost	Partial salary & benefits of staff involved in CFP	1410	7%	27,200.00	27,200.00	0.00	0.00	0% Complete	
		Subtotal		27,200.00	27,200.00	0.00	0.00		
HA Wide Fees & Cost	A. A/E fees	1430	100%	7,000.00	7,000.00	100.00	100.00	1% Complete	
		B. Consulting services	1430	100%	8,000.00	8,000.00	0.00	0.00	0% Complete
		Subtotal		15,000.00	15,000.00	100.00	100.00		
MO 37-1A Crestwood Circle	Replace ranges	1465.1	46 EA	0.00	13,800.00	13,800.00	13,800.00	Complete	
		Subtotal		0.00	13,800.00	13,800.00	13,800.00		
HA Wide Dwelling	Provide site improvements on all sites	1450	100%	295,422.00	0.00	0.00	0.00	Delete	
		Subtotal		295,422.00	0.00	0.00	0.00		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: West Plains Housing Authority		Grant Type and Number Capital Fund Program Grant No: MO36P037501-08 CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ₂	
MO 37-2 Walnut Grove	A. Complete window/wall panel replacement on rear & sides of building	1460	1 Bldg	18,400.00	174,015.00	174,015.00	174,015.00	Complete
	B. Replace apt HVAC units	1460	15 EA	0.00	10,500.00	0.00	0.00	0% Complete
	C. Replace security lamps	1450	12 EA	0.00	4,189.00	4,189.00	4,189.00	Complete
	D. Replace apt electrical panels	1460	12 Units	0.00	12,900.00	12,900.00	12,900.00	Complete
	E. Replace refrigerators	1465.1	38 EA	0.00	31,144.00	0.00	0.00	0% Complete
	F. Upgrade elevators	1460	2 Cars	0.00	47,772.43	47,672.43	47,672.43	99% Complete
	G. Replace common area & office carpeting	1460	1000 SY	0.00	19,501.57	0.00	0.00	0% Complete
	Subtotal			18,400.00	300,022.00	238,776.43	238,776.43	
	Grand Total			424,220.00	424,220.00	252,676.43	252,676.43	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: West Plains Housing Authority					Federal FFY of Grant: 2008
Development Number Name/PHA-Wide Activities		All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	Reasons for Revised Target Dates ¹
MO 37-1A Crestwood Circle	9/12/2009		9/12/2011		
MO 37-2 Walnut Grove	9/12/2009		9/12/2011		
HA Wide	9/12/2009		9/12/2011		

Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U. S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: West Plains Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO36P037501-07</u>		FFY of Grant: <u>2007</u> FFY of Grant Approval: <u>2007</u>	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	68,200.00		68,200.00	68,200.00
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	27,204.00		27,204.00	27,204.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,000.00		2,582.38	2,582.38
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	277,353.00		277,353.00	277,353.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	387,757.00		375,339.38	375,339.38
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

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Part I: Summary					
PHA Name: West Plains Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO36P037501-07</u>		Replacement Housing Factor Grant No: FFY of Grant: <u>2007</u> FFY of Grant Approval: <u>2007</u>	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director <i>Roba Williams</i>		Date <i>10-05-09</i>		Signature of Public Housing Director Date	

West Plains Housing

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Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: West Plains Housing Authority					Federal FFY of Grant: 2007
		MO36P037501-07			
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
MO 37-2, Walnut Grove	9/12/2009		9/12/2011		
HA Wide	9/12/2009		9/12/2011		

Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U. S. Housing Act of 1937, as amended.

9.0 Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	182	5	5	5	3	3	2
Income >30% but <=50% of AMI	50	5	5	5	3	3	2
Income >50% but <80% of AMI	44	4	4	4	3	3	2
Elderly	47	5	5	4	3	2	4
Families with Disabilities	8	5	5	5	3	3	2
Race/Ethnicity W	272	5	5	5	3	3	2
Race/Ethnicity B	1	5	5	5	3	3	2
Race/Ethnicity I	3	5	5	5	3	3	2
Race/Ethnicity H							

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2000-2005
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset 1991
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

9.0 Housing Needs

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

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

Housing Needs of Families on the 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	87		104
Extremely low income <=30% AMI	87	100	
Very low income (>30% but <=50% AMI)	0		
Low income (>50% but <80% AMI)	0		
Families with children	67	77	
Elderly families	6	7	
Families with Disabilities	14	16	
Asian	1	1	
Black	0		
White	86	99	
Hispanic	0	0	
American Indian	0	0	
Characteristics by Bedroom Size (Public Housing Only)			
1 BR	26	30	36
2 BR	40	46	39
3 BR	16	18	33
4 BR	5	6	9
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			

9.0 Housing Needs

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	103		75
Extremely low income <=30% AMI	103	100	
Very low income (>30% but <=50% AMI)	0		
Low income (>50% but <80% AMI)	0		
Families with children	80	78	
Elderly families	1	1	
Families with Disabilities	22	21	
Asian	1	1	
Black	0		
White	101	98	
Hispanic	0		
American Indian	1	1	
Characteristics by Bedroom Size (Public Housing Only)			
1 BR			
2 BR			
3 BR			
4 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			

9.1 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.

(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

9.0 Housing Needs

- 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)

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)

9.0 Housing Needs

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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)

Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2010 grants)		
a) Public Housing Operating Fund	545,639	
b) Public Housing Capital Fund	424,222	
c) HOPE VI Revitalization	N/A	
d) HOPE VI Demolition	N/A	
e) Annual Contributions for Section 8 Tenant-Based Assistance	649,076	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	N/A	
g) Resident Opportunity and Self-Sufficiency Grants	N/A	
h) Community Development Block Grant	N/A	
i) HOME	N/A	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2009 S CFP	536,981	
2009 CFP	424,222	
2008 CFP	171,546	
2007 CFP	12,418	
3. Public Housing Dwelling Rental Income		
	639,915	
4. Other income (list below)		
Interest, miscellaneous income	107,300	
5. Non-federal sources (list below)		
	N/A	
Total resources	3,511,319	

10.0 Additional Information

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

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

The WPHA has been able to maintain its mission to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination through the utilization of previous funds and the proper application of our public housing policies.

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

Capital funds have been utilized to provide modernization of our properties and our FY 2010 application will continue that effort.

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

The WPHA created and continues to facilitate self-sufficiency programs to improve resident employability as well as solicit support services for the elderly and families with disabilities.

We are confident that the PHA will be able to continue to meet and accommodate all our goals and objectives for FY 2010.

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.

a. Substantial Deviation from the 5-Year Plan

The West Plains Housing Authority's Definition of Substantial Deviation and Significant Amendment or Modification is as follows:

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

b. Significant Amendment or Modification to the Annual Plan

The West Plains Housing Authority's Definition of Substantial Deviation and Significant Amendment or Modification is as follows:

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

VIOLENCE AGAINST WOMEN ACT POLICY WEST PLAINS HOUSING AUTHORITY

1.0 PURPOSE

The purpose of this Policy is to reduce domestic violence, dating violence, and stalking and to prevent homelessness by:

- a) protecting the safety of victims;
- b) creating long term housing solutions for victims;
- c) building collaborations among victim service providers; and
- d) assisting Housing Authority to respond appropriately to the violence while maintaining a safe environment for Housing Authority, employees, tenants, applicants, Section 8 participants, program participants and others.

The Policy will assist the West Plains Housing Authority (WPHA) in providing rights under the Violence Against Women Act to its applicants, public housing residents, Section 8 participants and other program participants.

2.0 MISSION STATEMENT

WPHA's policy is to comply with the 2005 VAWA Pub. L. 109-162; Stat 2960 signed into law on January 5, 2006 and codified at 42 U.S.C. - 1437d (1) and 437f(d), (o) & 1 and (u).

WPHA shall not discriminate against an applicant, public housing resident, Section 8 program participant or other program participant on the basis of the rights or privileges provided under the VAWA.

This Policy is incorporated into WPHA's "Admission & Continuing Occupancy of Low Rent Housing" and "Section 8 Program Administrative Plan" and applies to all WPHA housing programs.

3.0 DEFINITIONS

The definitions in this Section apply only to this Policy.

3.1 CONFIDENTIALITY:

Means that WPHA will not enter information provided to WPHA under 4.0 and 4.1 into a shared database or provide this information to any related entity except as stated in 4.2.

3.2 DATING VIOLENCE:

Violence committed by a person

- a) who is or has been in a social relationship of a romantic or intimate nature with the victim; and
- b) where the existence of such a relationship shall be determined based on a

consideration of the following factors:

- i) the length of the relationship
- ii) the type of relationship
- iii) the frequency of interaction between the persons involved in the relationship 42USC s. 1437d(u)(3)(A).

3.3 DOMESTIC VIOLENCE:

Felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, committed by a person with whom the victim shares a child in common, committed by a person who is cohabitating with or has cohabitated with the victim as a spouse, committed by a person similarly situated to a spouse of the victim under the domestic or family violence laws of Missouri, or committed by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the State of Missouri 42 USC s. 1437d(u)(3)(B).

3.4 IMMEDIATE FAMILY MEMBER

A spouse, parent, brother or sister, or child of a victim or an individual to whom the victim stands in loco parent; or any other person living in the household of the victim and related to the victim by blood or marriage. 42 USC s. 1437d(u)(3)(D).

3.5 LONG TERM HOUSING:

Is housing that is sustainable, accessible, affordable and safer for the foreseeable future which:

- a) the person rents or owns;
- b) is subsidized by a voucher or other program as long as the person meets the eligibility requirements of the program;
- c) directly provided by WPHA, is not time limited and the person meets the eligibility requirements of the program.

3.6 PERPETRATOR:

A person who commits an act of domestic violence, dating domestic violence or stalking against a victim.

3.7 STALKING;

- a) to follow, pursue or repeatedly commit acts with the intent to kill, injure, harass or intimidate the victim;
- b) to place under surveillance with the intent to kill, injure, harass or intimidate the victim;
- c) in the course of, or as a result of such following, pursuit, surveillance, or repeatedly committed acts, to place the victim in reasonable fear of the death of, or serious bodily injury to the victim; or
- d) to cause substantial emotional harm to the victim, a member of the immediate

family of the victim or the spouse or intimate partner of the victim 42 USC - 1437d(u)(3)(c).

3.8 VICTIM

Is a person who is the victim of domestic violence, dating violence, or stalking under this Policy and who has timely and completely completed the certification under 4.0 and 4.1 or as requested by WPHA.

3.9 FAILURE TO PROVIDE CERTIFICATION UNDER 4.0 AND 4.1

The person shall provide completed and accurate certifications to WPHA, owner or manager within 14 days after the party requested in writing that the person complete the certifications. If the person does not provide a completed and accurate certification within the 14 business days, WPHA, the owner or manager may take action to deny or terminate participation or tenancy under 42 USC s. 1437I(5)&(6); 42 USC s. 1437(d)(c)(3); 42 USC s. 1437 f(c)(9); 42 USC s. 1437f(d)(1)(B)(ii)&(iii); 42 USC s. 1437f(o)(7)(C)&(D); or 42 USC s. 1437f(o)(20) or for other good cause.

4.0 HUD APPROVED CERTIFICATION

For each incident that a person is claiming abuse, the person shall certify to WPHA, owner or manager their victim status by completing a HUD approved certification form. The person shall certify the date, time and description of the incidents, that the incidents are bona fide incidents of actual or threatened abuses and meet the requirements of VAWA and this Policy. The person shall provide information to identify the perpetrator including but not limited to the name and, if known, all alias names, date of birth, address, contact information such as postal, email or internet address, telephone or facsimile number or other information.

4.1 OTHER CERTIFICATION

A person who is claiming victim status shall provide to WPHA, an owner or manager:

- a) documentation signed by the victim and an employee, agent or volunteer of a victim service provider, an attorney or a medical professional from whom the victim has sought assistance in addressing domestic violence, dating violence or stalking or the effects of the abuse, in which the professional attests under penalty of perjury (28 USC s. 1746) to the professional's belief that the incident(s) in question are bona fide incidents of abuse; or
- b) a federal, state, tribal, territorial, local police or court record.

4.2 CONFIDENTIALITY

WPHA, the owner and manager shall keep all information provided to WPHA under this Section confidential. WPHA, owner and manager shall not enter the information into a shared database or provide to any related entity except to the extent that:

- a) the victim requests or consents to the disclosure in writing;

- b) the disclosure is required for:
 - (i) eviction from public housing under 42 USC - 1437 I (5) & (6) (See Section 5 in this Policy);
 - (ii) termination of Section 8 assistance under 42 USC s. 1437f(c)(9); 42 USC s. 1437(d)(1)(B)(ii)&(iii); 42 USC s. 1437f(o)(7)(C)&(D); or 42 USC s. 1437f(o)(20) (See Section 5 in this Policy); or
- c) the disclosure is required by applicable law.

4.3 APPROPRIATE BASIS FOR DENIAL OF ADMISSION, ASSISTANCE OR TENANCY

- a) WPHA shall not deny participation or admission to a program on the basis of a person's victim status, if the person otherwise qualifies for admission or assistance.
- b) An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be a serious or repeated violation of the lease by the victim and shall not be good cause for denying to a victim admission to a program, terminating Section 8 assistance or occupancy rights, or evicting a tenant.
- c) Criminal activity directly related to domestic violence, dating violence or stalking engaged in by a member of a tenant's household or any guest or other person under the tenant's control shall not be cause for termination of assistance, tenancy or occupancy rights if the tenant or an immediate member of the tenant's family is the victim of that domestic violence, dating violence or stalking.
- d) Notwithstanding Sections 4.4(a), (b) and (c), WPHA, an owner or manager may bifurcate a lease to evict, remove or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others without evicting, removing, terminating assistance to or otherwise penalizing the victim of the violence who is also a tenant or lawful occupant. 42 USC s. 1437d (1)(6)(B)
- e) Nothing in Sections 4.4(a), (b) and (c) shall limit the authority of WPHA, an owner or manager, when notified, to honor court orders addressing rights of access to or control of the property, including civil protection orders issued to protect the victim and issued to address the distribution or possession of property among the household members when the family breaks up.
- f) Nothing in Sections 4.4(a), (b) and (c) limits WPHA, an owner or manager's authority to evict or terminate assistance to any tenant for any violation of lease not premised on the act or acts of violence against the tenant or a member of the tenant's household. However, WPHA, owner or manager may not hold a victim to a more demanding standard.
- g) Nothing in Sections 4.4(a), (b) and (c) limits WPHA, an owner or manager's authority to evict or terminate assistance, or deny admission to a program if the WPHA, owner or manager can show an actual and imminent threat to other tenants, neighbors, guests, employees of WPHA, an owner or manager, persons

- employed at or providing service to the property or others if the tenant family is not evicted or terminated from assistance or denied admission.
- h) Nothing in Sections 4.4(a), (b) and (c) limits WPHA, an owner or manager's authority to deny admission, terminate assistance or evict a person who engages in criminal acts including but not limited to acts of physical violence or stalking against family members or others.
 - i) A Section 8 recipient who moves out of an assisted dwelling unit to protect their health or safety and who:
 - A) is a victim under this Policy;
 - B) reasonably believes he or she is imminently threatened by harm from further violence if he or she remains in the unit; and
 - C) has complied with all other obligations of the Section 8 program will not be denied portability to a unit located in another jurisdiction, and may receive a voucher and move to another Section 8 jurisdiction.
 - j) A public housing tenant who wants a transfer to protect his or her health or safety and who:
 - A) is victim under this Policy;
 - B) reasonably believes he or she was imminently threatened by harm from further violence if he or she remains in the unit; and
 - C) has complied with all other obligations of the public housing income program may transfer to another PHA unit, receive a Section 8 voucher and stay in jurisdiction or move to another Section 8 jurisdiction.

5.0 ACTIONS AGAINST A PERPETRATOR

WPHA may evict, terminate assistance, deny admission to a program or trespass a perpetrator from its property under this Policy. The victim shall take action to control or prevent the domestic violence, dating violence or stalking. The action may include but is not limited to:

- a) obtaining and enforcing a restraining or no contact order or Order of Protection against the perpetrator;
- b) obtaining and enforcing a trespass against the perpetrator;
- c) enforcing WPHA or law enforcement's trespass against the perpetrator;
- d) preventing the delivery of the perpetrator's mail to the victim's unit;
- e) providing identifying information listed in 4.0; and
- f) other reasonable measures.

6.0 NOTICE TO APPLICANTS, PARTICIPANTS, TENANTS AND SECTION 8 MANAGERS AND OWNERS

WPHA shall provide notice to applicants, participants, tenants, managers and owners of their rights and obligations pertaining to Confidentiality and Appropriate Basis for Denial of Admission, Assistance or Tenancy.

7.0 REPORTING REQUIREMENTS

WPHA shall include in its 5 year plan a statement of goals, objectives, policies or programs that will serve the needs of victims. WPHA shall also include a description of activities, services or programs provided or offered either directly or in partnership with other service providers to victims, to help victims obtain or maintain housing or to prevent the abuse or to enhance the safety of victims.

8.0 CONFLICT AND SCOPE

This Policy does not enlarge WPHA's duty under the law, regulation or ordinance. If this Policy conflicts with the applicable law, regulation or ordinance, the law, regulation or ordinance shall control. If this Policy conflicts with another WPHA policy, such as its Statement of Policies or Section 8 Administration Plan, this Policy will control.

9.0 AMENDMENT

The Executive Director may amend this policy when it is reasonably necessary to effectuate the Policy's intent, purpose or interpretation. The proposed amendment along with the rationale for the amendment shall be submitted to the Executive Director for consideration where reasonably necessary. The Board of Commissioners must approve the amendment. The amendment shall be effective and incorporated on the date that the Board of Commissioners approves the amendment.

RESOLUTION NO. 1255**RESOLUTION APPROVING THE VIOLENCE AGAINST
WOMEN ACT (VAWA) POLICY**

WHEREAS, HUD now requires Housing Authorities to adopt a Violence Against Women Act (VAWA) Policy applicable to the PHA Program and the Section 8 Voucher Program, AND;

WHEREAS, this Policy is now in it's final form and has been approved by the Housing Authority's legal council.

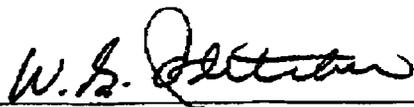
NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE WEST PLAINS HOUSING AUTHORITY THAT the VAWA Policy attached as "Exhibit A" be adopted as presented.

After discussion, Commissioner Walker moved that the foregoing Resolution be adopted as presented. Motion was seconded by Commissioner Butler.

The question being put upon the final adoption of said Resolution, the roll was called, and the following votes were recorded:

AYES: Walker, Butler, Brill, McManus, Fletcher
NAYS: None

The Chairman, thereupon, declared the motion carried and said Resolution finally adopted. Adopted this 5th day of July, 2007.



W. G. FLETCHER, Vice-Chairman

(SEAL)



REBA WILLIAMS, Executive Director/Secretary