

# 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

1.0	<b>PHA Information</b> PHA Name: <u>Thayer Housing Authority</u> PHA Code: <u>MO098000001</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2010</u>				
2.0	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>35</u> Number of HCV units: <u>0</u>				
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.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
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: The mission of the Housing Authority of Thayer is to promote adequate and affordable housing, economic opportunity, suitable quality and safe living environment without discrimination for low-income families and persons with disabilities or the elderly.				
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 goals of the PHA are to reduce public housing vacancy and unity down time, improve REAC scores, provide and enforce the rules to have a safe and drug free living environment, assist additional residents of the community, use capital funds to renovate and modernize the housing inventory, maintain compliance with all applicable legal requirements of VAWA including ensuring the physical safety, provide and maintain housing opportunities for victim, create and maintain collaborative arrangements between law enforcement authorities, victim service providers, and others to promote the safety and well being as provided in the VAWA Policy.  We have implemented policies and enforced the "One Strike You're Out Policy," developed a working relationship with the local law enforcement, are receiving considerable positive feedback from local law enforcement, City and County officials, community, and tenants concerning the improvements at THA, WE have moved quickly on move outs to reduce the unit turn around time and making efficient repairs in a timely fashion.				
6.0	<b>PHA Plan Update</b> (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. <b>The 5-Year and Annual Plans with supporting documents and attachments are available for viewing in the Administrative office of the Thayer Housing Authority located at Rt. 1 Box 1374 Thayer, MO</b>				
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> Include statements related to these programs as applicable. <i>There are no plans to demolish or dispose of any of the PHA properties.</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.				

**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.

**THA has been influenced by the following factors in trying to identify the housing needs of low-income families and low income elderly, and is striving to continue to offer safe, decent, well maintained, and sanitary housing in a good neighborhood.**

9.0

Housing Needs of Families on the PHA's Waiting Lists			
<input checked="" type="checkbox"/> Public Housing			
	# of families	% of total families	Annual Turnover
Waiting list total	11		10
Extremely low income <=30% AMI	7	64	
Very low income (>30% but <=50% AMI)	3	27	
Low income (>50% but <80% AMI)	1	9	
Families with children	3	27	
Elderly families	3	27	
Families with Disabilities	3	27	
Race/ethnicity W	11		
Race/ethnicity B			
Race/ethnicity H			
Race/ethnicity O			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	7		
2 BR	3		
3 BR	1		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

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. The PHA's strategy to address the housing needs for the elderly, low income and families with disabilities to provide affordable, safe, and clean housing choices for applicants. 2. Promote supportive services, promote independence and maximize the number of affordable units available. Due to the locale of the PHA, many programs to enhance assistance to individuals and families are limited. The PHA will advertise and strive to work with other agencies in the area to accommodate current and prospective residents.**

10.0

**Additional Information.** Describe the following, as well as any additional information HUD has requested.

(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. **The Housing Authority of the City of Thayer, MO has been able to maintain its mission to promote adequate and affordable housing, economic opportunity and suitable living environment free from discrimination through the utilization of previous Capital Funds and the proper application of the Housing Authority's policies.**

(b) **Significant Amendment and Substantial Deviation/Modification.** Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

- Substantial Deviation:** Any deviation, which alters the original intent of the provisions, prescribed within this plan, which substantially affects the achievement of quantifiable performance indicators.
- Significant Amendment or Modification to the Annual Plan:** Any changes or additional provisions adopted by Housing Authority of the City of Thayer that may impact the final outcome initially identified in the PHA plan.

11.0	<p><b>Required Submission for HUD Field Office Review.</b> 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"> <li>(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)</li> <li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li> <li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li> <li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li> <li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li> <li>(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.</li> <li>(g) <b>Challenged Elements There were no elements within the THA 5 Year and Annual Plan that were challenged by participants, Tenants, Board of Commissioners, the general Public or staff.</b></li> <li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li> <li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li> </ul>
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Capital and 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 MO09800000	Thayer Housing Authority		Locality (City/County & State) Thayer/Oregon County/Missouri		Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: <input type="checkbox"/>	
	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	99,000	96,250	90,000	108,750	
C. Management Improvements		2,500	2,500	2,500	2,500	
D. PHA-Wide Non-dwelling Structures and Equipment						10,000
E. Administration		2,500	2,500	2,500	2,500	2,500
F. Other						
G. Operations		5,000	5,000	5,000	5,000	5,000
H. Demolition						
I. Development						
J. Capital Fund Financing – Debt Service						
K. Total CFP Funds						
L. Total Non-CFP Funds						
M. Grand Total		109,000	106,250	100,000	128,750	









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		Grant Type and Number	FFY of Grant: 2010
PHA Name: Thayer Housing Authority		Capital Fund Program Grant No: MO36P098501-10 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2010
Type of Grant		Revised Annual Statement (revision no: )	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Final Performance and Evaluation Report	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report	
Summary by Development Account		Total Estimated Cost	
Line		Original	Revised <sup>1</sup>
		Obligated	Expended
1	Total non-CFP Funds	0	
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	5,000	
3	1408 Management Improvements	2,500	
4	1410 Administration (may not exceed 10% of line 21)	2,500	
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement	36,500	
10	1460 Dwelling Structures	67,500	
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 <sup>4</sup>		

<sup>1</sup> To be completed for the Performance and Evaluation Report  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> 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

<b>Part I: Summary</b>		FFY of Grant: 2010	
PHA Name: Thayer Housing Authority	Grant Type and Number Capital Fund Program Grant No: MO96P098501-10 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2010	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Obligated
18a	1501 Collateralization of Debt Service paid by the PHA		
18ba	9000 Collateralization of 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)	114,000	
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		
Signature of Executive Director		Signature of Public Housing Director	
Dorlene Comba		Dorlene Comba	
Date		Date	
9/28/09		9/28/09	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFF Grants for operations.  
<sup>4</sup> 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  
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Part II: Supporting Pages		Federal FFY of Grant: 2010					
PHA Name: Thayer Housing Authority		Grant Type and Number Capital Fund Program Grant No: MO36P098501-10 CFFP (Yes/No): Replacement Housing Factor Grant No:					
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
PHA Wide	Operations	1406		5,000			
	Training	1408		2,500			
	Salaries and Benefits	1410		2,500			
	Resurfacing Parking Lot	1450		20,000			
	Side Walk Repairs	1450		5,000			
	Replace Sewer Line	1450		6,500			
	Replace Water Line	1450		5,000			
	Repair Ceilings & Roof Supports	1460	10	10,000			
	Replace Stove Vent Hoods	1460	5	2,500			
	Replace Garbage Disposals	1460	10	2,000			
	Install Ceiling Fans	1460	10	3,000			
	Make Ready Units	1460	4	10,000			
	Install A/C in units	1460	10	40,000			
	Grand Total			114,000			

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

*Sandra Corbo* 9/28/09



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		Grant Type and Number		
PHA Name: Thayer Housing Authority Capital Fund Recover Plan		Capital Fund Program Grant No: MO36S098501-09 Replacement Housing Factor Grant No: Date of CFFP: _____		
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: _____		FFY of Grant: 2009 <sup>1</sup> FFY of Grant Approval:		
Summary by Development Account		MO36S098501		
Line	Original	Revised <sup>2</sup>	Total Actual Cost <sup>1</sup>	
			Obligated	
			Expended	
1	Total non-CFP Funds			
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>			
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			
8	1440 Site Acquisition			
9	1450 Site Improvement	34,000.00	56,095.00	0.00
10	1460 Dwelling Structures	22,095.00	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 <sup>4</sup>			
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)	56,095.00	56,095.00	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			

*Robert Condo*

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> 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  
 Expires 4/30/2011

<b>Part I: Summary</b>	
PHA Name: Thayer Housing Authority Capital Fund Recovery Plan	Grant Type and Number Capital Fund Program Grant No: MO36S098501-09 Replacement Housing Factor Grant No: Date of CFFP: _____
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: Summary by Development Account	FFY of Grant: 2009 FFY of Grant Approval:
<input checked="" type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input type="checkbox"/> Final Performance and Evaluation Report	
Total Estimated Cost	Revised <sup>2</sup> Obligated
Total Actual Cost <sup>1</sup>	Expended
Signature of Executive Director <i>Barlene Combs</i>	Signature of Public Housing Director <i>Barlene Combs</i>
Date 9/28/09	Date 9/28/09

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  
 Expires 4/30/2011

Part II: Supporting Pages									
PHA Name: Thayer Housing Authority		Grant Type and Number Capital Fund Program Grant No: MO36S098501-09 CFFP (Yes/No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009t				
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
PHA Wide	Upgrade electrical service in Authority in preparation to install air conditioning	1450	35	0.00	56,095.00	0.00	0.00		
PHA Wide	Resurface & Strip Parking Sidewalk Repairs	1450	1	26,000.00	0.00	0.00	0.00		
PHA Wide	Garbage Disposal Ceilings Fans in Bedrooms Replace Floor Covering	1460	35	7,000.00	0.00	0.00	0.00		
			5	8,595.00	0.00	0.00	0.00		
	Total			56,095.00	56,095.00				

*Darlene Combs*

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.



**7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor**

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

Thayer Housing Authority		Grant Type and Number MO36P098501-08		Federal FY of Grant:	
0098000001		Capital Fund Program Grant No:		2008	
		Replacement Housing Factor Grant No:			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Original	Revised	Obligated	Total Actual Cost Expended
1	Total non-CFP Funds				
2	1406 Operations	4,000	6,816	0	
3	1408 Management Improvements	2,500	2,500	0	
4	1410 Administration	3,000	2,500	0	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement			0	
10	1460 Dwelling Structures	22,774	28,000	0	
11	1465.1 Dwelling Equipment--Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment		4,500		
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 20)	40,274	44,316	0	
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 Comp				
24	Amount of line 21 Related to Security-Soft Costs				
25	Amount of Line 21 Related to Security-Hard Costs				
26	Amount Related to Energy Conservation Measures				





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

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary		Grant Type and Number Capital Fund Program Grant No: MO36P098501-07 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007		
PHA Name: Thayer Housing Authority  MO 098000001					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	4,115	12,274		
3	1408 Management Improvements	2,500	2,500		
4	1410 Administration	3,000	3,000		
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement		1,500		
10	1460 Dwelling Structures	30,659	21,000		
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	40,274	40,274		
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

*Darlene Conde 11/3/09*





**8. Capital Fund Program Five-Year Action Plan**

Annual Statement/Performance and Evaluation Report		Grant Type and Number		Federal FY of Grant:	
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary		Capital Fund Program Grant No. MO36P098501-06		2006	
PHA Name: Thayer Housing Authority		Replacement Housing Factor Grant No:			
MO998000001					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input checked="" type="checkbox"/> Final Performance and Evaluation Report		Total Estimated Cost		Total Actual Cost	
Line No.	Summary by Development Account	Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	4,000	40494.03	40494.03	40494.03
3	1408 Management Improvements	2,500	1,663.97	1,663.97	1,663.97
4	1410 Administration	3,000	0.00	0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	21,457	1,399.00	1,399.00	1,399.00
10	1460 Dwelling Structures	12,600			
11	1465.1 Dwelling Equipment--Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 - 20)	43,557.00	43,557.00	43,557.00	43,557.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security - Soft Costs				
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

*Darlene Combs 11/3/09*





**PHA Certifications of Compliance  
with PHA Plans and Related  
Regulations**

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

Resolution #243

**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  5-Year and/or  Annual PHA Plan for the PHA fiscal year beginning 1/01/2010, 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.

Thayer Housing Authority  
PHA Name

MO098000001  
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2010 - 2014

Annual PHA Plan for Fiscal Years 2010 - 2010

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 <u>BILL S REEVES</u>	Title <u>CO CHAIRMAN</u>
Signature <u>[Signature]</u>	Date <u>9/28/09</u>

**Civil Rights Certification**

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

**Civil Rights Certification**

**Annual Certification and Board Resolution**

*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 Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

The PHA certifies that it will carry out the public housing program of the agency 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, and will affirmatively further fair housing.

Thayer Housing Authority

MO098

MO098000001

PHA Name

PHA Number/HA Code

<small>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)</small>	
Name of Authorized Official <b>EMIL S REEVES</b>	Title <b>VICE CHAIRMAN</b>
Signature 	Date <b>9/28/09</b>

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Thayer Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing Authority

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Thayer Housing Authority  
Rt 1 Box 1374 Unit No# 105, 107, 109, 111, 113 and Units 120 through 149  
Thayer, Oregon County, Missouri. 65791

Check here  if there are workplaces on file that are not identified on the attached sheets.

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 Darlene Combs	Title Executive Director
Signature X <i>Darlene Combs</i>	Date 9/28/2009

# Certification of Payments to Influence Federal Transactions

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

Applicant Name

Thayer Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

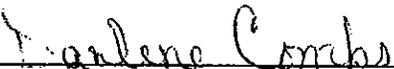
(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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
Darlene Combs	Executive Director
Signature	Date (mm/dd/yyyy)
	9/28/2009



*Housing Authority  
Of the  
City of Thayer, Missouri*

*Residents' review and comments*

*A notification of the upcoming meeting for the purpose of reviewing and commenting on the Thayer Housing Authority's Annual and Five Year Agency Plans was published and posted to invite community and tenant participation.*

*Participants met at 10:00 AM Sept. 28, 2009 in the Thayer Housing Authority Community room at Rt. 1 Box 1374 Thayer, MO. A sign in sheet was provided, and each person complied with his/her signature. Residents were interested in the proposed capital improvements to be made to the apartments and common areas. The group was eager to welcome the plans presented.*

*Comments from the participants centered on the possible installation of Central heat & air in the units. Residents engaged in conversation about the best ways to achieve this. An HVAC consultant will need to be brought in to consider the best way to efficiently install such systems.*

*The major concern of the residents was the necessity to upgrade the electrical service. The existing lines and boxes are old, have been inspected and found to be inadequate, and Upgrading is inevitable for the usage now and the future for adding Cen. H/A.*

*The replacement of ranges and refrigerators was also addressed. The present appliances are beginning to require repairs that add up to amounts which make it more reasonable to replace them. Residents agreed that new equipment would be welcomed.*

*Flooring in the units was another issue discussed. As needed new tile will be installed in the units. All persons in the meeting acknowledged the need to keep the units in top shape so that cleaning is easily executed by tenants and caregivers and maintenance (for unit turn around).*

*All participants concurred with the proposed plan and offered no other submissions. The improvements will begin next year.*

*No negative comments on the proposed projects were voiced or noted.*

*Darlene Combs*

*Darlene Combs  
Executive Director*

# Request for Release of Funds and Certification

U.S. Department of Housing and Urban Development  
Office of Community Planning and Development

OMB No. 2506-0087  
(exp. 3/31/2011)

This form is to be used by Responsible Entities and Recipients (as defined in 24 CFR 58.2) when requesting the release of funds, and requesting the authority to use such funds, for HUD programs identified by statutes that provide for the assumption of the environmental review responsibility by units of general local government and States. Public reporting burden for this collection of information is estimated to average 36 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

## Part 1. Program Description and Request for Release of Funds (to be completed by Responsible Entity)

1. Program Title(s) <b>Capital Fund Program</b>	2. HUD/State Identification Number	3. Recipient Identification Number (optional)
4. OMB Catalog Number(s)	5. Name and address of responsible entity <b>Thayer Housing Authority Rt. 1 Box 1374 Thayer, MO 65791</b>	
6. For information about this request, contact (name & phone number)	7. Name and address of recipient (if different than responsible entity)	
8. HUD or State Agency and office unit to receive request		

The recipient(s) of assistance under the program(s) listed above requests the release of funds and removal of environmental grant conditions governing the use of the assistance for the following

9. Program Activity(ies)/Project Name(s) <b>Thayer Housing Authority</b>	10. Location (Street address, city, county, State) <b>Rt. 1 Box 1374 Thayer, MO 65791</b>
---	--

1. Program Activity/Project Description

**Modernization of Public Housing Units to ameliorate efforts of age deterioration including:**

**HA Wide Housing Operations to supplement various soft cost items, including staff training, partial salary and benefits of staff involved in CFP programs.**

**Side walk Repair, Resurfacing Parking Lot, Replace Sewer Line, Replace water Line, Repair Ceiling & Roof supports, Replace Stove Vent hoods, Garbage disposals, Ceiling Fans, Make Ready Units for move out/move in, Install Cen H/A, Replace floor coverings, Hardwire smoke detectors, Replace refrigerators, Ranges, Replace roofing, Install walk-in showers, Landscaping, upgrade Laundry equipment, Upgrade electrical service.**

**Part 2. Environmental Certification (to be completed by responsible entity)**

With reference to the above Program Activity(ies)/Project(s), I, the undersigned officer of the responsible entity, certify that:

1. The responsible entity has fully carried out its responsibilities for environmental review, decision-making and action pertaining to the project(s) named above.
2. The responsible entity has assumed responsibility for and complied with and will continue to comply with, the National Environmental Policy Act of 1969, as amended, and the environmental procedures, permit requirements and statutory obligations of the laws cited in 24 CFR 58.5; and also agrees to comply with the authorities in 24 CFR 58.6 and applicable State and local laws.
3. After considering the type and degree of environmental effects identified by the environmental review completed for the proposed project described in Part 1 of this request, I have found that the proposal  did  did not require the preparation and dissemination of an environmental impact statement.
4. The responsible entity has disseminated and/or published in the manner prescribed by 24 CFR 58.43 and 58.55 a notice to the public in accordance with 24 CFR 58.70 and as evidenced by the attached copy (copies) or evidence of posting and mailing procedure.
5. The dates for all statutory and regulatory time periods for review, comment or other action are in compliance with procedures and requirements of 24 CFR Part 58.
6. In accordance with 24 CFR 58.71(b), the responsible entity will advise the recipient (if different from the responsible entity) of any special environmental conditions that must be adhered to in carrying out the project.

As the duly designated certifying official of the responsible entity, I also certify that:

7. I am authorized to and do consent to assume the status of Federal official under the National Environmental Policy Act of 1969 and each provision of law designated in the 24 CFR 58.5 list of NEPA-related authorities insofar as the provisions of these laws apply to the HUD responsibilities for environmental review, decision-making and action that have been assumed by the responsible entity.
8. I am authorized to and do accept, on behalf of the recipient personally, the jurisdiction of the Federal courts for the enforcement of all these responsibilities, in my capacity as certifying officer of the responsible entity.

Signature of Certifying Officer of the Responsible Entity  x <i>Earl D. Rogers</i>	Title of Certifying Officer <b>Mayor, City of Thayer</b>
	Date signed <b>09/28/2009</b>
Address of Certifying Officer <b>City of Thayer 2nd &amp; Market Thayer, MO 65791</b>	

**Part 3. To be completed when the Recipient is not the Responsible Entity**

The recipient requests the release of funds for the programs and activities identified in Part 1 and agrees to abide by the special conditions, procedures and requirements of the environmental review and to advise the responsible entity of any proposed change in the scope of the project or any change in environmental conditions in accordance with 24 CFR 58.71(b).

Signature of Authorized Officer of the Recipient  x <i>Darlene Combs</i>	Title of Authorized Officer <b>Executive Director</b>
	Date signed <b>09/28/2009</b>

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)

**Housing Authority**  
of the  
**City of Thayer, Missouri**

Bldg. 150  
9:00 am to 4:00 pm  
Monday-Friday

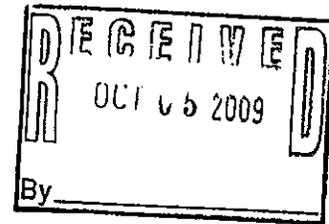
Telephone: 417-264-7858  
TDD/Fax: 417-264-2808  
Email: [thayer000@centurytel.net](mailto:thayer000@centurytel.net)

Rt. 1 Box 1374  
Thayer, MO 65791

September 28, 2009

Missouri Consolidated Plan Team  
c/o Missouri Department of Economic Development  
PO Box 118  
Jefferson City, MO 65102

Attn: CDBG



Re: Certificate of Consistency with the Missouri Consolidated Plan

Dear Consolidated Plan Team Members,

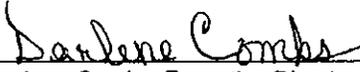
The Quality Housing and Work Responsibility Act of 1998 requires public housing agencies (PHA) to complete a five-year plan and annual action plans, the contents of which are consistent with the State of Missouri Consolidated Plan, in effect for the same period.

The Housing Authority of the City of Thayer has completed its planning requirements for the period 2010 and submits this assurance that the content is consistent with the following features found in the Consolidated Plan FY 2010-2014.

- The PHA provides affordable housing to one or more of the categories of persons listed as priorities in the State's Consolidated Plan: low-income households and single-parent households; large low income households; elderly low income households; homeless persons and families; persons with special needs; and low and moderate income households in areas experiencing rapid economic and population growth.
- The PHA provides technical assistance to its tenants regarding access to home ownership programs and actively provides a link to the tenants and program providers.
- The PHA understands its important role in the public participation process for the Consolidated Plan and provides a similar opportunity to tenants, both as a voice in the planning process statewide and also to the planning process of the PHA.
- The PHA recognizes the findings of the State's Impediments to Fair Housing Choice and the five categories in which the impediments have been placed: (1) the lack of knowledge or education regarding individual housing rights; (2) the "income factor"; (3) discrimination; (4) the lack of affordable housing; and (5) certain ordinances, regulations, and policies. The PHA will participate with the state to eliminate the impediments relevant in their area. The PHA will request materials and assistance from the state and provide the same to tenants.

The Executive Summary of the Housing Authority of the City of Thayer Plan is also attached, and by our signature below, we submit the plan as one which is consistent with the goals of the State of Missouri.

By way of the signature of the Consolidated Plan Team membership, there exists agreement with the PHA regarding consistency and a commitment to establish a partnership where our combined resources and appropriate planning may continue to provide adequate, safe, and affordable housing in Missouri's communities.



Darlene Combs, Executive Director  
Housing Authority of the City of Thayer, MO



Andy Papen  
CDBG Manager

# EXECUTIVE SUMMARY

The Housing Authority of the City of Thayer, Missouri , is a small Standard agency located in Oregon County, Missouri. The Housing Authority manages 35 units of public housing as one development.

The mission of the Housing Authority of the City of Thayer is to promote adequate and affordable housing, economic opportunity and a suitable living environment without discrimination for low-income, very low-income families, persons with disabilities or the elderly.

The Housing Authority of the City of Thayer will accomplish its mission ideals through its goals and objectives:

1. Ensure equal opportunity in housing for all eligible individuals and families.
2. Provide an improved and safe living environment.
3. Promote supportive services to increase independence for the elderly and individuals with disabilities.

The HA's financial resources include an operating fund, capital funds and dwelling rental income which will be used to operate the agency in the most cost effective means possible and still provide the services and activities for its residents.

The HA has assessed the housing needs of Thayer and surrounding Oregon County area and has determined that is it currently and will continue to meet the housing needs of the community to the extent practical for a small agency. The HA has an approved Deconcentration Policy. The HA has determined that its housing strategy complies with the State of Missouri's Consolidated Plan.

The HA has determined its physical needs assessment of modernization requirements and has developed an Annual and 5 Year Action Plan to address its Capital Improvements.

The HA has no plans to demolish or dispose of any of its properties. The HA has jointly addressed with the local police department to develop safety and crime prevention that adequately meets the needs of its residents.

The HA has an agency wide Pet Policy that allows any family to have a pet if they follow the rules set forth in the Pet Policy.

The HA has certified that is has and will continue to adhere to all Civil Right requirements, will affirmatively further fair housing, and the annual plan will comply with the State of Missouri Consolidated Plan.

The HA has addressed the Violence against Women Act with a Resolution and narrative of the procedures and services to follow in abuse cases of children and adults.

The HA has included a copy of its most recent fiscal year audit, 2008, reports as part of the document made available for public review during the 45 days prior to submission of the HA's Agency Plan to HUD.

**Housing Authority**  
**Of the**  
**City of Thayer, Missouri**

***POLICIES ON ELIGIBILITY, SELECTION AND ADMISSIONS***  
***ADMISSIONS AND CONTINUED OCCUPANCY POLICY***  
***(ACOP)***

*The Thayer Housing Authority has addressed its policies governing resident eligibility, selection and admission in the following manner, which meets all requirements described in the Quality Housing and Work Responsibility Act of 1998.*

*The Thayer Housing Authority has implemented a Deconcentration Policy to insure that very low-income families are not concentrated in buildings.*

*The Thayer Housing Authority will address income targeting.*

*The Thayer Housing Authority through its ACOP has implemented minimum rents and flat rent.*

*The Thayer Housing Authority shall maintain its waiting list on a time and date basis.*

## 10.0 GOALS

Due to the small population of the Thayer area, there are few agencies, service providers and programs for child and adult victims of domestic violence, dating violence, sexual assault or stalking. The THA works with the local community to help support children and adults from violence. If a child is involved, the local office of child protective services will help assist and place the child in a safe environment. If an adult is involved, the Thayer Police Department or Oregon County Sheriff's Department will assist the adult in getting to safe harbor. In the local area, Christos House is the closest shelter for female victims of domestic abuse.

**VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY  
FOR THE THAYER HOUSING AUTHORITY**

**Thayer, Missouri**

**Adopted August 12, 2009**

**Goals and Objectives**

This Policy has the following principal goals and objectives:

- A. Maintaining compliance with all applicable legal requirements imposed by VAWA;
- B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by THA;
- C. Providing and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;
- D. Creating and maintaining collaborative arrangements between THA, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by THA; and
- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by THA.

## Violence Against Women Act (VAWA) Policy

Title VI of the VAWA adds a new housing provision that establishes several categories of protected individuals. Under the law, victims of domestic violence, dating violence, sexual assault, and stalking are granted protections and cannot be denied or terminated from housing or housing assistance because of activity that is directly related to domestic violence. 2005 VAWA Pub. L. 109-162; Stat. 2960 signed into law on January 5, 2006 and codified at 42 U.S.C. §1437d(l) and 1435f(d), (0) & 1 and (u)

### 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 THA to respond appropriately to the violence while maintaining a safe environment for THA, employees, tenants, applicants, program participants, and others.

The policy will assist the Thayer Housing Authority (THA) in providing rights under the Violence Against Women Act to its applicants, public housing residents, and other program participants.

This Policy is incorporated into THA's "Admission and Continued Occupancy Policy" and applies to all THA housing programs.

### 2.0 Definitions

The definitions in this Section apply only to this Policy.

- 2.1 **Confidentiality:** Means that THA will not enter information provided to THA by a victim alleging domestic violence into a shared database or provide this information to any related entity except as stated in 3.4
- 2.2 **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 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. 42 U.S.C. §1437d (u)(3)(A), § 13925.

- 2.3 **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 ?State, 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 ?State. 42 U.S.C. §1437d(u)(3)(B), § 13925.
- 2.4 **Immediate Family Member:** A spouse, parent, brother or sister, or child of a victim or an individual to whom the victim stands *in loco parentis*; or any other person living in the household of the victim and related to the victim by blood or marriage. 42 U.S.C. § 1437d(u)(3)(D), § 13925.
- 2.5 **Perpetrator:** A person who commits an act of domestic violence, dating domestic violence or stalking against a victim.
- 2.6 **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 U.S.C. §1437d(u)(3)(C), § 13925.
- 2.7 **Bona Fide Claim:** A *bonafide* claim of domestic violence, dating violence or stalking must include incidents that meet the terms and conditions in the above definitions.
- 2.8 **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 3.2 and 3.3 or as requested by THA.

### 3.0 Certification and Confidentiality

#### 3.1 Failure to Provide Certification Under 3.2 and 3.3

The person claiming protection under VAWA shall provide complete and accurate certifications to THA, owner or manager within 14 business days after the party requests in writing that the person completes the certifications. If the person does not provide a complete and accurate certification within the 14 business days, THA, owner or manager may take action to deny or terminate participation or tenancy. 42 U.S.C. §14371 (5) & (6); 42 U.S.C. § 1437F(c)(9); 42 U.S.C. §1437f(d)(l)(B)(ii)&(iii); 42 U.S.C. §1437f(o)(7)(C)&(D); or 42 U.S.C. §1437f(o)(20) or for other good cause.

### 3.2 HUD Approved Certification

For each incident that a person is claiming as abuse, the person shall certify to THA, 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 *bonafide* 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, e-mail or internet address, telephone or facsimile number or other identification.

### 3.3 Confirmation of Certification

A person who is claiming victim status shall provide to THA, 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 U.S.C. §1746) the professional's belief that the incident(s) in question are *bonafide* incidents of abuse; or (b) a federal, state, tribal, territorial, local police or court record.

### 3.4 Confidentiality

THA, the owner and managers shall keep all information provided to THA under this Section confidential. THA, 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 request or consents to the disclosure in writing;
- (b) the disclosure is required for eviction from public housing under 42 U.S.C. §1437 l(5)&(6)(See Section 4 in this Policy)

## 4.0 Appropriate Basis for Denial of Admission, Assistance or Tenancy

- 4.1 THA shall not deny participation or admission to a program on the basis of a person's abuse status, if the person otherwise qualifies for admission of assistance.
- 4.2 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 occupancy rights, or evicting a tenant.

- 4.3 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.
- 4.4 Notwithstanding Sections 4.1, 4.2, and 4.2, THA, 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 U.S.C. §1437d(l)(6)(B)
- 4.5 Nothing in Sections 4.1, 4.2, and 4.3 shall limit the authority of THA, 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.
- 4.6 Nothing in Sections 4.1, 4.2, and 4.3 limits THA, 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 THA, owner or manager may not hold a victim to a more demanding standard.
- 4.7 Nothing in Sections 4.1, 4.2, and 4.3 limits THA, an owner or manager's authority to evict or terminate assistance, or deny admission to a program if the THA, owner or manager can show an actual and imminent threat to other tenants, neighbors, guests, their employees, persons providing service to the property or others if the tenant family is not evicted or terminated from assistance or denied admission.
- 4.8 Nothing in Sections 4.1, 4.2, or 4.3 limits THA, 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.

#### **4.9 Actions Against a Perpetrator**

The THA 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 for protection against the perpetrator; (b) obtaining and enforcing a trespass against the perpetrator; (c) enforcing THA or law enforcement's trespass of the perpetrator; (d) preventing the delivery of the perpetrator's mail to the victim's unit; (e) providing identifying information listed in 3.2; and (f) other reasonable measures.

#### **5.0 THA Right to Terminate Housing and Housing Assistance Under this Policy**

5.1 Nothing in this Policy will restrict the THA, owner or manager's right to terminate tenancy for lease violations by a resident who claims VAWA as a defense if it is determined by the THA, owner or manager that such a claim is false.

5.2 Nothing in this Policy will restrict the THA right to terminate tenancy if the victim tenant (a) allows a perpetrator to violate a court order relating to the act or acts of violence; or (b) if the victim tenant allows a perpetrator who has been barred from THA property to come onto THA property including but not limited to the victim's unit or any other area under their control; or (c) if the victim tenant fails to cooperate with an established safety strategy as designed by a local victim support service provider (see 7.2).

5.3 Nothing in this Policy will restrict the THA right to terminate housing and housing assistance if the victim tenant who claims as a defense to an eviction or termination action relating to domestic violence has engaged in fraud and abuse against a federal housing program; especially where such fraud and abuse can be shown to have existed before the claim of domestic violence was made. Such fraud and abuse includes but is not limited to unreported income and ongoing boarders and lodgers violations, or damage to property.

#### **6.0 Statements of Responsibility of Tenant Victim, the THA to the Victim, and to the Larger Community.**

6.1 A tenant victim has no less duty and responsibility under the lease to meet and comply with the terms of the lease than any other tenant not making such a claim. Ultimately all tenants must be able to take personal responsibility for themselves and exercise control over their households in order to continue their housing and housing assistance. The THA will continue to issue lease violation notices to all residents who violate the lease including those who claim a defense of domestic violence.

- 6.2 THA recognizes the pathologic dynamic and cycle of domestic violence and a victim of domestic violence will be referred to local victim support service providers to help victims break the cycle of domestic violence through counseling, referral and development of a safety strategy.
- 6.3 A tenant victim must take personal responsibility for exercising control over their household by accepting assistance and complying with the safety strategy or plan to best of victim's ability and reason under the circumstances. Failure to do this may be seen as other good cause.
- 6.4 All damages including lock changes will be the responsibility of the tenant victim. This is in keeping with other agency policies governing tenant caused damages.

## **7.0 Notice to Applicants, and Participants.**

THA shall provide notice to applicants, participants, tenants, managers and owners of their rights and obligations under Section 3.4 Confidentiality and Section 4.0 Appropriate Basis for Denial of Admission, Assistance or Tenancy.

- 7.1 If the THA, owner or manager knows that an applicant to or participant in a THA housing program is the victim of dating violence, domestic violence or stalking, the THA, owner or manager shall inform that person of this Policy and the person's rights under it.

## **8.0 Reporting Requirements**

THA shall include in its 5-year plan a statement of goals, objectives, policies or programs that will serve the needs of victims. THA 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.

## **9.0 Conflict and Scope**

This Policy does not enlarge THA's duty under any 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 THA policy such as its Statement of Policies, this Policy will control.

## **10.0 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 Executive Director may approve the amendment. The amendment shall be effective and incorporated on the date that the Executive Director signs the amendment.