

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	PHA Information PHA Name: <u>Housing Authority of the City of Joplin</u> PHA Code: <u>MO 188</u> PHA Type: <input 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>04/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>275</u> Number of HCV units: <u>497</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: The mission of the JHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. See Attached Goals and Objectives				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <u>None</u> (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. Plan is available for public inspection at the main Administrative Office, 1834 W. 24 th St., Joplin, MO.				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. <u>N/A</u>				
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. 2010 Annual Plan; 2009 Stimulus Performance and Evaluation Report; 2009 Performance and Evaluation Report; 2008 Performance and Evaluation Report; 2007 Performance and Evaluation Report; 2006 Performance and Evaluation Report; and 2005 Performance and Evaluation Report				
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. 2010-2014 Five-Year Action Plan				
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. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan). See Attached Housing Needs				

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. See attached Strategy for Addressing Housing Needs.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).</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.</p> <p>The JHA has been able to maintain its mission to seek diversified, safe, decent and affordable housing, for low and moderate income families through the utilization of previous Capital funds and the proper application of our public housing policies. We are continuing to address public housing vacancies very aggressively and our JHAS and SEMAP 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. JHA has implemented local preferences to improve the living environment by deconcentration, promoting income mixing, and improving security throughout our developments.</p> <p>We are confident that the JHA will be able to continue to meet and accommodate all our goals and objectives for FY 2010.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>A. Substantial Deviation from the 5-year Plan: The Public Housing Authority’s (PHA) Definition of Substantial Deviation and Significant Amendment or Modification is as follows:</p> <ul style="list-style-type: none"> • 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. <p>B. Significant Amendment or Modification to the Annual Plan: The Public Housing Authority’s (PHA) Definition of Substantial Deviation and Significant Amendment or Modification is as follows:</p> <ul style="list-style-type: none"> • 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.
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>

10.0 Additional Information
The JHA is now authorized for 35 VASH vouchers.

11.0 (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.
See attached RAB Roster and resident meeting minutes

11.0 (g) Challenged Elements
There were no elements within the PHA annual plan that were challenged by residents, staff, Board of Commissioners or the general public.

5.2 Goals and Objectives

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

JHA 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

JHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing and voucher management
- Increase customer satisfaction.
- Concentrate on efforts to improve specific management functions: (e.g., public housing finance; voucher unit inspections).
- Renovate or modernize public housing units.

JHA Goal: Increase assisted housing choices

Objectives:

- Conduct outreach efforts to potential voucher landlords.
- Continue to implement voucher homeownership program.
- Increase voucher payment standards from 100% FMR to 110% FMR when feasible.

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

JHA Goal: Provide an improved living environment

Objectives:

- 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).

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

JHA 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.

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

JHA 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.
- Continue to financially support and maintain partnership with the Community Housing Resource Board, to promote and market fair housing within and around the Joplin area for low/moderate-income persons (which include elderly, disabled, and persons / families of all races and ethnicities).

Other JHA Goals and Objectives:

- Review and amend policies as needed to reflect changes in federal regulations, or to reflect changes/improvements in management and/or maintenance practices (including those regarding resident integrity).
- Assist public housing residents to become more interested and active in their development.

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: Housing Authority of the City of Joplin		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO16P188501-10</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
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	45,000.00			
4	1410 Administration (may not exceed 10% of line 21)	39,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	314,029.00			
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)	398,029.00			
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.

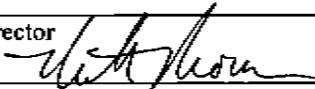
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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

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: Housing Authority of the City of Joplin		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO16P188501-10</u>		Replacement Housing Factor Grant No:
			FFY of Grant: 2010	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 		Date <u>1-15-10</u>		Signature of Public Housing Director Date

Jan. 15. 2010 9:58AM

No. 0460 P. 2

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Joplin		Grant Type and Number Capital Fund Program Grant No: MO16P188501-10 Replacement Housing Factor Grant No:			CFFP (Yes/ <u>No</u>):		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 Management Improvements	Community policing	1408	100%	45,000.00				
	Sub total			45,000.00				
HA Wide Admin Cost	Partial salary & benefits of staff involved in CFP	1410	10%	39,000.00				
	Sub total			39,000.00				
MO 188-4, Golden Oaks	Replace carpet and tile	1460	25 Units	120,000.00				
	Sub total			120,000.00				
MO 188-6 NE Scattered Sites	Replace HVAC units	1460	30 Units	194,029.00				
	Sub total			194,029.00				
	Grand Total			398,029.00				

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: Housing Authority of the City of Joplin			MO16P188501-10		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	3/31/2012		3/31/2014		
MO 188-4, Golden Oaks	3/31/2012		3/31/2014		
MO 188-6, NE Scattered Sites	3/31/2012		3/31/2014		

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 4/30/2012

Part I: Summary						
PHA Name/Number Housing Authority of the City of Joplin/MO 188		Locality (City/County & State) Joplin/Jasper/Newton Counties/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	294,029.00	294,029.00	294,029.00	294,029.00
C.	Management Improvements		65,000.00	65,000.00	65,000.00	65,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		39,000.00	39,000.00	39,000.00	39,000.00
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		398,029.00	398,029.00	398,029.00	398,029.00
L.	Total Non-CFP Funds					
M.	Grand Total		398,029.00	398,029.00	398,029.00	398,029.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2012

Part I: Summary (Continuation)

PHA Name/Number Housing Authority of the City of Joplin/MO 188		Locality (City/County & State) Joplin/Jasper/Newton Counties/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 FFY2013	Work Statement for Year 5 FFY 2014
		Annual Statement				
	MO 188-2/3			40,000.00		
	MO 188-4					
	MO 188-5		50,000.00			
	MO 188-6		244,029.00	179,029.00	140,000.00	294,029.00
	AMP Wide			75,000.00	154,029.00	

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: Housing Authority of the City of Joplin		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO16S188501-09</u>		FFY of Grant: <u>2009</u> FFY of Grant Approval: <u>2009</u>	
Replacement Housing Factor Grant No:					
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: 9/30/2009 <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				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	416,811.00		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)	416,811.00		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

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: Housing Authority of the City of Joplin		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO16S188501-09</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: 9/30/2009 <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>[Signature]</i>		Date <u>1-15-10</u>		Signature of Public Housing Director Date	

Jan. 15. 2010 9:58AM

No. 0460 P. 3

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Joplin		Grant Type and Number Capital Fund Program Grant No: MO16S188501-09 Replacement Housing Factor Grant No:			CFFP (Yes/ <u>No</u>):		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	
MO 188-2&3 Bartlett Hills	A. Replace roofs	1460	75 Units	140,000.00		0.00	0.00	0% Completed
	B. Replace gutters & downspouts, wrap fascia, soffits and gabled ends with vinyl siding	1460	75 Units	140,000.00		0.00	0.00	0% Completed
	Sub total			280,000.00		0.00	0.00	
MO 188-6, Parr Hill	A. Replace HVAC units	1460	18 Units	81,000.00		0.00	0.00	0% Completed
MO 188-6 Murphy Manor	B. Emergency generator to support systems as needed.	1460	76 Units	55,811.00		0.00	0.00	0% Completed
	Sub total			136,811.00		0.00	0.00	
	Grand Total			416,811.00		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: Housing Authority of the City of Joplin			MO16S188501-09		Federal FFY of Grant: 2009
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 188-2&3 Bartlett Hills	3/17/2010		3/17/2012		
MO 188-6 Parr Hill	3/17/2010		3/17/2012		
MO 188-6 Murphy Manor	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: Housing Authority of the City of Joplin		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO16P188501-09</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: 9/30/2009				<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	45,000.00		0.00	0.00
4	1410 Administration (may not exceed 10% of line 21)	39,000.00		0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	274,092.00		0.00	0.00
10	1460 Dwelling Structures	40,000.00		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)	398,092.00		0.00	0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	45,000.00			
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: Housing Authority of the City of Joplin		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO16P188501-09</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: 9/30/2009		<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 		Date 1-15-10	Signature of Public Housing Director	
			Date	

Jan. 15. 2010 10:07AM

No. 0461 P. 2

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Joplin		Grant Type and Number Capital Fund Program Grant No: MO16P188501-09 Replacement Housing Factor Grant No:			CFPP (Yes/ <u>No</u>):		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	Community Policing	1408	100%	45,000.00		0.00	0.00	0% Complete
	Sub total			45,000.00		0.00	0.00	
HA Wide Admin Cost	Partial salary of staff involved in CFP	1410	8%	39,000.00		0.00	0.00	0% Complete
	Sub total			39,000.00		0.00	0.00	
MO 188-2&3 Bartlett Hills	A. Install ceiling lights and cable jacks in bedrooms & living rooms.	1460	75 Units	40,000.00		0.00	0.00	0% Complete
	B. Outdoor property improvements	1450	75 Units	54,805.00		0.00	0.00	0% Complete
	Sub total			94,805.00		0.00	0.00	
MO 188-5 Leonard Estates	Concrete repairs/parking lots and sidewalks	1450	51 Units	75,000.00		0.00	0.00	0% Complete
	Sub total			75,000.00		0.00	0.00	
MO 188-6 Murphy Manor	Outdoor property improvements	1450	76 Units	144,287.00		0.00	0.00	0% Complete
	Sub total			144,287.00		0.00	0.00	
	Grand Total			398,092.00		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: Housing Authority of the City of Joplin			MO16P188501-09		Federal FFY of Grant: 2009
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	9/15/2011		9/15/2013		
MO 188-2&3 Bartlett Hills	9/15/2011		9/15/2013		
MO 188-5 Leonard Estates	9/15/2011		9/15/2013		
MO 188-6 Murphy Manor	9/15/2011		9/15/2013		

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: Housing Authority of the City of Joplin		Grant Type and Number Capital Fund Date of CFFP Program Grant No: MO16P188501-08		FFY of Grant: <u>2008</u> FFY of Grant Approval: <u>2008</u>	
Replacement Housing Factor Grant No:					
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: 9/30/2009 <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	45,000.00		0.00	0.00
4	1410 Administration (may not exceed 10% of line 21)	24,620.00		6,145.33	6,145.33
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	259,666.00		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)	329,286.00		6,145.33	6,145.33
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.

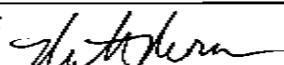
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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: Housing Authority of the City of Joplin		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO16P188501-08</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 type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <u>9/30/2009</u>			<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		Date		Signature of Public Housing Director	
		<u>1-15-10</u>			

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Joplin		Grant Type and Number Capital Fund Program Grant No: MO16P188501-08 Replacement Housing Factor Grant No:			CFPP (Yes/ <u>No</u>):		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 Management	Community policing	1408	100%	45,000.00		0.00	0.00	0% Complete
Improvements	Subtotal			45,000.00		0.00	0.00	
HA Wide Admn Cost	Partial salary & benefits of staff involved in CFP	1410	8%	24,620.00		6,145.33	6,145.33	24% Complete
	Subtotal			24,620.00		6,145.33	6,145.33	
MO 188-4, Golden Oaks	Replace gutters & downspouts, wrap fascia, soffits and gabled ends with vinyl siding	1460	25 Units	45,000.00		0.00	0.00	0% Complete
	Subtotal			45,000.00		0.00	0.00	
MO 188-5 Leonard Estates	Replace gutters & downspouts, wrap fascia, soffits and gabled ends with vinyl siding	1460	51 Units	50,229.00		0.00	0.00	0% Complete
	Subtotal			50,229.00		0.00	0.00	
MO 188-6, Parr Hill & NE Scattered Sites	Replace exterior siding	1460	48 Units	164,437.00		0.00	0.00	0% Complete
	Subtotal			164,437.00		0.00	0.00	
	Grand Total			329,286.00		6,145.33	6,145.33	

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: Housing Authority of the City of Joplin			MO16P188501-08		Federal FFY of Grant: 2008
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	6/13/2010		6/13/2012		
MO 188-4, Golden Oaks	6/13/2010		6/13/2012		
MO 188-5 Leonard Estates	6/13/2010		6/13/2012		
MO 188-6, Parr Hill & NE Scattered Sites	6/13/2010		6/13/2012		

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: Housing Authority of the City of Joplin		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO16P188501-07</u>		FFY of Grant: <u>2007</u> FFY of Grant Approval: <u>2007</u>	
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: 9/30/2009 <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	0.00	21,000.00	21,000.00	21,000.00
3	1408 Management Improvements	45,000.00	24,000.00	0.00	0.00
4	1410 Administration (may not exceed 10% of line 21)	24,620.00	24,620.00	24,620.00	24,620.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement		65,291.62	65,291.62	65,291.62
10	1460 Dwelling Structures	234,229.00	168,937.38	164,408.27	164,408.27
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)	303,849.00	303,849.00	275,319.89	275,319.89
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

Jan. 15. 2010 9:58AM

Part I: Summary					
PHA Name: Housing Authority of the City of Joplin		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO16P188501-07</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 checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2009 <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>[Signature]</i>		Date <i>1-15-10</i>		Signature of Public Housing Director Date	

No. 0460 P. 5

Part II: Supporting Pages									
PHA Name: Housing Authority of the City of Joplin		Grant Type and Number Capital Fund Program Grant No: MO16P188501-07 Replacement Housing Factor Grant No:				Federal FFY of Grant: 2007			
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	1406	7%	0.00	21,000.00	21,000.00	21,000.00	Completed
Operations		Subtotal			0.00	21,000.00	21,000.00	21,000.00	
HA Wide Management		Community policing	1408	100%	45,000.00	24,000.00	0.00	0.00	0% Completed
Improvements		Subtotal			45,000.00	24,000.00	0.00	0.00	
HA Wide Admn Cost		Partial salary & benefits of staff involved in CFP	1410	8%	24,620.00	24,620.00	24,620.00	24,620.00	Completed
		Subtotal			24,620.00	24,620.00	24,620.00	24,620.00	
MO 188-4, Golden Oaks		Resurface parking lots	1450	3 Lots	19,733.62	19,733.62	19,733.62	19,733.62	Complete
		Subtotal			19,733.62	19,733.62	19,733.62	19,733.62	
MO 188-5 Leonard Estates		Replace gutters & downspouts, wrap fascia, soffits and gabled ends with vinyl siding	1460	51 Units	0.00	4,529.11	0.00	0.00	0% Complete
		New flooring in community building	1460	1 Bldg	0.00	8,422.25	8,422.25	8,422.25	65% Completed
		Subtotal			0.00	12,951.36	8,422.25	8,422.25	

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: Housing Authority of the City of Joplin			MO16P188501-07		Federal FFY of Grant: 2007
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	9/12/2009		9/12/2011		
MO 188-4, Golden Oaks	9/12/2009		9/12/2011		
MO 188-5 Leonard Estates	9/12/2009		9/12/2011		
MO 188-6, Parr Hill & NE Scattered Sites	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: Housing Authority of the City of Joplin		Grant Type and Number Capital Fund Date of CFFP Program Grant No: MO16P188501-06		FFY of Grant: 2006 FFY of Grant Approval: 2006	
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: 9/30/2009 <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <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	44,235.78	44,235.78	44,235.78	27,695.51
4	1410 Administration (may not exceed 10% of line 21)	27,557.22	27,557.22	27,557.22	27,557.22
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	0.00	63,847.33	63,847.33	63,847.33
10	1460 Dwelling Structures	234,229.00	170,381.67	170,381.67	170,381.67
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)	306,022.00	306,022.00	306,022.00	289,481.73
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	45,000.00	44,235.78	44,235.78	27,695.51
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.

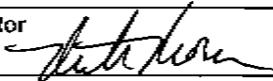
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

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

Jan. 15. 2010 9:59AM

Part I: Summary					
PBA Name: Housing Authority of the City of Joplin		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO16P188501-06</u>		Replacement Housing Factor Grant No: FFY of Grant: <u>2006</u> FFY of Grant Approval: <u>2006</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: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2009 <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 		Date <u>1-15-10</u>		Signature of Public Housing Director Date	

No. 0460 P. 6

Part II: Supporting Pages									
PHA Name: Housing Authority of the City of Joplin		Grant Type and Number Capital Fund Program Grant No: MO16P188501-06 Replacement Housing Factor Grant No:				CFPP (Yes/ <u>No</u>):			Federal FFY of Grant: 2006
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 Management Improvements	Community policing	1408	100%	44,235.78	44,235.78	44,235.78	27,695.51	62% Complete	
	Subtotal			44,235.78	44,235.78	44,235.78	27,695.51		
HA Wide Admn Cost	Partial salary & benefits of staff involved in CFP	1410	9%	27,557.22	27,557.22	27,557.22	27,557.22	Complete	
	Subtotal			27,557.22	27,557.22	27,557.22	27,557.22		
MO 188-2&3 Bartlett Hills	Resurface parking lots	1450	3 lots	55,745.40	55,745.40	55,745.40	55,745.40	Complete	
MO 188-4 Golden Oaks	Resurface parking lots	1450	3 lots	8,101.93	8,101.93	8,101.93	8,101.93	Complete	
MO 188-6, Parr Hill/ Scattered Sites	New vinyl siding and new gutters and downspouts	1460	41 Bldg	170,381.67	170,381.67	170,381.67	170,381.67	Complete	
	Subtotal			234,229.00	234,229.00	234,229.00	234,229.00		
	Grand Total			306,022.00	306,022.00	306,022.00	289,481.73		

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: Housing Authority of the City of Joplin					Federal FFY of Grant: 2006
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	7/18/08	9/30/08	7/18/10		
MO 188-2&3 Bartlett Hills	7/18/08	9/30/08	7/18/10		
MO 188-4 Golden Oaks	7/18/08	9/30/08	7/18/10		
MO 188-6, Parr Hill/ Scattered Sites	7/18/08	9/30/08	7/18/10		

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: Housing Authority of the City of Joplin		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO16P188501-05</u>		FFY of Grant: <u>2005</u> FFY of Grant Approval: <u>2005</u>	
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: 9/30/2009 <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <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	2,566.15	2,566.15	2,566.15	2,566.15
3	1408 Management Improvements	62,433.85	62,433.85	62,433.85	62,433.85
4	1410 Administration (may not exceed 10% of line 21)	31,614.00	31,614.00	31,614.00	31,614.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	12,788.20	12,788.20	12,788.20	12,788.20
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	218,411.80	218,411.80	218,411.80	218,411.80
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)	327,814.00	327,814.00	327,814.00	327,814.00
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	65,000.00	62,433.85	62,433.85	62,433.85
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

Jan. 15. 2010 9:59AM

Part I: Summary					
PHA Name: Housing Authority of the City of Joplin		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO16P188501-05</u>		Replacement Housing Factor Grant No.	
				FFY of Grant: <u>2005</u>	
				FFY of Grant Approval: <u>2005</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: 2)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2009					
<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>[Signature]</i>		Date <u>1-15-10</u>		Signature of Public Housing Director	
				Date	

No. 0460 P. 7

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Joplin		Grant Type and Number Capital Fund Program Grant No: MO16P188501-05 Replacement Housing Factor Grant No:				Federal FFY of Grant: 2005		
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	LS	2,566.15	2,566.15	2,566.15	2,566.15	Completed
	Subtotal			2,566.15	2,566.15	2,566.15	2,566.15	
HA-Wide	Community policing	1408	3 Part-time Employees	62,433.85	62,433.85	62,433.85	62,433.85	Completed
	Subtotal			62,433.85	62,433.85	62,433.85	62,433.85	
HA-Wide Administration	Partial salary and benefits of staff involved in CFP	1410	10%	31,614.00	31,614.00	31,614.00	31,614.00	Completed
	Subtotal			31,614.00	31,614.00	31,614.00	31,614.00	
HA-Wide Fees & Cost	A/E Services	1430	100%	12,788.20	12,788.20	12,788.20	12,788.20	Completed
	Subtotal			12,788.20	12,788.20	12,788.20	12,788.20	
MO 188-5 Leonard Estates	Replace kitchen cabinets	1460	14 Units	86,421.74	86,421.74	86,421.74	86,421.74	Completed
	Subtotal			86,421.74	86,421.74	86,421.74	86,421.74	

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: Housing Authority of the City of Joplin		Grant Type and Number Capital Fund Program Grant No: MO16P188501-05 Replacement Housing Factor Grant No:				Federal FFY of Grant: 2005		
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 188-6 Murphy Manor	Window Replacement	1460	76 Units	5,149.02	5,149.02	5,149.02	5,149.02	Completed
Parr Hills & NE Scattered Sites	Replace siding, gutters & downspouts	1460	41 Bldgs	16,828.46	16,828.46	16,828.46	16,828.46	Completed
	Replace roofs	1460	41 Bldgs	110,012.58	110,012.58	110,012.58	110,012.58	Completed
	Subtotal			131,990.06	131,990.06	131,990.06	131,990.06	
	GRAND TOTAL			327,814.00	327,814.00	327,814.00	327,814.00	

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: Housing Authority of the City of Joplin					Federal FFY of Grant: 2005
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	8/17/07	9/30/07	8/17/09	9/30/07	
MO188002/003	8/17/07	N/A	8/17/09	N/A	
MO188004	8/17/07	6/30/07	8/17/09	9/30/07	
MO188005	8/17/07	6/30/07	8/17/09	9/30/07	
MO188006	8/17/07	6/30/07	8/17/09	9/30/07	

¹Obligation 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 Housing Needs

Housing Needs of Families in the Jurisdiction/s Served by the JHA

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income ≤ 30% of AMI	1,338	4	4		1	2	3
Income >30% but ≤50%ofAMI	1,221	3	3	3	1	4	3
Income >50% but <80%ofAMI	1,510	2	1	2	1	1	2
Elderly	1,053	2	2	2	1	1	2
Families with Disabilities							
Race/Ethnicity	575						
Race/Ethnicity	30						
Race/Ethnicity	13						
Race/Ethnicity	5						

The JHA used the following sources of information to conduct this analysis and all materials are available for public inspection.

The 2005 Consolidated Plan of its Jurisdiction and U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset

9.0 Housing Needs

Housing Needs of Families on the Public Housing Waiting List			
The waiting list is open.			
	Number of families	Percent of total families	Annual Turnover
Waiting list total	414		157
Extremely low income <=30% AMI	253	61.1%	
Very low income (>30% but <=50% AMI)	117	28.3%	
Low income (>50% but <80% AMI)	44	10.6%	
Families with children	243	58.7%	
Elderly families	40	9.7%	
Families with Disabilities	130	31.4%	
Race/ethnicity White	382	92.3%	
Race/ethnicity Black	25	6.0%	
Race/ethnicity Hispanic	6	1.4%	
Race/ethnicity Asian	1	0.2%	
Characteristics by Bedroom Size			
1 Bedroom	208	50.0%	76
2 Bedroom	144	34.5%	49
3 Bedroom	56	13.5%	29
4 Bedroom	6	1.4%	3

Housing Needs of Families on the Section 8 tenant-based assistance Waiting List			
The waiting list is open.			
	Number of families	Percent of total families	Annual Turnover
Waiting list total	366		197
Extremely low income <=30% AMI	251	68.6%	
Very low income (>30% but <=50% AMI)	103	28.1%	
Low income (>50% but <80% AMI)	12	3.3%	
Families with children	242	66.1%	
Elderly families	22	6.0%	
Families with Disabilities	102	27.9%	
Race/ethnicity White	340	92.9%	
Race/ethnicity Black	22	6.0%	
Race/ethnicity Hispanic	6	1.6%	
Race/ethnicity Asian	2	0.5%	

9.1 Strategies for Addressing Housing Needs

Strategies for Addressing Needs

Need: Shortage of affordable housing for all eligible populations

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

- 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
- Undertake measures to ensure access to affordable housing among families assisted by the JHA, 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
- The JHA will raise the payment standard from 100% FMR to 110% FMR when feasible to increase assistance for families on the Section 8 HCV Program

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

- 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.
- Acquire or construct additional affordable housing units utilizing Section 8 Admin. Reserves/Capital Funds

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

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

- Adopt rent policies to support and encourage work

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

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

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

9.1 Strategies for Addressing Housing Needs

Need: Specific Family Types: The Elderly

Strategy: Target available assistance to the elderly:

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available

Need: Specific Family Types: Families with Disabilities

Strategy: Target available assistance to 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

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

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

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs

Strategy 2: Conduct activities to affirmatively further fair housing

- 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
- Continue to financially support and maintain a membership on the Community Housing Resource Board to promote and market fair housing within and around the Joplin area.

The factors listed below, influenced the JHA's selection of the strategies it will pursue:

- 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 JHA
- Influence of the housing market on JHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board

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 PHA to respond appropriately to the violence while maintaining a safe environment for PHA, employees, tenants, applicants, Section 8 participants, program participants and others.

The policy will assist the Housing Authority of the City of Joplin (PHA) in providing rights under the Violence Against Women Act to its applicants, public housing residents, Section 8 participants and other program participants.

This Policy is incorporated into PHA's "Admission and Continued Occupancy Policy" and "Section 8 Administration Plan" and applies to all PHA housing programs.

2.0 Definitions

The definitions in this Section apply only to this Policy.

- 2.1 **Confidentiality:** Means that PHA will not enter information provided to PHA 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 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 Missouri. 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 PHA.

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 PHA, 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, PHA, 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 PHA, 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 PHA, 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

PHA, the owner and managers shall keep all information provided to PHA under this Section confidential. PHA, 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:
 - (i) eviction from public housing under 42 U.S.C. §1437 l(5)&(6)(See Section 4 in this Policy)
 - (ii) termination of Section 8 assistance under 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)(See Section 4 in this Policy); or (c) the disclosure is required by applicable law.

4.0 Appropriate Basis for Denial of Admission, Assistance or Tenancy

4.1 PHA 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 Section 8 assistance or 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, PHA, 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 PHA, 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 PHA, 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 PHA, 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 PHA, an owner or manager's authority to evict or terminate assistance, or deny admission to a program if the PHA, 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 PHA, 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 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 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 Section 8 program may receive a voucher and move to another Section 8 jurisdiction.

5.0 Actions Against a Perpetrator

The PHA 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 PHA 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.

6.0 PHA Right to Terminate Housing and Housing Assistance Under this Policy

6.1 Nothing in this Policy will restrict the PHA, 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 PHA, owner or manager that such a claim is false.

6.2 Nothing in this Policy will restrict the PHA 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 PHA property to come onto PHA 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).

6.3 Nothing in this Policy will restrict the PHA 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.

7.0 Statements of Responsibility of Tenant Victim, the PHA to the Victim, and to the Larger Community.

7.1 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 PHA will continue to issue lease violation notices to all residents who violate the lease including those who claim a defense of domestic violence.

7.2 PHA 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.

- 7.3 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.
- 7.4 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.

8.0 Notice to Applicants, Participants, Tenants and Section 8 Managers and Owners.

PHA 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.

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

9.0 Reporting Requirements

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

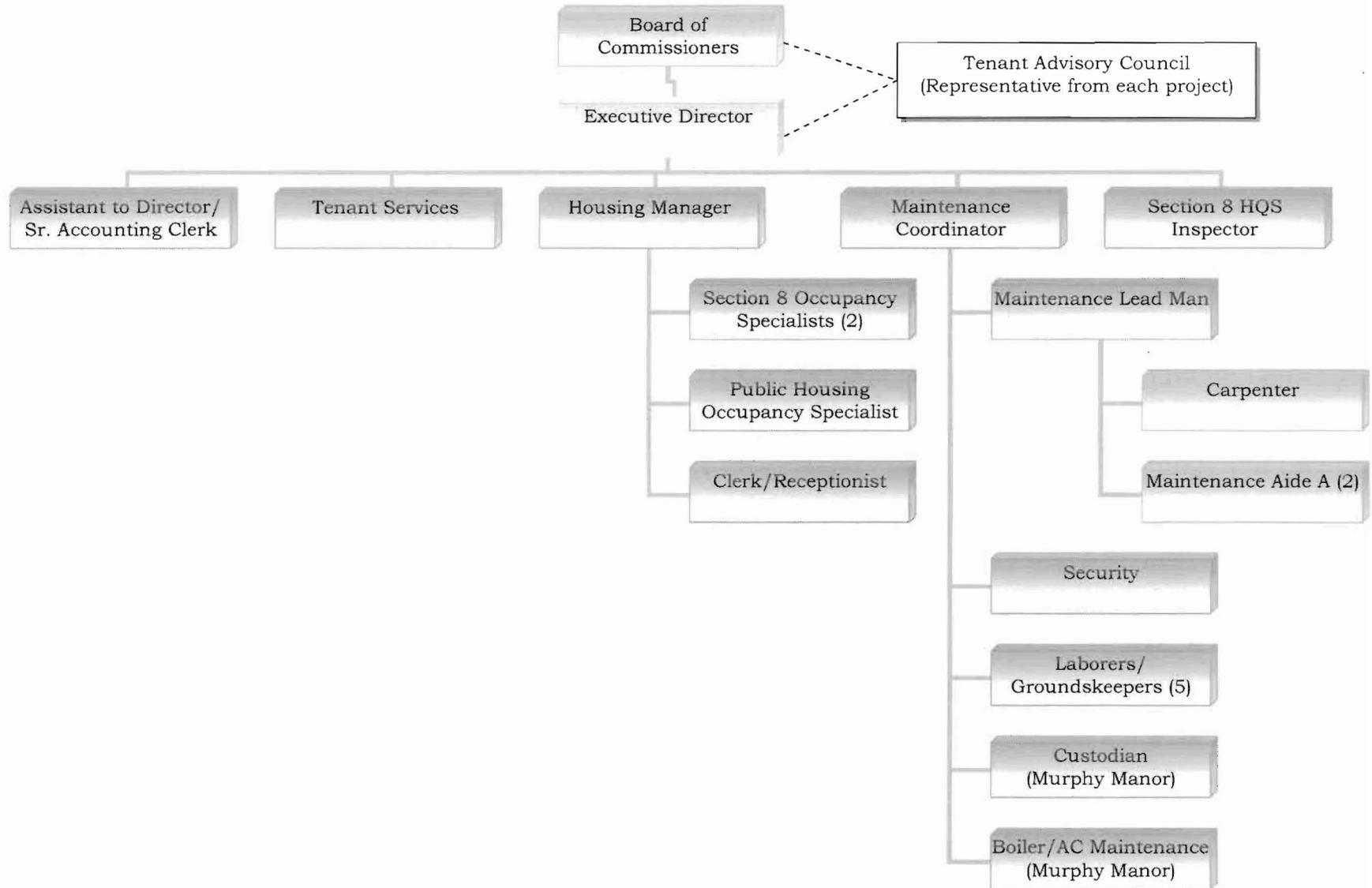
10.0 Conflict and Scope

This Policy does not enlarge PHA'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 PHA policy such as its Statement of Policies or Section 8 Administration Plan, this Policy will control.

11.0 Amendment

The Board of Commissioners 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 Board of Commissioners for consideration. Where reasonably necessary, the Board of Commissioners may approve the amendment. The amendment shall be effective and incorporated on the date that the Board of Commissioners signs the amendment.

HOUSING AUTHORITY OF THE CITY OF JOPLIN



Housing Authority of the City of Joplin

RESIDENT ADVISORY BOARD

Resident Name	Address	Phone #
<u>Bartlett Hills (MO188-002 & 003)</u>		
Maxine Jeffers	1821-A West 24 th St., 64804	781-8995
Reba Dinwiddie	1807-B West 24 th St., 64804	781-8828
Marsha McChan	1821-B West 24 th St., 64804	626-2745
<u>Golden Oaks (MO188-004)</u>		
William Abbott	1003 East36th St., 64804	
<u>Leonard Estates (MO188-005)</u>		
Kathrine Johnson	416 Turk, # A, 64801	624-9229
Melvin Brackett	2224-A Jackson, 64804	624-4474
Marjorie Newby	2220-A Jackson, 64804	781-3512
<u>Murphy Manor, Parr Hill, NE scattered sites (MO188-006)</u>		
Pearl Latshaw	128 South Wall, # 4E, 64801	781-2208
Naomi Hensley	128 South Wall, # 4M, 64801	626-8466
Anna Macklin	128 South Wall, # 2H, 64801	206-7360
Kathy Parvi	128 South Wall, # 4H, 64801	626-8967

PUBLIC MEETING
Golden Oaks
November 19, 2009
10:00 a.m.

Housing Authority staff present: Matt Moran

Matt explained that a primary purpose for the meeting was to discuss a potential option to the cable service being used by the majority of the residents at Golden Oaks. He further explained that he had been approached by several residents in the past about whether or not a more affordable service could be made available. He said that Wireless Connections (of Joplin) had recently provided information to him about a satellite package with monthly rates that would be substantially less (to the residents) than the basic cable rate of \$53. The residents in attendance were all generally supportive of any alternative to paying \$53 for basic cable.

Copies were provided to the residents of pages that showed the channel listings for two package levels. Several residents said they preferred the higher-priced (Gold) package; a few others said they would prefer the lower-priced (Silver) package. Matt explained that the prices on the pages were a per-unit price as long as every unit was connected to the package, meaning that the per-unit price would have to be increased if there were residents not participating.

Matt explained that in order to be able to offer the service, the Housing Authority would have to spend money (approximately \$4,000) to have the needed equipment installed. He stated that he would be discussing the expense with the Housing Authority's Board of Commissioners at their next meeting. He added that this group at Golden Oaks was a test-group for what the Housing Authority might be able to do at other sites.

There was a discussion of the new stoves that had been recently placed in most of the units. Matt explained that the old stoves were about 16 years old. The resident in 1003 had not received a new stove (because Matt had been unable to reach him at the time), but he said he never used his current stove. The residents who received new stoves seemed generally pleased.

Matt said that information from this meeting would be used to develop the Housing Authority's Annual Plan for the next year. He asked if the residents had other issues and/or projects that they wanted to discuss. He said he had recently discussed replacement of the playground equipment with a company sales representative. He added that he hoped to get new equipment in place by Spring.

There was a discussion of replacing carpet and tile in a few of the apartments that still had older carpet and/or tile. Matt said that he had been gradually getting a few floors changed in some of the occupied units that were scattered around town.

A resident stated that she thought the mowing crew had done a nice job this year.

No other topics being presented, the meeting ended.

PUBLIC MEETING
Leonard Estates, Parr Hill & North East Scattered Sites
December 30, 2009
10:00 a.m.

Housing Authority staff present: Matt Moran

Matt explained that information from this meeting would be used to develop the Housing Authority's Annual Plan for the next year.

The discussion started with projects at Leonard Estates. It was pointed out that the Community Building had new flooring and had been painted. The residents seemed generally pleased. Matt added that he was still planning to put new carpet and tile in the apartments that had old flooring. He explained that three occupied apartments had been re-floored in recent months. He explained that it was considerably more difficult to change the floors in occupied units, so he was planning to have them done one or two at a time until all were eventually changed out. Several residents made requests for their floors to be looked at and considered for replacements (included in list of work order requests below).

Matt stated that he was planning to have all of the concrete parking lots at Leonard Estates repaired in the coming months. He said that they weren't bad to drive on, but they were showing more and more cracks. He also mentioned that the ice-melt/salt used in recent winters at times appeared to be eating away at the surface in places.

There was a discussion of putting new exercise equipment in the Community Room. Several residents were supportive of placing a treadmill (or two) in the room. Matt said he would be comfortable with doing that as long as the residents were careful about using them. He suggested that residents should consider exercising together in pairs to watch out for one another. There was also a mention of replacing chairs in the Community Room.

There was a discussion of how the Housing Authority would deal with winter storms.

There was a discussion of heating/AC systems and water heaters. Matt asked if anyone present was having any problems with either. A few voiced concerns about systems and/or tanks that were either noisy or slow to produce the desired results (listed below with work order requests). Matt said he and the staff would follow up with making sure equipment was working. He stated that the water heaters were almost all past 10 years old, and that he was planning for their replacement in the next year or two. He added that the heating/AC units should be good for another few years, but he would be monitoring any problems.

There was a discussion of parking issues. A resident stated that she thought care-workers should be required to park away from the sidewalks, so residents can always park nearer to their doors.

There was a discussion of getting new mailboxes. Matt said he was going to try to get new boxes within the coming year.

There was a discussion of the monthly lunches that had been recently started. The residents who had participated expressed positive feedback.

Matt asked for any issues that the tenants were having. The following were reported for work order requests:

2220-A Jackson – water heater is noisy

405-A Ozark – would like to have old tile replaced; water heater and heater are both noisy

401-A Ozark - would like to have tile replaced

413-C Ozark - would like new flooring; has problems with her windows

510-A Turk - has problems with windows and storm door

514-D Turk - would like new tile; has problems with windows

401-B Ozark - would like new flooring

416-A Turk - would like new flooring

416-B Turk - would like new flooring

420-A Turk - would like new tile; has an issue with thermostat/heater

502-C Turk - would like new tile; has problems with heater at times

421-A Ozark - has problems with her windows

506-A Turk - has problems with her windows

1112 Valley - water heater has made floor wet recently

1115 Valley - water heater has made floor wet recently

2224-A Jackson - has problem with smoke alarm in kitchen

2220-B Jackson - would like new carpet

The following issues were also reported:

a washing machine (by door) in the Turk laundry room doesn't fill correctly

a dryer (second from closet) doesn't work properly

a section of fence along 4th Street is bent

No other topics being presented, the meeting ended.

Note: There were no residents present from Parr Hill

PUBLIC MEETING
Murphy Manor
December 18, 2009
9:30 a.m.

Housing Authority staff present: Matt Moran

Matt explained that information from this meeting would be used to develop the Housing Authority's Annual Plan for the next year.

Matt stated that the building had recently become completely filled (no vacancies), which was a first for him (in his five years at the HA).

There was a discussion about potential projects and capital improvements at Murphy Manor. Matt said he expected to do more outside improvements. He noted that the main patio had been redone in the past year, with a new patio poured on the north side of the building that will be set up for use in the coming year. He added that he would like to place a fence around the empty lot adjacent to the parking lot, and develop the lot for the residents to use more. There was also a mention of the resurfacing of the entries into the building on the east and west sides of the building. A few residents voiced that they were very pleased with the entries.

Matt said that money had been budgeted to install an emergency generator for the building, and that he planned on taking bids for the project in the coming weeks. He said that he and the staff had been pricing generators for use at Murphy Manor since the ice storm of December 2007, and that the price would be expensive. Matt mentioned that a sprinkler system for the apartments had been discussed in the past, and he was still looking at options for doing that. He also mentioned that the roof and the boiler system for the building, although working fine, were both reaching an age where he was planning for their replacement.

A resident mentioned that St. John's Hospital had a program in place to "rescue" people in need during emergencies.

There was a discussion of the Thanksgiving dinner, and of the monthly lunches. There was a discussion of other regular activities that could be organized. The residents were asked if they were supportive of computers being made available for their use. Several said they would use them regularly. One resident offered to help beginners/novices learn to use computers.

A resident mentioned that a mouse was seen on the 4th floor in her neighbor's apartment. Matt said he was aware of the problem in that apartment, and that measures had been taken in a few areas of the building to control future problems. He encouraged all of the residents to keep their homes as clean as possible and report any issues with mice and/or insects immediately to the office.

A resident mentioned that the piano in the Community Room was not sounding as good anymore. Matt said he would have it looked at for repair/maintenance or replacement.

No other topics being presented, the meeting ended.