

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>ST. CLAIR COUNTY PHA</u> PHA Code: <u>MO197</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>_10/2010</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: <u>_ 1291</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.)																										
	<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
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5.0	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 the St. Clair County PHA is the same as that of the Department of Housing and Urban Development, which is 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. PHA Goals and Objectives: --Increase the availability of decent, safe, and affordable housing through application for additional funding when available and leverage private or other public funds to create additional housing opportunities. --Improve the quality of assisted housing and increase assisted housing choices through participant and landlord education and continued voucher program management (SEMAP) score. --Provide an improved living environment through education and enforcement of housing quality standards and life skills training through community education programs. --Promote self-sufficiency and asset development of assisted households through participation in the family self-sufficiency program, development of partnerships with other resources to increase opportunities for training, employment, supportive services, and homeownership. --Ensure equal opportunity and affirmatively further fair housing through affirmative measures to ensure access to assisted housing and suitable living environment regardless of race, color, religion, nation origin, sex, familial status, and disability. --Maintain compliance with the Violence Against Women's Act of 2005 (VAWA) as required by law to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking by informing applicants, participants, and landlords of the requirements of VAWA. Assistance will be provided to victims through appropriate resources and referrals.																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: The PHA Board approved a Subsidy Standard revision in the Administrative Plan, changing the wording to read: "Generally, the PHA assigns one bedroom to two people within the following guideline: Separate bedrooms should be allocated for persons of the opposite sex (other than adults who have a spousal relationship and children under age four)." (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. The public may obtain copies of the 5 Year and Annual Plan and the Administrative Plan, which includes Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures, Rent Determination, and Grievance Procedures, by contacting the PHA's main administrative office located at 106 W. 4 th Street, Appleton City, Missouri 64724. In addition, information regarding PHA operation and management, Civil Rights Certifications, and Fiscal Year Audits may be requested through the PHA's administrative office at the above listed address.																										

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>The PHA administers a Housing Choice Voucher Homeownership program with seven families currently participating in the program. The PHA anticipates assisting two to four additional families with homeownership during the coming year. Specific program rules and regulations are located in the PHA Administrative Plan.</p> <p>The PHA administers project based vouchers at two complexes (Antioch Hills, Clinton MO, and Hawthorn Estates, Harrisonville, MO) for assisting up to 86 project based Housing Choice Vouchers at these complexes, representing 7% of the PHA baseline.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>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.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>The Housing needs of the identified families, served by St. Clair County PHA, are in one or more of the following areas:</p> <ul style="list-style-type: none"> • Need for additional HC Vouchers or other forms of Rental Assistance • Need for additional Housing units: Both Metro and Non-Metro counties are in need of additional large, three (3) and four (4) bedroom units. In rural counties, however, the need is for all sizes of housing units, particularly one (1) and two (2) bedroom efficient units for single parent families with small children. • Preservation of existing housing units: In the eight (8) rural counties of the PHA, because of the old and aging housing stock and the lack of adequate production of new housing units, it is imperative that the existing housing units, particularly existing multifamily housing complexes, such as RD 515 and HUD 202 and 236 properties, be preserved through substantial or moderate rehabilitation. • Homelessness: Emergency shelter, prevention and rapid re-housing are a dire need for the homeless population of the PHA jurisdiction. • Housing Services: Elderly and the Disabled often need supportive services to be able to remain in their housing units. Most families require Housing Counseling and access to other social services as well as long-term programs like Family Self-Sufficiency to succeed.
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.</p> <p>The St. Clair County PHA's comprehensive strategy consists of the following elements listed below, in the same order as needs in Section 9:</p> <ul style="list-style-type: none"> • Utilize PHA's baseline number of units and the available Budget Authority and the NRA to the maximum level allowed by the rules. • Apply for additional Housing Choice Vouchers whenever available. The PHA will be applying for 100 HC Vouchers for non-elderly disabled families on its waiting list under the 2009 NOFA for Rental Assistance. • Development of the new units and participation of the owners with housing units of the size(s) needed will be encouraged. Outreach to owners will be enhanced. Meetings with the property owners and managers are being scheduled for all the counties in the PHA's jurisdiction for the spring and summer of 2010. Rent comparisons and Payment Standards are carefully monitored to make sure that rents paid to the owners are reasonable and not prohibitive. • The PHA's Administrator, West Central MO CAA, has a long history of preserving affordable housing by the use of various Federal and State funds. HOME, Housing Trust Funds and Rural Housing Services funds will be utilized in the coming year to repair, weatherize and preserve hundreds of homes in the PHA's jurisdiction. • The Administrator of the PHA, West Central MO CAA, has an active Homeless shelter grant, emergency funds and Homeless prevention and rapid re-housing program in the PHA's jurisdiction. • The St. Clair County PHA's Administrator offers Supportive Services Coordination in its elderly housing complexes and is a HUD approved Housing Counseling Agency, providing comprehensive housing counseling services to hundreds of families every year. It also offers a variety of social services and emergency assistance to families, the elderly and the disabled. The PHA has an extensive and successful Family Self-Sufficiency and Homeownership program..

<p>10.0</p>	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>St. Clair County PHA was successful in expanding the supply of assisted housing by administering 164 enhanced vouchers, which increased the PHA’s baseline to 1291. The PHA also assisted families displaced by Hurricane Katrina. In addition, two new housing complexes for the elderly and disabled were developed and nine single family units were rehabbed through West Central Missouri Community Action Agency, which administers St. Clair County PHA.</p> <p>The PHA provided education and training for owner/landlords and managers through landlord forums to increase assisted housing choices and improve quality of living environment for program participants. In addition, information was provided to increase the awareness of the Violence Against Women’s Act of 2005.</p> <p>Due to the growth of its Family Self Sufficiency program, the PHA was successful in increasing its FSS grant to employ three HCV/FSS coordinators and implement the HCV Homeownership program. There are 143 program participants with several families successfully completing the FSS program, leaving rental assistance and moving into homeownership using their FSS escrow as down payment and /or closing costs.</p> <p>All HCV program participants, as well as applicants to the waiting lists, receive case management and housing counseling with referrals for employment, education, training, Head Start, health services, utility assistance, credit counseling, etc.</p> <p>To ensure equal opportunity and fair housing, PHA staff receive training and undertake affirmative measures to provide suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>St. Clair County PHA defines “significant deviation” as any fundamental change in the operations of the PHA’s HCV Program that would be inconsistent with its stated mission. A “significant amendment” is defined as a change in the PHA’s policies governing eligibility, selection and admissions.</p> <p>Resident Advisory Board expressed a desire for the FSS program to continue to expand. The Board members were very supportive of the case management and housing counseling offered by the PHA.</p>

<p>11.0</p>	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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ATTACHMENT A

ST. CLAIR COUNTY PHA
RESIDENT ADVISORY BOARD

PHA Five Year Plan (2010 – 2014)
and
FYB 2010 Annual Plan

Summary of the Meeting

The Resident Advisory Board met on March 17, 2010, 10:00 a.m., at Antioch Hills Apartments in Clinton, Missouri with nine members present to review the current Five Year and Annual Plan and make recommendations for the Five Year 2010 – 2014 and Annual Plan for FYB 2010.

Members who attended the meeting were: April Turner, Melissa Meier, Julie Lande, Kim McCanles, William Noble, Paula Jones, Kimberly Johnson, David Hughes, and Ashley Vogler. Staff members present were: Chuck Kohzadi, Carol Korski, Kay Miller, Deb Bettencourt, and Pat Wareham.

The Resident Advisory Board reviewed the current PHA Plans and discussed goals and strategies. PHA staff reported on the FSS and Homeownership programs, providing statistics and information regarding successful program completions. Board members were very supportive of the rental assistance program, including FSS and Homeownership, and were encouraged that the PHA continues to pursue additional funding to assist as many applicants as possible due to the state of the economy.

There were no recommendations for change in the operation of the Housing Choice Voucher program.

The Resident Advisory Board was advised of the Public Hearing scheduled for May 18, 2010.

RESIDENT ADVISORY BOARD MEMBERS

David Hughes, Clinton MO
Kimberly Johnson, Clinton MO
Paula Jones, Windsor MO
Julie Lande, Raymore MO
Kim McCanles, Clinton MO
Melissa Meier, Clinton MO
William Noble, Clinton MO
April Turner, Clinton
Ashley Vogler, Warsaw MO