

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Ripley County Public Housing Agency</u> PHA Code: <u>MO212</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>07/01/2010</u>												
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: <u>356</u>												
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <thead> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </tbody> </table>	PH	HCV	PHA 1:		PHA 2:		PHA 3:	
PH	HCV												
PHA 1:													
PHA 2:													
PHA 3:													
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.												
<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:  <b>The Mission of the PHA is the same as that of the Department of Housing and Urban Development: To increase homeownership, support community development and increase access to affordable housing free from discrimination.</b>												

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 Goal : Increase Homeownership Opportunities**

- Help HUD-assisted renters become homeowners
- Make the process of buying a home less complicated and less expensive
- Protect existing homeowners from losing their homes

**PHA Goal: Promote decent, affordable housing**

- Promote housing self-sufficiency
- Improve the management accountability and physical quality of public assisted housing

**PHA Goal: Strengthen communities**

- Address housing conditions that threaten health

**PHA Goal: Ensure equal opportunity in housing**

- Ensure access to a fair and effective administrative process to investigate and resolve complaints of discrimination
- Improve public awareness of rights and responsibilities under fair housing laws

**PHA Goal: Embrace high standards of ethic, management, and accountability**

- Improve HUD's management and internal controls to ensure program compliance and resolve audit issues

**Goals and Objectives Progress Report for Previous PHA 5-Year Plan:**

**Previous PHA Goal: Improve the quality of assisted housing**

- Improved voucher management: Fiscal Year 2009 SEMAP score was 96% indicating "High Performance"
- Increased customer satisfaction: Provided staff training on customer satisfaction.

**Previous PHA Goal: Increase assisted housing choices**

- Provided voucher mobility counseling: Counseled section 8 tenants as to locations of units outside of areas of poverty or minority concentration and assisted them in locating these units.
- Conducted outreach efforts to potential program landlords: Marketed the Section 8 program to owners outside of areas of poverty / minority concentrations during Rent Reasonable Survey.
- Implemented voucher homeownership program:
  1. Provided Homeownership Counselor Training
  2. Provided Homeownership Counseling
  3. Helped HUD-assisted renters become homeowners
  4. Increased minority homeownership

**Previous PHA Goal: Promote self-sufficiency and asset development within assisted housing households:**

- Increased the number and percentage of employed persons in assisted living. It is the policy of the PHA for families who receive assistance based upon a claim of zero income to report to the PHA office every 90 days regarding current income status. The PHA implements a Family Self Sufficiency program.
- Provided or attracted supportive services to improve assistance recipients' employability. The PHA implements a Family Self Sufficiency program.
- Provided or attracted supportive services to increase independence for elderly or families with disabilities. The PHA implements a Homeownership program that increases minority homeownership.

**Previous PHA Goal: Ensure equal opportunity and affirmatively further fair housing**

- Undertook affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability: It is the policy of the PHA not to discriminate in the provisions of services or the administration of its program on the basis of race, color, religion, creed, sex, disability, familial status or national origin. It is the PHA policy to provide all applicants at briefing, fair housing information and housing discrimination complaint form as required by HUD.
- Undertook 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: The PHA counsels section 8 tenants as to the location of units outside of areas of poverty or minority concentration and assists them in locating those units. The PHA follows HQS standards before a contract is executed or renewed.
- Undertook affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

6.0	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:  <b>Administrative Plan Updated</b></p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.  <b>Ozark Foothills Regional Planning Commission, 3019 Fair Street, Poplar Bluff, MO 63901</b></p> <p><b>PHA Plan Elements. (24 CFR 903.7)</b></p> <ol style="list-style-type: none"> <li>1. Eligibility, Selection and Admissions Policies, including Deconcentration, and Waiting List Procedures.</li> <li>2. Financial Resources. Federal Grants/Annual Contributions for Section 8 Tenant Based Assistance. \$1,140,000</li> <li>3. Rent Determination. <ul style="list-style-type: none"> <li>• Income-based rents are set at the 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent.</li> <li>• The PHA's minimum rent is \$50.00</li> <li>• The PHA's payment standard 100% FMR</li> <li>• The payment standards are reevaluated for adequacy annually</li> </ul> </li> <li>4. Operation and Management.</li> <li>5. Grievance procedures.</li> <li>6. Designated Housing for Elderly and Disabled. N/A</li> <li>7. Community Service and Self-Sufficiency. N/A</li> <li>8. Safety and Crime Prevention. N/A</li> <li>9. Pets- Determined between the landlord and tenant at time of Lease Approval and Contact Execution</li> <li>10. Civil Rights Certification. PHA Certification of Compliance with PHA Plans and Related Regulations includes the Civil Rights Certification. (see attached HUD-50077)</li> <li>11. Fiscal Year Audit.</li> <li>12. Asset Management. N/A</li> <li>13. Violence against Women Act (VAWA). It is the policy of the Ripley County Public Housing Agency (PHA) to comply with the provisions of the Violence Against Women Act. The Ripley County PHA will avoid eviction of, and removal of assistance of, certain persons living in Section 8-assisted housing if the asserted grounds for such action is an instance of domestic violence, dating violence, sexual assault or stalking as those terms are defined in Section 3 of the United States Housing Act of 1937 as amended by VAWA (42 U.S.C. 13925).</li> </ol>
7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p>The PHA administers a Homeownership program annually and applies for funding for the program in conjunction with Administrative Fee Funding for the Housing Choice Voucher Family Self-Sufficiency Coordinator Salary. As of April 16, 2010, twenty-two clients were participating in the Homeownership Program under Project Number 2009-FSSA-MO212-5623. Exactly \$42,344 in funding was awarded for a fifteen month project period.</p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable. N/A</p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. N/A</p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. N/A</p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. N/A</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.

9.0

Few affordable housing exists within the service area of the Ripley County Public Housing Agency. Once appropriate payment standards are applied to “briefed” families, it is not uncommon for some families (particularly those eligible for one-bedroom units) to have difficulty locating units within the allowed rent amount. Some families request extension of time to locate a unit, while others are unable to locate a unit within sixty days and, consequently, allow their vouchers to expire.

Families with a large number of members (seven or greater) also have difficulty finding suitable housing as four-bedroom units are virtually non-existent within the service area.

Housing needs of the Ozark Foothills region are not specific to one component of the population. Age, disability, race, ethnicity, etc. do not determine whether or not a family has difficulty locating affordable and suitable housing. The two primary determining factors are family size and geography. Specifically, two-person families wishing to reside within Butler County are those who find it most difficult to locate decent affordable housing.

**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.**

**Need: Shortage of affordable housing for all eligible populations**

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

- Maintain or increase section 8 lease-up rate by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.
- Maintain or increase section 8 lease-up rate by effectively screening Section 8 applicants to increase owner acceptance of program

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

- Apply for additional section 8 units should they become available

**Need: Specific Family Type: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

- Seek designation of housing for the elderly
- Provide a local admission preference to the elderly

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

- Seek designation of housing for families with disabilities

9.1

**Need: Specific Family Type: Families Victim of Domestic Violence**

**Strategy 1: Target available assistance to Families Victim of Domestic Violence:**

- Seek designation of housing for families who are victim of domestic violence
- Provide a local admission preference to families who are victim of domestic violence

**Need: Specific Family Type: Families who are Involuntarily Displaced due to Natural Disaster**

**Strategy 1: Target available assistance to Families who are Involuntarily Displaced due to Natural Disaster :**

- Seek designation of housing for families who are Involuntarily Displaced due to Natural Disaster
- Provide a local admission preference to families who are Involuntarily Displaced due to Natural Disaster

**Need: Specific Family Types: Race or ethnicities with disproportionate housing needs**

**Strategy 1: Conduct activities to affirmatively further fair housing:**

- Counsel Section 8 tenants as to the location of units outside the areas of poverty or minority concentration and assist them in securing those units
- Market the Section 8 Program to owners outside of areas of poverty/minority concentrations
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.
- Continue PHA policy not to discriminate in the provisions of services or the administration of its program on the basis of race, color, religion, creed, sex, disability, familial status or national origin.
- Provide all applicants at briefing, fair housing information and a housing discrimination complaint form as required by HUD.
- 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.
- Adhere to HQS standards before a contract is executed or renewed.
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

10.0	<p><b>Additional Information.</b> 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><b>The Ripley County PHA is increasing Homeownership Opportunities by:</b></p> <ul style="list-style-type: none"> <li>• Helping HUD-assisted renters become homeowners by implementing a Section 8 homeownership program</li> <li>• Making the process of purchasing a home less complicated and less expensive by partnering with USDA-RD</li> <li>• Keep existing homeowners from losing their homes by providing credit counseling classes</li> </ul> <p><b>The Ripley County PHA is promoting decent affordable housing by:</b></p> <ul style="list-style-type: none"> <li>• Providing Family Self Sufficiency and Homeownership opportunities to tenants</li> <li>• Improving the management accountability and physical quality of public assisted housing</li> </ul> <p><b>The Ripley County PHA is strengthening communities by:</b></p> <ul style="list-style-type: none"> <li>• Addressing housing conditions that threaten health by annual HQS inspections and annual quality control HQS inspections</li> </ul> <p><b>The Ripley County PHA is ensuring equal opportunity in housing by:</b></p> <ul style="list-style-type: none"> <li>• Ensuring access to a fair and effective administrative process by investigating and resolving complaints of discrimination as need</li> <li>• Improving public awareness of rights and responsibilities under fair housing laws by briefing families at admission and providing families with awareness materials</li> </ul> <p><b>The Ripley County PHA embraces high standards of ethics, management, and accountability by:</b></p> <ul style="list-style-type: none"> <li>• Improving management and internal controls to ensure program compliance and resolve audit issues</li> </ul> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>Per the Ripley County Public Housing Agency, a significant amendment is any change of a impactful nature to the rent or admissions policies of the Agency, including changes to the arrangement of the waiting list that are not required by Federal regulatory requirements. A significant amendment to the Five-Year Plan of the Ripley County Public Housing Agency may result from any of the following types of events:</p> <ul style="list-style-type: none"> <li>• Actions necessitated as a result of a natural disaster;</li> <li>• Mandates from the State or governing board of the Agency; and,</li> <li>• Any other change that would prohibit achievement of the specified missions, goals, and objectives of the Agency as defined within its existing Five-Year Plan.</li> </ul> <p>Per the Ripley County Public Housing Agency, a substantial deviation or modification may include any of the following acts resulting in a change to the Agency’s Five-Year Plan:</p> <ul style="list-style-type: none"> <li>• Any change in the number of units designated for use in specific and/or special programs (i.e. Family Self-Sufficiency, Homeownership, and the Section 8 Voucher Program);</li> <li>• Changes to rent or admissions policies; and,</li> <li>• Changes regarding organization of the waiting list.</li> </ul>
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11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> 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><b>The plan was presented to the Resident Advisory Board for comment. No comments were received. In addition, no elements of the Plan were challenged.</b></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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