

# CANTON HOUSING AND REDEVELOPMENT COMMISSION

HUD-50075

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Streamlined 5-Year Plan for Fiscal  
Years 2010-2014  
Streamlined Annual Plan for Fiscal  
Year 2010

<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: _ _ Canton Housing and Redevelopment Commission_ PHA Code: __SD039_____ PHA Type: <input checked="" type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 07/01/2010					
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____20_____ Number of HCV units: ____61_____					
<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	
					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:  The mission of the Canton Housing and Redevelopment Commission (CHRC) 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.					
<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.  Goal: Expand the supply of assisted housing by reducing public housing vacancies to achieve and maintain full occupancy.  Goal: Maintain our public housing high performer PHAS score and our high performer SEMAP score.  Goal: Continue to modernize public housing units.  Goal: Increase assisted housing choices by providing voucher mobility counseling and conducting outreach efforts to potential voucher landlords.  Goal: Provide an improved living environment by enforcing a smoke free public housing policy.  Goal: Promote self-sufficiency and asset development of families by: <ul style="list-style-type: none"> <li>• Increasing the number and percentage of employed persons in assisted families by providing information about available employment opportunities to unemployed clients.</li> <li>• Providing referrals to supportive services to increase independence for elderly and disabled participants.</li> </ul> Goal: Ensure equal opportunity in housing by: <ul style="list-style-type: none"> <li>• Undertaking affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability by continuing to implement existing policies.</li> <li>• Undertaking 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 by assuring the implementation of existing policies.</li> <li>• Continuing to undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required with outreach to local landlords.</li> </ul>					

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:</p> <ul style="list-style-type: none"> <li>• No PHA Plan elements have been revised since our last Annual Plan submission.</li> </ul> <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.</p> <ul style="list-style-type: none"> <li>• Canton Housing and Redevelopment Commission, 903 W. Fifth St., Canton, SD 57013</li> <li>• City of Canton, 210 N. Dakota St., Canton, SD 57013</li> </ul>
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>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</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.</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.</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.</p>
9.0	<p><b>Housing Needs.</b> 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>CHRC has no waiting list for public housing. Our one bedroom units are available to any qualified low income household. There are 83 applications on our Voucher waiting list. Bedroom sizes required for those on the list are 10 one bedrooms, 40 two bedrooms, 30 three bedrooms, 2 four bedrooms and 1 five bedroom unit. Of the 83 applications, 35 applicants reside in our jurisdiction. Most applicants live in Sioux Falls and want to live in the Sioux Falls area. The Lincoln County line borders Sioux Falls where the waiting list is much longer. We have no problems housing disabled individuals. There are one, two, and three bedroom affordable wheelchair assessable units in our area. Lincoln County is 97% Caucasian.</p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p>CHRC will continue to minimize turnaround time in our public housing units. We will increase lease up rates by effectively screening applicants. We will continue to work with the Lincoln County Department of Social Services, the local Community Action Agency, various charitable organizations, the Veterans Administration, local landlords and any other organization that will reach low income families.</p>
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) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p>
	<p>CHRC has maintained our high performer status during the past five years and continue to strive for improved lease up rates.</p> <p>CHRC’s definition of significant amendment or substantial deviation/modification is a change to rent or admission policies or organization of the waiting list or any change with regard to demolition, disposition or conversion activities.</p>

<b>11.0</b>	<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> <ul style="list-style-type: none"> <li>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</li> <li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li> <li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li> <li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li> <li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li> <li>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</li> <li>(g) Challenged Elements</li> <li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li> <li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li> </ul>
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**Capital Fund Program—Five-Year Action Plan**

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

<b>Part I: Summary</b>						
PHA Name/Number Canton Housing & Redevelopment Commission SD039		Locality (City/County & State) Canton, SD			<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
	SD039000001					
B.	Physical Improvements Subtotal	Annual Statement			Replace air conditioners,(Total cost: 68,500 using prior 3 years accumulated operations reserve of 61,889) 6,611	
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration				2,000	
F.	Other					
G.	Operations	21889	20,000	20,000	11,389	20,000
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds	21889	20,000	20,000	20,000	20,000
L.	Total Non-CFP Funds					
M.	Grand Total	21889	20,000	20,000	20,000	20,000











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