



<p>5.2</p>	<p><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.</p> <p><b>HUD Strategic Goal #1 – Increasing the availability of decent safe and affordable housing in America communities.</b></p> <p><b>Goal:</b> <b>Manage the existing Public Housing Program in an efficient and effective manner thereby maintaining the agency’s High Performer status through PHAS.</b></p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>♣ HUD shall recognize the St. George Housing Authority as a high performer by June 2011.</li> <li>♣ The St. George Housing Authority shall achieve and sustain an occupancy rate of 98% by June, 2011.</li> </ul> <p><b>Goal:</b> <b>Manage the existing Section 8 Program in an efficient and effective manner thereby maintaining the agency’s High Performer status through SEMAP.</b></p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>♣ HUD shall recognize the St. George Housing Authority as a high performer by June 2011.</li> <li>♣ The St. George Housing Authority shall achieve and sustain a utilization rate of 98% by June, 2011.</li> </ul> <p><b>Goal:</b> <b>Assist our community with increasing the availability of affordable, suitable housing for families in the very-low income range, cited as a need in our Consolidated Plan.</b></p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>♣ The St. George Housing Authority shall apply for special purpose vouchers each time they become available if the population we serve would benefit from the administration of available vouchers.</li> <li>♣ The St. George Housing Authority will partner with Utah Housing Corporation in constructing several CROWN homes to be managed by the St. George Housing Authority by June 2012.</li> <li>♣ The St. George Housing Authority will acquire or build 2 units for conversion to homeownership by December, 2014.</li> </ul> <p><b>Goal:</b> <b>Adapt the St. George Housing Authority’s program resources to more closely meet the housing needs and markets indentified in our needs assessment.</b></p> <p><b>Objective:</b></p> <ul style="list-style-type: none"> <li>♣ The St. George Housing Authority shall assist 6 families in moving from renting to homeownership by June, 2014.</li> </ul> <p><b>HUD Strategic Goal #2 – Ensuring equal opportunity in housing for all Americans.</b></p> <p><b>Goal:</b> <b>The St. George Housing Authority shall ensure equal treatment of all applicants, residents, tenant-based participants, employees and vendors.</b></p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>♣ The St. George Housing Authority will strive to attract families from various ethnic backgrounds by publishing waiting list information in Spanish as well as English.</li> <li>♣ The St. George Housing Authority will promote participation of all applicants by publishing notices at Southwest Center, St. George Senior Center, Utah Hispanic Council, and the department of Indian Affairs.</li> <li>♣ The St. George Housing Authority shall mix its public housing development populations as much as possible with respect to ethnicity, race and income.</li> </ul> <p><b>Goal:</b> <b>Operate the St. George Housing Authority in full compliance with all Equal Opportunity laws and regulations.</b></p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>♣ The St. George Housing Authority staff will attend monthly landlord meetings and attend annual Fair Housing trainings.</li> <li>♣ The St. George Housing Authority will ensure all required postings are posted within the office of the housing authority and also that the Equal Housing Opportunity logo and language is inserted on each notice published by the housing authority.</li> </ul> <p><b>HUD Strategic Goal #3 – Promoting self-sufficiency and asset development of families and individuals.</b></p> <p><b>Goal:</b> <b>Improve economic opportunity (self-sufficiency) for the families and individuals receiving Section 8 Assistance.</b></p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>♣ The St. George Housing Authority will create a self-sufficiency program and have at least 25 Section 8 Participants enrolled by June, 2011.</li> <li>♣ The St. George Housing Authority will implement 10 new partnerships in order to enhance self-sufficiency services to our resident by December 31, 2010.</li> <li>♣ The St. George Housing Authority will create a Family Self-Sufficiency resident organization by December 31, 2010.</li> </ul> <p><b>Goal:</b> <b>Encourage participation in self-sufficiency activities for Section 8 participants.</b></p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>♣ The St. George Housing Authority will establish escrow accounts for all families participating in the Family Self-Sufficiency program.</li> <li>♣ The St. George Housing Authority will create a program to assist self-sufficiency participants fund an activity for each of their children.</li> <li>♣ The St. George Housing Authority will reward Family Self-Sufficiency participation with quarterly activities for FSS families.</li> </ul> <p><b>Goal:</b> <b>Increase the options and programs offered by the St. George Housing Authority to families seeking self-sufficiency with regard to providing affordable housing opportunities.</b></p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>♣ The St. George Housing Authority will create a Section 8 Homeownership program by June, 2011.</li> <li>♣ The St. George Housing Authority will offer the opportunity to participate in the Section 8 Homeownership program to FSS families first.</li> <li>♣ The St. George Housing Authority will successfully move 4 FSS families from renting to homeownership by June, 2014.</li> </ul> <p><b>HUD Strategic Goal #4 – Improving community quality of life and economic vitality.</b></p> <p><b>Goal:</b> <b>Provide a safe and secure environment in the St. George Housing Authority’s public housing development, Dixie Sun Manor</b></p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>♣ The St. George Housing Authority staff will install a surveillance system on the Dixie Sun Manor premises by December 31, 2010.</li> </ul> <p><b>Goal:</b> <b>Deliver timely and high quality maintenance service to the resident of the St. George Housing Authority.</b></p> <p><b>Objectives:</b></p> <ul style="list-style-type: none"> <li>♣ The St. George Housing Authority shall create and implement a preventative maintenance plan by December 31, 2010.</li> <li>♣ The St. George Housing Authority shall achieve and maintain their average response time of 24 hours in responding to emergency work orders.</li> <li>♣ The St. George Housing Authority shall achieve and maintain their average response time of 2 days in responding to routine work orders.</li> </ul>
	<p style="text-align: center;">Page 2 of 2</p> <p style="text-align: right;">form HUD-50075 (4/2008)</p>

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> <p style="padding-left: 40px;">None</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.</p> <p style="text-align: center;"><b>St. George Housing Authority Front Office, 975 N. 1725 W. #101, St. George, UT 84770</b></p>
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><b>The St. George Housing Authority does not currently administer a Section 8 Homeownership program but a plan will be written and executed by no later than June 2011. We will move four (4) Section 8 families from rental assistance to Homeownership by June 2014.</b></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></p> <p><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><b>The Five County Association of Governments establishes a consolidated plan on an ongoing basis wherein they identify the housing needs of residents in the Five County area consisting of Iron, Beaver, Washington, Garfield and Kane Counties.</b></p> <p><b>The Five County Consolidated Plan has addressed the following needs for low-income and very low-income and extremely low-income households:</b></p> <ul style="list-style-type: none"> <li>♣ There is a continued issue of single parents with young children having affordable housing problems.</li> <li>♣ Some poverty-level households – who may be legal migrant workers, seasonal and minimum-wage service workers, and elderly or physically/mentally impaired – may be living in substandard, unsafe housing. Housing stock for this income level is in short supply, and what is available is frequently in substandard and unsafe condition. People in these income categories may be living out of automobiles, camp trailers or tents, or living with relatives.</li> <li>♣ The following special needs (non-homeless) populations have been given a high priority in locating affordable housing: Developmentally Disabled, Physically Disabled, Elderly, Frail Elderly, Severe Mental Illness, Persons w/Alcohol/Other Drug Addictions.</li> </ul> <p><b>Poverty-level households may be living in substandard, unsafe housing stock for this income level is in short supply and what is available is frequently in substandard and unsafe condition.</b></p>

<p>9.1</p>	<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>The Authority will continue to consult the Consolidated Plan in an effort to further address the needs of the low income, very low income and extremely low income populations. We will continue to modify our Section 8 program to reflect the needs addressed by the Consolidated Plan by:</p> <ul style="list-style-type: none"> <li>♣ Applying for additional Section 8 vouchers as they become available;</li> <li>♣ Offering a preference to elderly and disabled applicants for the Section 8 program;</li> <li>♣ Increasing the housing stock in the area by constructing CROWN homes;</li> <li>♣ Closely reviewing the payment standards to ensure they reflect the current market;</li> <li>♣ Working closely with current Section 8 Participants to assist them in becoming self-sufficient and thereby opening additional vouchers for applicants on the waiting list;</li> <li>♣ Continuing to effectively screen applicants to promote diverse landlord participation; and</li> <li>♣ Creating and maintaining a preventative maintenance plan to ensure a high quality of living in the Dixie Sun Manor.</li> </ul> <p>The Authority recognizes that communities and families can be strengthened through Homeownership and we will establish a Section 8 Homeownership to assist Section 8 participants with their goals of owning a home. The Authority will partner with the Cedar City Housing Authority to provide to provide first-time homebuyer counseling to interested participants. We will encourage participation in the Family Self-Sufficiency program to assist families in securing gainful employment and becoming economically self-sufficient. The Authority will continue to provide resources to Family Self-Sufficiency participants and will expand their network of community service organizations in the community in an effort to broaden the services available to such participants.</p> <p>The Authority will continue to expand its stock of affordable housing units by collaborating with additional Federal and State funding sources. The St. George Housing Authority will collaborate with Utah Housing Corporation to develop several CROWN homes to be occupied by families interested in becoming homeowners.</p> <p>The St. George Housing Authority has a commitment to assist those who are victims of domestic violence. SGHA has a working relationship with the St. George Police Department to refer applicants and assists residents with domestic issues.</p> <p>The following is a brief overview of the Authority’s VAWA policy:</p> <ul style="list-style-type: none"> <li>♣ SGHA may not discriminate against a VAWA victim by denying admission to housing, just because he or she is a victim.</li> <li>♣ SGHA may deny admission to housing to a VAWA victim for reasons other than being a victim</li> <li>♣ SGHA may not terminate a VAWA victim’s tenancy or occupancy rights because he or she is a VAWA victim.</li> <li>♣ SGHA may terminate a VAWA victim’s public housing or tenancy or occupancy rights for reasons other than being a victim.</li> <li>♣ Any information provided by the victim will be kept confidential and will not be shared with other related agencies unless requested or consented to by the victim in writing, required for use in an eviction proceeding of an abuser, stalker or perpetrator of domestic violence, or is otherwise required by applicable law.</li> </ul>
<p>10.0</p>	<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>The St. George Housing Authority has met and will continue to meet goals set in the planning process. However, the St. George Housing Authority has not had the opportunity to apply for additional vouchers as they have not become available. We have scored above 90% on each SEMAP and PHAS submission. The Authority has chosen to implement a Family Self-Sufficiency program to promote self-sufficiency and assist the development of families currently involved in the Section 8 program. The only goals that were not completed were to construct twelve units of Senior Citizen Housing and to purchase three homes to be converted to homeownership units by 2009. The St. George Housing Authority underwent dramatic managerial changes during the last two years of the Five-Year plan which resulted in changes to the priorities of the agency with regard to development. We have chosen to continue with the goal to purchase additional properties to be converted to homeownership units but have rescinded our goal to construct twelve (12) senior units at this time.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>“Significant amendment” and “substantial deviation/modification” are defined as discretionary changes in the plans or policies of the St. George Housing Authority that fundamentally change the mission, goals, objectives or plans of the agency and which require formal approval of the Board of Commissioners.</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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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

## Instructions form HUD-50075

**Applicability.** This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

### 1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

### 2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

### 3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

### 4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

### 5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

**5.1 Mission.** A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

**5.2 Goals and Objectives.** Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

**6.0 PHA Plan Update.** In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

#### PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

**7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers**

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm)  
**Note:** This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

**8.0 Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

**8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

**8.2 Capital Fund Program Five-Year Action Plan**

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

**8.3 Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

**9.0 Housing Needs.** Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**9.1 Strategy for Addressing Housing Needs.** Provide a 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: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**10.0 Additional Information.** Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

**11.0 Required Submission for HUD Field Office Review.** In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

<b>Part I: Summary</b>		
<b>PHA Name: St. George Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant: 2010</b> <b>FFY of Grant Approval:</b>

**Type of Grant**  
 **Original Annual Statement**       **Reserve for Disasters/Emergencies**       **Revised Annual Statement (revision no: \_\_\_\_\_)**  
 **Performance and Evaluation Report for Period Ending:**       **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements	4283			
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit	3000			
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable	39000			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

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

<b>Part I: Summary</b>						
<b>PHA Name:</b> St. George Housing		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:			<b>FFY of Grant:2010</b> <b>FFY of Grant Approval:</b>	
<b>Type of Grant</b>						
<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 <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
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)	46283				
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					
<b>Signature of Executive Director</b>			<b>Date</b>		<b>Signature of Public Housing Director</b>	
					<b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.









**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 St. George Housing Authority / UT 021		Locality (City/County & State) St. George, Utah			<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
	Dixie Sun Manor					
B.	Physical Improvements Subtotal	Annual Statement	\$9090	\$35,000	\$40,000	\$35,500
C.	Management Improvements		\$5000	\$2183		\$1000
D.	PHA-Wide Non-dwelling Structures and Equipment		\$19593	\$1500		\$2183
E.	Administration		\$4600	\$4600	\$3283	\$4600
F.	Other					
G.	Operations		\$8000	\$3000	\$3000	\$3000
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		\$46,283	\$46,283	\$46,283	\$46,283

**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

**Part I: Summary (Continuation)**

PHA Name/Number		Locality (City/county & State)				<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	
		Annual Statement					





<b>Part III: Supporting Pages – Management Needs Work Statement(s)</b>				
Work Statement for Year 1 FFY 2010	Work Statement for Year Two FFY 2011		Work Statement for Year: Three FFY 2012	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual Statement	UT021		UT021	
	<b>Management</b>	<b>\$5000</b>	<b>Management</b>	<b>\$2183</b>
	Staff training	\$5000	Staff training	\$2183
	<b>Fees</b>	<b>\$8000</b>	<b>Fees</b>	<b>\$3000</b>
	Audit	\$3000	Audit	\$3000
	Energy Audit	\$5000		
	<b>Administration</b>	<b>\$4600</b>	<b>Administration</b>	<b>\$4600</b>
	Procurement, monitoring & reporting		Procurement, monitoring & reporting	
	<b>Non-Dwelling Equipment</b>	<b>\$16000</b>	<b>Non-Dwelling Equipment</b>	<b>\$1500</b>
	Vehicle	\$15000	Computer – Maintenance Supervisor	\$1500
	Office Furniture	\$1593		
	<b>Non-Dwelling Structure</b>	<b>\$3000</b>		
	Rental Office Rehab – Flooring	\$3000		
	Subtotal of Estimated Cost	\$37,193	Subtotal of Estimated Cost	\$11,283



## **Five Year and Annual Plan Beginning FY July 2010**

### **Resident Advisory Board Comments**

The Annual and Five Year Plan for the St. George Housing Authority were reviewed at the Resident Advisory Board meeting held May 24, 2010 at 2:00 PM in the office of the St. George Housing Authority. Those in attendance were as follows:

**Edna Mae Beto  
Connie Jones  
Charlie Hutsenpiller  
Helen Alvarez  
Gene Jones  
David Haskell**

Several comments were made with respect to Capital Improvements and are as follows:

**Request for handicapped accessible showers to be replaced – Added to plan**

**Request for dishwashers to be installed – Added to plan**

**Request for double-paned windows throughout unit – Added to plan**