

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>Poplar Bluff Housing Authority</u> PHA Code: <u>MO 013</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/2012</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>575</u> Number of HCV units: <u>0</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" style="width: 100%; border-collapse: collapse;"> <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:					
Participating PHAs	PHA Code					Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program																			
		PH	HCV																								
PHA 1:																											
PHA 2:																											
PHA 3:																											
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: See attached Mission																										
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. See attached Goals and Objectives																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (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. See attached PHA Plan Update																										
7.0	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> N/A																										
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.																										
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. See attached 2012 Annual Plan; 2011 Performance and Evaluation Report; and 2010 Performance and Evaluation Report																										
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. See attached Capital Fund Program 2012-2016 Five-Year Action Plan																										
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.																										
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. See attached Housing Needs																										
9.1	Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. See attached Strategy for Addressing Housing Needs																										

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

The mission of the PBHA is the same as that of the Department of Housing and Urban Development: To create strong, sustainable, inclusive communities and quality affordable homes for all. HUD is working to strengthen the housing market to bolster the economy and protect consumers; meet the need for quality affordable rental homes; utilize housing as a platform for improving quality of life; build inclusive and sustainable communities free from discrimination; and transform the way HUD does business.”

5.2 Goals and Objectives

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

PBHA Goal: Expand the supply of assisted housing

Objective:

- Reduce public housing vacancies:

PBHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management
- Increase customer satisfaction:
- Renovate or modernize public housing units:

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

PBHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

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

PBHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients’ employability:

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

PBHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

6.0

PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Due to ARRA

Summary of Policy and Program Changes

The PBHA has not made nor intends to make any major policy or program changes in 2012. Local preferences have not been established and will not change, rent policies remain the same, community service policy parameters were included in our lease and ACOP, our family development pet policy has been implemented and our designated housing plan was renewed again.

The following language has been incorporated into the ACOP. *“The PBHA shall not deny admission to any applicant on the basis that the applicant is or has been a victim of domestic violence, dating violence, or stalking if the applicant otherwise qualifies for assistance or admission.”* See the attached VAWA Policy.

(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.

Display Locations For PHA Plans and Supporting Documents as well as information regarding any activities outlined in this plan can be obtained by contacting the Main administrative office of the Poplar Bluff Housing Authority, 302 North E Street, Poplar Bluff, MO 63902.

Part I: Summary						
PHA Name: Poplar Bluff Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO36P013501-12</u>			Replacement Housing Factor Grant No:	FFY of Grant: <u>2012</u> FFY of Grant Approval: <u>2012</u>
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	194,967.00				
3	1408 Management Improvements	180,665.00				
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	39,000.00				
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	560,203.00				
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2-19)	974,835.00				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs	180,665.00				
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

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

Part I: Summary					
PHA Name: Poplar Bluff Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO36P013501-12</u>		Replacement Housing Factor Grant No:	
				FFY of Grant: <u>2012</u>	
				FFY of Grant Approval: <u>2012</u>	
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director <i>[Signature]</i>		Date <i>11/21/11</i>		Signature of Public Housing Director Date	

Part II: Supporting Pages										
PHA Name: Poplar Bluff Housing Authority			Grant Type and Number Capital Fund Program Grant No: MO36P013501-12 Replacement Housing Factor Grant No:			CFPP (Yes/ <u>No</u>):			Federal FFY of Grant: 2012	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work		
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ₂			
HA Wide	Housing Operations	1406	20%	194,967.00						
Operations	Sub total			194,967.00						
HA Wide	Community policing	1408	100%	180,665.00						
Management	Sub total			180,665.00						
Improvements										
HA Wide	A. A/E Fees	1430	100%	11,400.00						
Fees and Cost	B. Consulting Services	1430	100%	27,600.00						
	Sub total			39,000.00						
AMP 1/01	Interior rehabilitation and renovation	1460	18 Apts	560,203.00						
	Sub total			560,203.00						
	Grand Total			974,835.00						

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

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						
PHA Name/Number Poplar Bluff Housing Authority/MO 013		Locality (City/County & State) Poplar Bluff/Butler County/Missouri			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 2	
A.	Development Number and Name	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2016
B.	Physical Improvements Subtotal	Annual Statement	560,203.00	560,203.00	560,203.00	560,203.00
C.	Management Improvements		180,665.00	180,665.00	180,665.00	180,665.00
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration					
F.	Other		39,000.00	39,000.00	39,000.00	39,000.00
G.	Operations		194,967.00	194,967.00	194,967.00	194,967.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		974,835.00	974,835.00	974,835.00	974,835.00
L.	Total Non-CFP Funds					
M.	Grand Total		974,835.00	974,835.00	974,835.00	974,835.00

Part I: Summary (Continuation)

PHA Name/Number Poplar Bluff Housing Authority/MO 013		Locality (City/County & State) Poplar Bluff/Butler County/Missouri				<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 2	
A.	Development Number and Name	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2016	
		Annual Statement					
	AMP 1/01		560,203.00	560,203.00	560,203.00	560,203.00	

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013		Work Statement for Year: 3 FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	HA Wide Operations		HA Wide Operations	
Annual	Housing Operations	194,967.00	Housing Operations	194,967.00
Statement	Subtotal	194,967.00	Subtotal	194,967.00
	HA Wide Management Improvements		HA Wide Management Improvements	
	Community policing	180,665.00	Community policing	180,665.00
	Subtotal	180,665.00	Subtotal	180,665.00
	HA Wide Fees & Cost		HA Wide Fees & Cost	
	A. A/E Fees	11,400.00	A. A/E Fees	11,400.00
	B. Consulting services	27,600.00	B. Consulting services	27,600.00
	Subtotal	39,000.00	Subtotal	39,000.00
	Subtotal of Estimated Cost	\$414,632.00	Subtotal of Estimated Cost	\$414,632.00

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2012	Work Statement for Year 4 FFY 2015		Work Statement for Year: 5 FFY 2016	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	HA Wide Operations		HA Wide Operations	
Annual	Housing Operations	194,967.00	Housing Operations	194,967.00
Statement	Subtotal	194,967.00	Subtotal	194,967.00
	HA Wide Management Improvements		HA Wide Management Improvements	
	Community policing	180,665.00	Community policing	180,665.00
	Subtotal	180,665.00	Subtotal	180,665.00
	HA Wide Fees & Cost		HA Wide Fees & Cost	
	A. A/E Fees	11,400.00	A. A/E Fees	11,400.00
	B. Consulting services	27,600.00	B. Consulting services	27,600.00
	Subtotal	39,000.00	Subtotal	39,000.00
	Subtotal of Estimated Cost	\$414,632.00	Subtotal of Estimated Cost	\$414,632.00

Part I: Summary						
PHA Name: Poplar Bluff Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO36P013501-11</u>			Replacement Housing Factor Grant No:	FFY of Grant: <u>2011</u> FFY of Grant Approval: <u>2011</u>
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2011 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	194,967.00		194,967.00	0.00	
3	1408 Management Improvements	180,665.00		0.00	0.00	
4	1410 Administration (may not exceed 10% of line 21)					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	39,000.00		0.00	0.00	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	560,203.00		332,162.53	0.00	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)					
20	Amount of Annual Grant: (sum of lines 2-19)	974,835.00		527,129.53	0.00	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs	180,665.00		180,665.00	0.00	
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: Poplar Bluff Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO36P013501-11</u>		Replacement Housing Factor Grant No: FFY of Grant: <u>2011</u> FFY of Grant Approval: <u>2011</u>	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2011 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director 		Date <u>11/21/11</u>		Signature of Public Housing Director Date	

Part II: Supporting Pages								
PHA Name: Poplar Bluff Housing Authority		Grant Type and Number Capital Fund Program Grant No: MO36P013501-11 Replacement Housing Factor Grant No:			CFFP (Yes/ <u>No</u>):		Federal FFY of Grant: 2011	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ₂	
HA Wide Operations	Housing Operations	1406	20%	194,967.00		194,967.00	0.00	0% Completed
	Sub total			194,967.00		194,967.00	0.00	
HA Wide Management Improvements	Community policing	1408	100%	180,665.00		0.00	0.00	0% Completed
	Sub total			180,665.00		0.00	0.00	
HA Wide Fees and Cost	A. A/E Fees	1430	100%	11,400.00		0.00	0.00	0% Completed
	B. Consulting Services	1430	100%	27,600.00		0.00	0.00	0% Completed
	Sub total			39,000.00		0.00	0.00	
AMP 1/01	Interior rehabilitation and renovation	1460	18 Apts	560,203.00		332,162.53	0.00	0% Completed
	Sub total			560,203.00		332,162.53	0.00	
	Grand Total			974,835.00		527,129.53	0.00	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part I: Summary					
PHA Name: Poplar Bluff Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO36P013501-10</u>		FFY of Grant: <u>2010</u> FFY of Grant Approval: <u>2010</u>	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2011 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	234,650.00		234,650.00	234,650.00
3	1408 Management Improvements	190,000.00		190,000.00	129,778.36
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	65,000.00		65,000.00	48,041.08
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	683,610.00		683,610.00	501,772.53
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	1,173,260.00		1,173,260.00	914,241.97
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	180,665.00		180,665.00	120,443.36
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: Poplar Bluff Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>MO36P013501-10</u>		Replacement Housing Factor Grant No: FFY of Grant: <u>2010</u> FFY of Grant Approval: <u>2010</u>	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2011 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director 		Date <u>11/21/11</u>		Signature of Public Housing Director Date	

Part II: Supporting Pages								
PHA Name: Poplar Bluff Housing Authority		Grant Type and Number Capital Fund Program Grant No: MO36P013501-10 Replacement Housing Factor Grant No:			CFFP (Yes/ <u>No</u>):		Federal FFY of Grant: 2010	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ₂	
HA Wide Operations	Housing Operations	1406	20%	234,650.00		234,650.00	234,650.00	Completed
	Sub total			234,650.00		234,650.00	234,650.00	
HA Wide Management Improvements	A. Community policing	1408	100%	180,665.00		180,665.00	120,443.36	67% Completed
	B. Computer/Security upgrades	1408	100%	9,335.00		9,335.00	9,335.00	Completed
	Sub total			190,000.00		190,000.00	129,778.36	
HA Wide Fees and Cost	A/E Fees & Consulting Services	1430	100%	65,000.00		65,000.00	48,041.08	74% Completed
	Sub total			65,000.00		65,000.00	48,041.08	
AMP 1/01	Interior rehabilitation and renovation	1460	25 Apts	683,610.00		683,610.00	501,772.53	73% Completed
	Sub total			683,610.00		683,610.00	501,772.53	
	Grand Total			1,173,260.00		1,173,260.00	914,241.97	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Poplar Bluff Housing Authority			MO36P013501-10		Federal FFY of Grant: 2010
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	09/14/2012	09/30/2011	09/14/2014		
AMP 1	09/14/2012	09/30/2011	09/14/2014		

Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U. S. Housing Act of 1937, as amended.

9.0 Housing Needs

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	72	5	5	5	3	3	2
Income >30% but <=50% of AMI	149	5	5	5	3	3	2
Income >50% but <80% of AMI	7	4	4	4	3	3	2
Elderly	28	5	5	4	3	2	4
Families with Disabilities	51	5	5	4	3	5	4
Race/Ethnicity W	186	5	5	5	3	3	2
Race/Ethnicity B	35	5	5	5	3	3	2
Race/Ethnicity H	1	5	5	5	3	3	2
Race/Ethnicity I	1	5	5	5	3	3	2

The PBHA used the following sources of information available for public inspection to conduct this analysis.

- 2000-2005 Consolidated Plan of the Jurisdiction/s
- U.S. Census data: The 2000 Comprehensive Housing Affordability Strategy (“CHAS”) dataset

9.1 Strategy for Addressing Housing Needs

Strategies

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:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

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

Strategy 1: Target available assistance to families at or below 50% of AMI

- Employ admissions preferences aimed at families who are working

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

- Seek designation of public housing for the elderly

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing

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

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

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

Reasons for Selecting Strategies

The factors that influenced the PHA's selection of the strategies it will pursue are listed below:

- Funding and Staffing constraints
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PBHA
- Influence of the housing market on PBHA programs

Housing Needs of Families on the Public Housing Waiting List			
	Number of families	Percent of total families	Annual Turnover
Waiting list total	161		232
Extremely low income <=30% AMI	122	76	
Very low income (>30% but <=50% AMI)	29	18	
Low income (>50% but <80% AMI)	10	6	
Families with children	152	94	
Elderly families	09	06	
Families with Disabilities	0	0	
Race/ethnicity White	142	88	
Race/ethnicity Black	19	12	
Race/ethnicity Hispanic	0	0	
Characteristics by Size			
1 Bedroom	70	43	92
2 Bedroom	56	35	71
3 Bedroom	29	18	62
4 Bedroom	6	4	7
The waiting list is not closed			

10.0 Additional Information. Describe the following, as well as any additional information HUD has requested.

(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.

The PBHA has been able to maintain its mission to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination through the utilization of previous Capital funds and the proper application of our public housing policies.

We are continuing to address public housing vacancies very aggressively and our PHAS scores indicate that other operational issues are being positively addressed.

Capital funds have been utilized to provide modernization of our property and our FY 2012 application will continue that effort.

PBHA has improved the living environment by promoting income mixing, and improving security throughout our developments.

In addition, we have recently renewed our designated housing plan for another two years.

The PBHA created and continues to facilitate self-sufficiency programs to improve resident employability as well as solicit support services for the elderly and families with disabilities.

The implementation of a family pet policy has provided the opportunity for residents to enjoy pets within a regulated environment. In addition, PBHA re-instituted its Community Service program and each adult member of every household has been notified. New market value flat rents were implemented October 1, 2002, to replace previous flat/ceiling rents

We are confident that the PBHA will be able to continue to meet and accommodate all our goals and objectives for FY 2012.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

The Poplar Bluff Housing Authority's (PBHA)

Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

A. Substantial Deviation from the 5-year Plan:

The Poplar Bluff Housing Authority's (PBHA) Definition of Substantial Deviation and Significant Amendment or Modification is as follows:

- changes to rent or admissions policies or organization of the waiting list;
- additions of non-emergency work items (items not intended in the current 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; and
- any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

B. Significant Amendment or Modification to the Annual Plan:

The Poplar Bluff Housing Authority's (PBHA) Definition of Substantial Deviation and Significant Amendment or Modification is as follows:

- changes to rent or admissions policies or organization of the waiting list;
- additions of non-emergency work items (items not intended in the current Annual Statement) or change in use of replacement reserve funds under the Capital Fund; and
- any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Designation of Public Housing Activity Description
1a. Development name: South Towers 1b. Development (project) number: MO 13-4
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved : <u>(18/08/02)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 52 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Hillcrest 1b. Development (project) number: MO 13-6
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved : <u>(18/08/02)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 54 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Wilson 1b. Development (project) number: MO 13-8
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved : (18/08/02)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 30 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: North Towers 1b. Development (project) number: MO 13-3
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved : (18/08/02)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 52 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

11.0 (f) **Resident Advisory Board (RAB) comments.** Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
Resident Advisory Board Recommendations - The PBHA did not receive any comments on the PHA Plan from the Resident Advisory Board.

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

RESIDENT MEETING
TUESDAY, NOVEMBER 15, 2011
TWIN TOWERS ASSEMBLY ROOM
9:00 AM

Meeting was opened by Deputy Director Elsie Kirkman who introduced Mike Kearbey Maintenance Working Foreman and Gary Lee of Management Resource Group of Atlanta GA.

Announcement was made that the intent of the meeting was to find new ideals for improvement to the housing authority buildings and grounds.

Mr. Lee addressed the group by explaining some of the modernization being completed at this time, and was looking for comments of needs or improvements to the housing authority.

He opened the floor for comments:

Bobbie Roberts (south tower) brought to Mr. Lee's attention the need for hand rail to be installed at the Twin Towers entrance due to the incline when people leave the building.

Pattianne Terry of Unit # 242 mentioned not having enough kitchen cabinets in her unit and wanted to know if they would be replaced or upgraded. (She resides in a unit that was converted from an efficiency apartment.)

Esther Ayers (south tower) made a comment of appreciation of the new refrigerators and stoves for the apartments. She also addressed the question she asked about last year regarding ceiling fans for the Tower Hallways on each floor. This was addressed by Mike Kearbey stating the ceiling were too low to install ceiling fans. He stated we were looking into the possibility of a new air handler being installed to help move the air.

Mildred Stevens of Unit 185 mentioned that her entry door (facing west) gets so hot in the afternoon and wanted to know if there would be a change in the doors.

Martha Stewart of Unit 211 questioned the recent Annual Inspection of her unit. Mike Kearbey told her a work order had been made and they would be taking care of the problem.

Mildred Stevens of Unit 185 wanted to know if the gas ranges in the cottages would ever be changed to electric. She stated if we had an earthquake the gas line could break and cause a fire.

Pattianne Terry of unit 242 wanted to know if we would be looking at getting additional lightening in the unit. (She resides in a unit that was converted from an efficiency apartment).

Bobbie Roberts (south tower) wanted to know if putting a light over the kitchen sink in the towers was in the planning for the future. This issue was addressed by Mike Kearbey of the Maintenance Department.

Meeting was closed at 9:25 AM

A total of 35 residents were in attendance.

ATTENDANCE RECORD

RESIDENT MEETING
 Five Year Plan - Gary Lee
 November 15, 2011

NAME	ADDRESS	UNIT #
Betty Montgomery	506-146 Hazel St. Poplar Bluff 7110	360
James Montgomery	506-146 Hazel St. Poplar Bluff 270	360
Murdred Alford	508 Hazel St Poplar Bluff	?
ROBERT KULLERES	414 HAZEL APT B POPLAR BLUFF MO	196
Pattianne Terry	212 North F Street P.B.	242
Sandra Friday	506 Hazel St. Apt 21	Bottom 289 down
Hazel Kinder	508-31 Hazel St.	
Berniece Wright	508-26 Hazel St.	
Mike Burton	414C HAZEL ST	195

ATTENDANCE RECORD

RESIDENT MEETING
Five Year Plan – Gary Lee
November 15, 2011

NAME	ADDRESS	UNIT #
Barbara Roberts	508-116 Hazel	426
Louise Coleman	207 West	251
Jack Pruett	506 HAZEL APT 106	
Dee Jean Eldridge	506 HAZEL	331
Leticia Holbrook	506 HAZEL ST. apt 41	301
Ken Prarduff	506 HAZEL APT-101	415
Julia Morey	506 HAZEL Apt 74	
Kathy Ross	600 A HAZEL	210
Bruce Moseloch	506 HAZEL APT-71	
Irene Swafford	506 HAZEL APT-84	328
Pearline Jones	506 HAZEL ST 124	352

ATTENDANCE RECORD

RESIDENT MEETING
Five Year Plan – Gary Lee
November 15, 2011

NAME	ADDRESS	UNIT #
Betty Spiker	508 Hazel apt. 86	408
Evelyn Bennett	508 Hazel, apt. 21	263
Charline Bond	508 Hazel St	
Mildred Stevens	406 ^A Hazel St.	185
Evalene Kolbe	508 Hazel apt. 111	421
Wanda Sullivan	VISTOR. for Joe H.	

Violence Against Women Act (VAWA) Policy

Title VI of the VAWA adds a new housing provision that establishes several categories of protected individuals. Under the law victims of domestic violence, dating violence, sexual assault, and stalking are granted protections and cannot be denied or terminated from housing or housing assistance because of activity that is directly related to domestic violence. 2005 VAWA Pub. L. 109-162; Stat. 2960 signed into law on January 5, 2006 and codified at 42 U.S.C. §1437d(l) and 1435f(d), (0) & 1 and (u)

1.0 Purpose

The purpose of this Policy is to reduce domestic violence, dating violence, and stalking and to prevent homelessness by:

- (a) protecting the safety of victims;
- (b) creating long-term housing solutions for victims;
- (c) building collaborations among victim service providers; and
- (d) assisting PBHA to respond appropriately to the violence while maintaining a safe environment for PBHA, employees, tenants, applicants, program participants and others.

The policy will assist the Poplar Bluff Housing Authority (PBHA) in providing rights under the Violence Against Women Act to its applicants, public housing residents, and other program participants.

This Policy is incorporated into PBHA's "Admission and Continued Occupancy Policy" and applies to all PBHA housing programs.

2.0 Definitions

The definitions in this Section apply only to this Policy.

- 2.1 **Confidentiality:** Means that PBHA will not enter information provided to PBHA by a victim alleging domestic violence into a shared database or provide this information to any related entity except as stated in 3.4
- 2.2 **Dating Violence:** Violence committed by a person (a) who is or has been in a social relationship of a romantic or intimate nature with the victim; and (b) where the existence of such relationship shall be determined based on a consideration of the following factors: (i) the length of the relationship; (ii) the type of relationship; (iii) the frequency of interaction between the persons involved in the relationship. 42 U.S.C. §1437d (u)(3)(A), § 13925.

- 2.3 **Domestic Violence:** Felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, committed by a person with whom the victim shares a child in common, committed by a person who is cohabitating with or has cohabitated with the victim as a spouse, committed by a person similarly situated to a spouse of the victim under the domestic or family violence laws of Missouri, or committed by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of Missouri. 42 U.S.C. §1437d(u)(3)(B), § 13925.
- 2.4 **Immediate Family Member:** A spouse, parent, brother or sister, or child of a victim or an individual to whom the victim stands *in loco parentis*; or any other person living in the household of the victim and related to the victim by blood or marriage. 42 U.S.C. § 1437d(u)(3)(D), § 13925.
- 2.5 **Perpetrator:** A person who commits an act of domestic violence, dating domestic violence or stalking against a victim.
- 2.6 **Stalking:** (a) to follow, pursue or repeatedly commit acts with the intent to kill, injure, harass or intimidate the victim; (b) to place under surveillance with the intent to kill, injure, harass or intimidate the victim; (c) in the course of, or as a result of such following, pursuit, surveillance, or repeatedly committed acts, to place the victim in reasonable fear of the death of, or serious bodily injury to the victim; or (d) to cause substantial emotional harm to the victim, a member of the immediate family of the victim or the spouse or intimate partner of the victim. 42 U.S.C. §1437d(u)(3)(C), § 13925.
- 2.7 **Bona Fide Claim:** A *bonafide* claim of domestic violence, dating violence or stalking must include incidents that meet the terms and conditions in the above definitions.
- 2.8 **Victim:** Is a person who is the victim of domestic violence, dating violence, or stalking under this Policy and who has timely and completely completed the certification under 3.2 and 3.3 or as requested by PBHA.

3.0 Certification and Confidentiality

3.1 Failure to Provide Certification Under 3.2 and 3.3

The person claiming protection under VAWA shall provide complete and accurate certifications to PBHA, owner or manager within 14 business days after the party requests in writing that the person completes the certifications. If the person does not provide a complete and accurate certification within the 14 business days, PBHA, owner or manager may take action to deny or terminate participation or tenancy. 42 U.S.C. §14371 (5) & (6); 42 U.S.C. § 1437F(c)(9); 42 U.S.C. §1437f(d)(1)(B)(ii)&(iii); 42 U.S.C. §1437f(o)(7)(C)&(D); or 42 U.S.C. §1437f(o)(20) or for other good cause.

3.2 HUD Approved Certification

For each incident that a person is claiming as abuse, the person shall certify to PBHA, owner or manager their victim status by completing a HUD approved certification form. The person shall certify the date, time and description of the incidents, that the incidents are *bonafide* incidents of actual or threatened abuses and meet the requirements of VAWA and this Policy. The person shall provide information to identify the perpetrator including but not limited to the name and, if known, all alias names, date of birth, address, contact information such as postal, e-mail or internet address, telephone or facsimile number or other identification.

3.3 Confirmation of Certification

A person who is claiming victim status shall provide to PBHA, an owner or manager: (a) documentation signed by the victim and an employee, agent or volunteer of a victim service provider, an attorney, or a medical professional from whom the victim has sought assistance in addressing domestic violence, dating violence or stalking or the effects of the abuse, in which the professional attests under penalty of perjury (28 U.S.C. §1746) the professional's belief that the incident(s) in question are *bonafide* incidents of abuse; or (b) a federal, state, tribal, territorial, local police or court record.

3.4 Confidentiality

PBHA, the owner and managers shall keep all information provided to PBHA under this Section confidential. PBHA, owner and manager shall not enter the information into a shared database or provide to any related entity except to the extent that:

- (a) the victim request or consents to the disclosure in writing;
- (b) the disclosure is required for eviction from public housing under 42 U.S.C. §1437 l(5)&(6)(See Section 4 in this Policy)

4.0 Appropriate Basis for Denial of Admission, Assistance or Tenancy

- 4.1 PBHA shall not deny participation or admission to a program on the basis of a person's abuse status, if the person otherwise qualifies for admission of assistance.
- 4.2 An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be a serious or repeated violation of the lease by the victim and shall not be good cause for denying to a victim admission to a program, terminating occupancy rights, or evicting a tenant.

- 4.3 Criminal activity directly related to domestic violence, dating violence, or stalking engaged in by a member of a tenant's household or any guest or other person under the tenant's control shall not be cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim of that domestic violence, dating violence or stalking.
- 4.4 Notwithstanding Sections 4.1, 4.2, and 4.2, PBHA, an owner or manager may bifurcate a lease to evict, remove or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others without evicting, removing, terminating assistance to or otherwise penalizing the victim of the violence who is also a tenant or lawful occupant. 42 U.S.C. §1437d(1)(6)(B)
- 4.5 Nothing in Sections 4.1, 4.2, and 4.3 shall limit the authority of PBHA, an owner or manager, when notified, to honor court orders addressing rights of access to or control of the property, including civil protection orders issued to protect the victim and issued to address the distribution or possession of property among the household members when the family breaks up.
- 4.6 Nothing in Sections 4.1, 4.2, and 4.3 limits PBHA, an owner or manager's authority to evict or terminate assistance to any tenant for any violation of lease not premised on the act or acts of violence against the tenant or a member of the tenant's household. However PBHA, owner or manager may not hold a victim to a more demanding standard.
- 4.7 Nothing in Sections 4.1, 4.2, and 4.3 limits PBHA, an owner or manager's authority to evict or terminate assistance, or deny admission to a program if the PBHA, owner or manager can show an actual and imminent threat to other tenants, neighbors, guests, their employees, persons providing service to the property or others if the tenant family is not evicted or terminated from assistance or denied admission.
- 4.8 Nothing in Sections 4.1, 4.2, or 4.3 limits PBHA, an owner or manager's authority to deny admission, terminate assistance or evict a person who engages in criminal acts including but not limited to acts of physical violence or stalking against family members or others.

4.9 Actions Against a Perpetrator

The PBHA may evict, terminate assistance, deny admission to a program or trespass a perpetrator from its property under this Policy. The victim shall take action to control or prevent the domestic violence, dating violence, or stalking. The action may include but is not limited to: (a) obtaining and enforcing a restraining or no contact order or order for protection against the perpetrator; (b) obtaining and enforcing a trespass against the perpetrator; (c) enforcing PBHA or law enforcement's trespass of the perpetrator; (d) preventing the delivery of the perpetrator's mail to the victim's unit; (e) providing identifying information listed in 3.2; and (f) other reasonable measures.

5.0 PBHA Right to Terminate Housing and Housing Assistance Under this Policy

- 5.1 Nothing in this Policy will restrict the PBHA, owner or manager's right to terminate tenancy for lease violations by a resident who claims VAWA as a defense if it is determined by the PBHA, owner or manager that such a claim is false.
- 5.2 Nothing in this Policy will restrict the PBHA right to terminate tenancy if the victim tenant (a) allows a perpetrator to violate a court order relating to the act or acts of violence; or (b) if the victim tenant allows a perpetrator who has been barred from PBHA property to come onto PBHA property including but not limited to the victim's unit or any other area under their control; or (c) if the victim tenant fails to cooperate with an established safety strategy as designed by a local victim support service provider (see 7.2).
- 5.3 Nothing in this Policy will restrict the PBHA right to terminate housing and housing assistance if the victim tenant who claims as a defense to an eviction or termination action relating to domestic violence has engaged in fraud and abuse against a federal housing program; especially where such fraud and abuse can be shown to have existed before the claim of domestic violence was made. Such fraud and abuse includes but is not limited to unreported income and ongoing boarders and lodgers violations, or damage to property.

6.0 Statements of Responsibility of Tenant Victim, the PBHA to the Victim, and to the Larger Community.

- 6.1 A tenant victim has no less duty and responsibility under the lease to meet and comply with the terms of the lease than any other tenant not making such a claim. Ultimately all tenants must be able to take personal responsibility for themselves and exercise control over their households in order to continue their housing and housing assistance. The PBHA will continue to issue lease violation notices to all residents who violate the lease including those who claim a defense of domestic violence.

- 6.2 PBHA recognizes the pathologic dynamic and cycle of domestic violence and a victim of domestic violence will be referred to local victim support service providers to help victims break the cycle of domestic violence through counseling, referral and development of a safety strategy.
- 6.3 A tenant victim must take personal responsibility for exercising control over their household by accepting assistance and complying with the safety strategy or plan to best of victim's ability and reason under the circumstances. Failure to do this may be seen as other good cause.
- 6.4 All damages including lock changes will be the responsibility of the tenant victim. This is in keeping with other agency policies governing tenant caused damages.

7.0 Notice to Applicants, and Participants.

PBHA shall provide notice to applicants, participants, tenants, managers and owners of their rights and obligations under Section 3.4 Confidentiality and Section 4.0 Appropriate Basis for Denial of Admission, Assistance or Tenancy.

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

8.0 Reporting Requirements

PBHA shall include in its 5-year plan a statement of goals, objectives, policies or programs that will serve the needs of victims. PBHA shall also include a description of activities, services or programs provided or offered either directly or in partnership with other service providers to victims, to help victims obtain or maintain housing or to prevent the abuse or to enhance the safety of victims.

9.0 Conflict and Scope

This Policy does not enlarge PBHA's duty under any law, regulation or ordinance. If this Policy conflicts with the applicable law, regulation or ordinance, the law, regulation or ordinance shall control. If this Policy conflicts with another PBHA policy such as its Statement of Policies, this Policy will control.

10.0 Amendment

The Executive Director may amend this policy when it is reasonably necessary to effectuate the Policy's intent, purpose or interpretation. The proposed amendment along with the rationale for the amendment shall be submitted to the Executive Director for consideration. Where reasonably necessary, the Executive Director may approve the amendment. The amendment shall be effective and incorporated on the date that the Executive Director signs the amendment.