

**PHA AGENCY PLAN
DALLAS COUNTY
PUBLIC HOUSING AGENCY (PHA)**

5 Year Plan for Fiscal Years 2000- 2004
Annual Plan for Fiscal Year 2002
BOARD APPROVED 03/26/02

Dallas County PHA serves Barry, Christian, Dade,
Dallas, Greene (excluding Springfield), Lawrence, Polk,
Stone, Taney, and Webster Counties in Missouri.

Headquarters: OACAC
215 South Barnes
Springfield, Missouri 65802 (417)864-3444

**NOTE: THIS PHA PLAN TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHAName: Dallas County Public Housing Agency

PHANumber: MO216

PHAFiscalYearBeginning: (07/2002)

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices (OACAC County Neighborhood Centers)
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHAFISCAL YEARS 2000 -2004
[24CFRPart903.5]

A.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. (select one of the choices below)

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

The PHA's mission is: (state mission here)

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS**. (Quantifiable measures would include target sets such as: numbers of families served or PHA scores achieved.) PHAs should identify these measures in the space to the right of or below the stated objectives.

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

PHA Goal: Expand the supply of assisted housing
Objectives:

Apply for additional rental vouchers:
250 additional Section 8 Vouchers (50 per year)

1/24/02 UPDATE : Unable to apply because of HUD Utilization Rate requirement.

Reduce public housing vacancies:

Leverage private or other public funds to create additional housing opportunities: 300 units (60 per year)

1/24/02 UPDATE : Partnered with developer to create 32 units in Branson West, Taney County and 40 units in Buffalo, Dallas County, Missouri

Acquire or build units or developments

Other (list below)

Achieve 100% utilization of HUD Section 8 ACC funds.

1/24/02 UPDATE : Achieved 96% utilization of HUD Section 8 ACC funds with Fiscal Year Ending 6/30/01.

PHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing management: (PHA Score)

Improve voucher management: (SEMAP score) Goal 95 -100%
1/24/02 UPDATE : The Dallas County PHA received its first official SEMAP score from HUD for the fiscal year ending June 30, 2001 of

96% - an overall "High" performance rating.

Increase customer satisfaction:

Increase incentives for private owners to participate in Sec. 8 program.

Reduce administrative time for processing new family admission to assure

timely payment to owners within thirty (30) days.

Increase housing search assistance to Section 8 Voucher holders.

1/24/02 UPDATE : 2nd Year pilot project Rental Property Owner Development in

Christian County to improve network with property owners, to educate renters, establish housing resource center to assist households

in locating housing resources. Creation of a Dade County Housing Partnership is underway to improve housing opportunities for low

income families. Effort is underway in Greene County to assist

families with credit repair, renter and homeowner education, and information to help them access all available types of safe, affordable

housing. Lawrence County Housing Partnership is continuing its local effort to purchase and rehabilitate homes in Aurora to expand

homeownership opportunity for low income households. Taney County is conducting a local housing needs assessment and forming a Taney County

Housing Committee to address local housing needs.

Concentrate one effort to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)

Speed up family processing time, HAP Contract, MTC S process.

___ Renovate or modernize public housing units:

___ Demolish or dispose of obsolete public housing:

___ Provide replacement public housing:

___ Provide replacement vouchers:

___ Other: (list below)

PHA Goal: Increase assisted housing choices

1/24/02 UPDATE : See information listed above under Increase Customer Satisfaction.

Objectives:

Provide voucher mobility counseling: Increase information to families about portability opportunities.

Conduct outreach effort to potential voucher landlords

___ Increase voucher payment standards

___ Implement voucher homeownership program:

___ Implement public housing or other homeownership programs:

___ Implement public housing site -based waiting lists:

- Convert public housing to vouchers:
- Other:(list below)

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

PHA Goal: Provide an improved living environment

Objectives:

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

Other:(list below)

Continue aggressive housing quality enforcement.

Continue aggressive enforcement of Family and Owner responsibilities.
Continue zero tolerance for illegal drug activity and violent criminal behavior among participating families.

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families: 2000 Annual Plan - 22% program participants are employed. Goal is 40%. 50% of participating households are elderly/disabled.

Update 2/20/01: 24% program participants are employed.

45% program participants are elderly/disabled.

Update 1/24/02 : 21% program participants are employed.

50% program participants are elderly/disabled.

(12% Elderly and 38% Disabled)

- Provide or attract support services to improve assistance recipients employability: Increase level of partnership with local resources to link families to opportunities.

- Provide or attract support services to increase independence for the elderly or families with disabilities.

Other:(list below)

1/24/02 UPDATE : The administering agency for the Dallas County PHA has partnered with the Missouri Association for Community Action (MACA) to raise matching funds for the Family Development Account Tax Credit Program. This is a matched savings program to help low income families save for higher education, job

training, homeownership, home repairs, or start-up capitalization of a small business. It is also sponsoring/organizing Better Rental Living Classes for Greene Co. renters.

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

PHA 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 a variety of disabilities regardless of unit size required:

Other: (list below)

Other PHA Goals and Objectives: (list below)

AnnualPHAPlan
PHAFiscalYear2002
[24CFRPart903.7]

AnnualPlanType:

SelectwhichtypeofAnnualPlanthePHAwillsubmit.

StandardPlan

StreamlinedPlan:

HighPerformingPHA

SmallAgency(<250PublicHousingUnits)

AdministeringSection8Only

TroubledAgencyPlan

ExecutiveSummaryoftheAnnualPHAPlan

[24CFRPart903.79(r)]

ProvideabriefoverviewoftheinformationintheAnnualPlan,includinghighlightsof majorinitiativesand discretionary policiesthePHAhasincludedintheAnnualPlan.

TheOzarksAreaCommunity ActionCorporation(OACAC),anon -profitcorporation, hasadministeredtheSection8TenantBasedProgramonbehalfoftheDallasCounty PublicHousingAgencysince1978.GeographicalareaservedincludesBarry, Christian,Dade,Dallas,Greene(excluding Springfield),Lawrence,Polk,Stone, Taney,andWebsterCountiesinruralsouthwestMissouri.ThePHAwillcontinue addressingthehousingneedsofitslowestincomerenterhouseholds.Accordingto 1990Censusdata,20%ofarearenterhouseholdshavein comelessthan30%ofArea Median.

85%offamiliesonPHAWaitingList(1/24/02)haveincomelessthan30%AMI. Thereare2,052householdsonthecurrentwaitinglist –arecordhigh.Generally, administrativepoliciesshallremainthesame.AnewSection 8Homeownership Programisbeingexplored,however,thetopprioritygoalfortheSection8Housing ChoiceVoucherProgramis sustainingmaximumutilizationofHUDfundingforrental assistance.On2/20/01theUtilizationRateofbaselineunitsandBudget Authoritywas 92%.Atfiscalyearend6/30/01theUtilizationRateofbaselineunitswas93%and utilizationofBudgetAuthoritywas96%.On12/01/01theUtilizationRateof Baselineunitswas98%,asignificantincreaseinsixmonths.Strategiesinclu de increasingfamilysupportduringhousingsearchperiod,increasingowner participation,andincreasingoffersofassistance.Basedon2001calendaryeardata, 48%ofthefamiliesinitiallyselectedfromtheWaitingList(OfferofAssistance), resulted inanIssuedHousingVoucher.OfthoseVoucher -Holders,59%were successfulinbeingadmittedtotheprogram.Insummary,28%offamilieswhoare initiallyselectedfromtheWaitingListtoreceiveaHousingVoucherresultin

admission to the program – one out of four. Elderly/Disabled households comprise 50% of current program participants. The Dallas County PHA is striving to achieve a SEMAP score of 95 - 100%. The 2001 SEMAP rating for the Dallas County PHA was 96% - a high performance rating.

Annual Plan Table of Contents

[24CFR Part 903.79(r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a

SEPARATE file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

Required Attachments: NOT APPLICABLE. SECTION 8 ONLY AGENCY.

- ___ Admissions Policy for Deconcentration
- ___ FY 2000 Capital Fund Program Annual Statement
- ___ Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments: INCLUDED IN GENERAL TEXT OF PLAN.

- ___ PHA Management Organizational Chart
- ___ FY 2000 Capital Fund Program 5 Year Action Plan
- ___ Public Housing Drug Elimination Program (PHDE P) Plan

- _____ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- _____ Other (List below, providing each attachment name)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which include the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public Housing Deconcentration and Income Mixing Documentation: PHA Board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 18. Documentation of the required deconcentration and	Annual Plan: Eligibility, Selection, and Admissions Policies

Applicable & On Display	Supporting Document	Applicable Plan Component
	incomemixinganalysis	
	Publichousingrentdeterminationpolicies,includingth methodologyforsettingpublichousingflatrents checkhereifincludedinthepublichousing A&OPolicy	AnnualPlan:Rent Determination
	Scheduleoffla trentsofferedateeachpublichousing development checkhereifincludedinthepublichousing A&OPolicy	AnnualPlan:Rent Determination
X	Section8rentdetermination(paymentstandard)policies checkhereifincludedinSection8Administra tive Plan	AnnualPlan:Rent Determination
	Publichousingmanagementandmaintenancepolicy documents,includingpoliciesforthe preventionor eradicationofpestinfestation(includingcockroach infestation)	AnnualPlan:Operations andMaintenance
	Publichousinggrievanceprocedures checkhereifincludedinthepublichousing A&OPolicy	AnnualPlan:Grievance Procedures
X	Section8informalreviewandhearingprocedures checkhereifincludedinSection8Administrative Plan	AnnualPlan:Grievance Procedures
	TheHUD -approvedCapitalFund/ComprehensiveGrant ProgramAnnualStatement(HUD52837)fortheactivegrant year	AnnualPlan:CapitalNeeds
	MostrecentCIAPBudget/ProgressReport(HUD52825)for anyactiveCIAPgrant	AnnualPlan:CapitalNeeds
	Mostrecent,approved5YearActionPlanfortheCapital Fund/ComprehensiveGrantProgram,ifnotincludedasan attachment(providedatPHAoption)	AnnualPlan:CapitalNeeds
	ApprovedHOPEVIapplicationsor,ifmo rerecent, approvedorsubmittedHOPEVIRevitalizationPlansorany otherapprovedproposalfordevelopmentofpublichousing	AnnualPlan:CapitalNeeds
	Approvedorsubmittedapplicationsfordemolitionand/or dispositionofpublichousing	AnnualPlan:Demolition andDisposition
	Approvedorsubmittedapplicationsfordesignationofpublic housing(DesignatedHousingPlans)	AnnualPlan:Designationof PublicHousing
	Approvedorsubmittedassessmentsoffreasonable revitalizationofpublic housingandapprovedorsubmitted conversionplanspreparedpursuanttosection202ofthe 1996HUDAppropriationsAct	AnnualPlan:Conversionof PublicHousing
	Approvedorsubmittedpublichousinghomeownership programs/plans	AnnualPlan: Homeownership
	PoliciesgoverninganySection8Homeownershipprogram checkhereifincludedintheSection8	AnnualPlan: Homeownership

Applicable & On Display	Supporting Document	Applicable Plan Component
	Administrative Plan	
	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1.StatementofHousingNeeds

[24CFRPart903.79(a)] UNCHANGEDfrom2000Submission.Pending new2000CensusData.

A.HousingNeedsofFamiliesintheJurisdiction/sServedbythePHA

BasedupontheinformationcontainedintheConsolidatedPlan/sapplicabletothejurisdiction,and/or otherdataavailabletothePHA,provideastatementofthehousingneedsinthejurisdictionby completingthefollowingtable.Inthe "Overall" Needscolumn,providetheestimatednumberof renterfamiliesathavehousingneeds.Fortheremainingcharacteristics,ratetheimpactofthat factoronthehousingneedsforeachfamilytype,from1to5,with1being "noimpact "and5being "severeimpact. "UseN/AtoindicatethatnoinformationisavailableuponwhichthePHAcannmake

HousingNeedsofFamiliesintheJurisdiction byFamilyType							
FamilyType (Renters/House- holds.Includes Springfield.)	OVERALL	Afford- ability	Supply	Quality	Access- ibility	2. Size	Loca-tion
Income<=30% ofAMI	20% 8,573	5	5	5	5	5	5
Income>30%but <=50%ofAMI	17% 7,203	4	4	4	4	4	4
Income>50%but <80%ofAMI	24% 10,461	3	3	3	3	3	3
Elderly	10,856	5	5	3	3	3	3
Familieswith Disabilities (Basedon20%of populations.)	12,000	5	5	3	5	2	4
Caucasian	41,710						
AfricanAmerican	430	No Info Avail.					
Asian/PacificIsl.	215						
AmericanIndian Hispanic	344 344						

WhatsourcesofinformationdidthePHAusetoconductthisanalysis?(Checkallthat apply;allmaterials mustbemadeavailableforpublicinspection.)

ConsolidatedPlanoftheJurisdiction/s

Indicate year: 2002 Draft

U.S. Census data: the Comprehensive Housing Affordability Strategy
("CHAS") dataset OSEDA.MISSOURI.EDU/MOSTATS

American Housing Survey data

Indicate year: _____

Other housing market study

Indicate year: _____

Other sources: (list and indicate year of information)

Missouri CHAS Needs Assessment 1991

Southwest Center for Independent Living 2/24/00

OACAC staff. 2000

A. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
(As of 01/24/2002)	# of families	% of total families	Annual Turnover
Waiting list total	2,052		28%
Extremely low income <= 30% AMI	1,743	85%	
Very low income (>30% but <=50% AMI)	309	15%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	1,570	76%	
Elderly families	128	6%	
Families with Disabilities	373	18%	
Caucasian	1,977	96%	
African American	34	2%	
Amer. Ind/Pac. Isl.	40	2%	
Hispanic	40	2%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2BR			
3BR			

4B R			
5BR			
5+BR			
Isthewaitinglistclosed(selectone)?No Ifyes: B. Howlonghasitbeenclosed(#ofmonths)? DoesthePHAexpectoreopenthe listinthePHAPlanyear?NoYes DoesthePHApermitspecificcategoriesoffamiliesontothewaitinglist, evenifgenerallyclosed?NoYes			

C.StrategyforAddressingNeeds

Provide a brief description of the PHA 's strategy for addressing the housing needs of families in the jurisdictionandonthewai tinglist **INTHEUPCOMINGYEAR** ,andtheAgency 'sreasonsforchoosing

ThePHAmaintainsanopenwaitinglist.Familiesareselectedtoreceiveassistanceby dateandtimeorderoftheirapplicationonly,infullcomplianceofFairHousingLaw andmindfulofthetargetingrequirement -75%extremelylowincome(30%AMI). Withdueconsider ationforstaffcapacityandfundingrestraints,thePHAstrivesto servethegreatestnumberoffamiliesasquicklyaspossible.Subsequenttomaximum utilizationofexistingfunds,thePHAshallapplyfornewfundingifavailable.

Emphasisshallbeplac edonincreasingfamilysuccessrates.Basedon2001calendar yeardata(Jan -Dec2001),48%ofofferstofamiliesfromthewaitinglistresultin issuedVouchers;59%ofissuedVouchersresultinprogramplacement.Inaddition,the PHAisexperiencinga highturnoverrateofprogramparticipants.ThePHAestimates atotalof175FamilyTerminationsbythisfiscalyearend(6/30/02)withanaverage programsizethisfiscalyearof555units.Toachieve100%Utilizationrate(572units), whileanestimated 31%(downfrom50%lastyear)ofprogramparticipantswillleave theprogramduringthefiscalyear,thePHAgoalistoincreasethenumberoffersto familiesby20%(downfrom50%lastyear).

ThePHAestimatestheneedtoofferassistanceto768 householdstoachieve100% UtilizationofBaselineUnitsinfiscalyearJuly1,2002 -June30,2003.

(1) Strategies

Need: Shortage of affordable housing for alleligible populations

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

Select all that apply

- 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
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- Apply for additional section 8 units should they become available.**
- Leverage affordable housing resources in the community through the creation of mixed finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)
 - (1) **Maintain 97% Utilization Rate of current program/funding or better to qualify to apply to HUD for new Vouchers. As of February, 2002 Utilization Rate is 97% of units and funding (up from 92% Feb. 2001).**
 - (2) Administrative entity for the PHA (OACAC) will partner with developers to increase the supply of affordable rental housing.
 - (3) **Foster and/or facilitate community meetings to address local housing needs.**

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30% of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)
Continuerent policy to support and encourage work.

Target balance of Section 8 resources, after federal targeting requirement of assisting 75% households at or below 30% AMI, to households at or below 50% AMI.

B. Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
 - Apply for special -purpose voucher targeted to the elderly, should they become available.**
 - Other: (list below)
- (1) **Must maintain or increase current Utilization Rate before applying for more Vouchers of any type. Current Utilization rate is 97%.**

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special -purpose voucher targeted to families with disabilities, should they become available.**
- Affirmatively market to local non-profit agencies that assist families with

disabilities

Other:(listbelow)

(1)OACACwillcontinuepartnershipwithMO.Dept.ofMentalHealthand MissouriHousingDevelopmentCommission(MHDC)inadministeringa modelSection8programusingMissouriHousingTrustFund.

(2) **OACACbeginsShelterPlusCareProgram** inTaneyCounty.(12units)

(3) **PHAmustmaintainorincreaseUtilizationRateof97%** before applyingformoreVouchersofanytype.

Need:SpecificFamilyTypes:Racesorethnicitieswithdisproportionatehousing needs

Strategy1:IncreaseawarenessofPHAreourcesamongfamiliesofracesand ethnicitieswithdisproportionateneeds:

Selectifapplicable

Affirmativelymarkettoraces/ethnicitiesshowntohavedisproportionate housingneeds

Other:(listbelow)Noinformationisreadilyavailabletodefineastrategy. However,thePHAwillcontinueitspublicinformationprogramandprovide informationtogroupsleastlikelytoapplyforSection8.

Strategy2:Conductactivitiestoaffirmativelyfurtherfairhousing

Selectallthatapply

Counselsection8tenantsastolocationofunitsoutsideofareasofpovertyor minorityconcentrationandassistthemtolocatethoseunits

Marketthesection8programtoownersoutsideofareasofpoverty/minority concentrations

Other:(listbelow) Continuecommunityoutreacheffortsasrequiredbylaw.

OtherHousingNeeds&Strategies:(listneedsandstrategiesbelow)

(2)ReasonsforSelectingStrategies

Ofthefactorslistedbelow,selectallthatinfluencedthePHA'sselectionofthe strategiesitwillpursue:

Fundingconstraints

Staffingconstraints

Limitedavailabilityofsitesforassistedhousing

Extenttowhichparticularhousingneedsaremetbyotherorganizationsinthe community

EvidenceofhousingneedsasdemonstratedintheConsolidatedPlanandother informationavailabletothePHA

InfluenceofthehousingmarketonPHAprograms

Communityprioritiesregardinghousingassistance

Resultsofconsultationwithlocalorstategovernment

- _____ Results of consultation with residents and the Resident Advisory Board
- _____ Results of consultation with advocacy groups
- _____ Other: (list below)

Statement of Financial Resources

24CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant -based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing support services, Section 8 tenant -based assistance, Section 8 support services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2001 grants)		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund		
c) HOPEVI Revitalization		
d) HOPEVI Demolition		
e) Annual Contributions for Section 8 Tenant -Based Assistance (Combined Certificate & Voucher)	\$1,952,478 (Last approved HUD budget for FY 7/1/01 - 6/30/02)	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self - Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental		

Sources	Planned\$	PlannedUses
Income		
4.Otherincome (listbelow)		
4.Non -federalsources (listbelow)		
Totalresources	\$1,952,478	

3.PHAPoliciesGoverningEligibility,Selection,andAdmissions

[24CFRPart903.79(c)]

A.PublicHousing SECTION8ONLYPHA.NOTAPPLICABLE

Exemptions:PHAsthatdonotadministerpublichousing arenotrequiredto completesubcomponent3A.

(1)Eligibility

a. WhendoesthePHAverifyeligibilityforadmissiontopublichousing?(selectall thatapply)

___ Whenfamiliesarewithinacertainnumberofbeingofferedaunit:(state number)

___ Whenfamiliesarewithinacertaintimeofbeingofferedaunit:(statetime)

___ Other:(describe)

b. Whichnon -income(screening)factorsdoesthePHAusetoestablisheligibilityfor admissiontopublichousing(selectallthatapply)?

___ Criminalor Drug-relatedactivity

___ Rentalhistory

___ Housekeeping

___ Other(describe)

c. ___ Yes ___ No: DoesthePHArequestcriminalrecordsfromlocallaw enforcementagenciesforscreeningpurposes?

d. ___ Yes ___ No: DoesthePHArequestcriminalre cordsfromStatelaw enforcementagenciesforscreeningpurposes?

e. ___ Yes ___ No: DoesthePHAaccessFBIcriminalrecordsfromtheFBIfor screeningpurposes?(eitherdirectlyorthroughanNCIC -

authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site-based waiting list plan)? If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously? If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One

- Two
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfer take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

a. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

1. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing
- Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness

___ Highrentburden(rentis>50percentofincome)

Otherpreferences:(selectbelow)

- ___ Workingfamiliesandthoseunabletoworkbecauseofageordisability
- ___ Veteransandveterans 'families
- ___ Residentswholiveand/orworkinthejurisdiction
- ___ Thoseenrolledcurrentlyineducational,training,orupwardmobilityprograms
- ___ Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- ___ Householdsthatcontributetomeetingincomerequirements(targeting)
- ___ Thosepreviouslyenrolledineducational,training,orupwardmobility programs
- ___ Victimsofrepris alsorhatecrimes
- ___ Otherpreference(s)(listbelow)

3.IfthePHAwillemployadmissionspreferences,pleaseprioritizebyplacinga "1"inthespacethatrepresentsyourfirstpriority,a "2"intheboxrepresentingyoursecond priority,andsoon. Ifyougiveequalweighttooneormoreofthesechoices(either throughanabsolutehierarchyorthroughapointsystem),placethesamenumbernext toeach.Thatmeansyoucanuse "1"morethanonce, "2"morethanonce,etc.

___ DateandTime

FormerFederalpreferences:

- ___ InvoluntaryDisplacement(Disaster,GovernmentAction,ActionofHousing Owner,Inaccessibility,PropertyDisposition)
- ___ Victimsofdomesticviolence
- ___ Substandardhousing
- ___ Homelessness
- ___ Highrentburden

Otherpreferences(selectallthatapply)

- ___ Workingfamiliesandthoseunabletoworkbecauseofageordisability
- ___ Veteransandveterans 'families
- ___ Residentswholiveand/orworkinthejurisdiction
- ___ Thoseenrolledcurrentlyineducational,training,orupwardmobilityprograms
- ___ Householdsthatcontributetomeetingincomegoals(broadrangeofincomes)
- ___ Householdsthatcontributetomeetingincomerequirements(targeting)
- ___ Thosepreviouslyenrolledineducational,training, orupwardmobility programs
- ___ Victimsofreprisalsorhatecrimes
- ___ Otherpreference(s)(listbelow)

4.Relationshipofpreferencesto incometargetingrequirements:

___ ThePHAappliespreferenceswithinincometi
Notapplicable:thepoo lofapplicantfamiliesensurethatthePHAwillmeet
incometargetingrequirements

(5)Occupancy

a. Whatreferencematerialscanapplicantsandresidentsusetooobtaininformation
abouttherulesofoccupancyofpublichousing(selectallthatapply)

- ___ ThePHA -residentlease
- ___ ThePHA 'sAdmissionsand(Continued)Occupancypolicy
- ___ PHAbriefingseminarsorwrittenmaterials
- ___ Othersource(list)

b. HowoftenmustresidentsnotifythePHAofchangesinfamilycomposition?
(selectallth atapply)

- ___ Atanannualreexaminationandleaserenewal
- ___ Anytimefamilycompositionchanges
- ___ Atfamilyrequestforrevision
- ___ Other(list)

(6)DeconcentrationandIncomeMixing

a. ___ Yes ___ No: DidthePHA 'sanalysisofitsfamily (generaloccupancy)
developmentstodetermineconcentrationsofpovertyindicate
theneedformeasurestopromotedeconcentrationofpovertyor
incomemixing?

b. ___ Yes ___ No: DidthePHAadoptanychangestoits **admissionspolicies**
basedonthe resultsoftherequiredanalysisoftheneedto
promotedeconcentrationofpovertyortoassureincome
mixing?

c. Iftheanswertobwasyes,whatchangeswereadopted?(selectallthatapply)

- ___ Adoptionofsite basedwaitinglists
- ___ Ifselected, listtargeteddevelopmentsbelow:

___ Employingwaitinglist "skipping"toachievedeconcentrationofpovertyor
incomemixinggoalsattargeteddevelopments
Ifselected, listtargeteddevelopmentsbelow:

___ Employing new admission preferences at targeted developments
If selected, list targeted developments below:

___ Other (list policies and development targeted below)

d. ___ Yes ___ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- ___ Additional affirmative marketing
- ___ Actions to improve the marketability of certain developments
- ___ Adoption or adjustment of ceiling rents for certain developments
- ___ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- ___ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher income families? (select all that apply)

- ___ Not applicable: results of analysis did not indicate need for such efforts
- ___ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower income families? (select all that apply)

- ___ Not applicable: results of analysis did not indicate need for such efforts
- ___ List (any applicable) developments below:

B. Section 8

Exemptions: PHA that do not administer section 8 are not required to complete sub-component 3B.
Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- ___ Criminal and drug-related activity, more extensively than required by law or regulation
- ___ More general screening than criminal and drug-related activity (list factors)

below)
 Other(list below)
Past participation in this PHA's programs.
Income Eligibility and citizenship screening.
Past participation in other public and assisted housing programs when
information is available.

b. Yes No: Does the PHA request criminal records from local law
enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law
enforcement agencies for screening purposes?

d. Yes No: Does the PHA access FBI criminal records from the FBI for
screening purposes? (either directly or through an NCIC -
authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all
that apply)

Criminal or drug -related activity

Note: The PHA would not issue a Section 8 Voucher to anyone that has been
arrested for illegal drug activity or violent criminal behavior.

Other (describe below)

At landlord's request, the PHA will provide information on past tenancy,
address, and previous owner, per HUD regulations.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant
assistance waiting list merged? (select all that apply)

None

Federal public housing

Federal moderate rehabilitation

Federal project -based certificate program

Other federal or local program (list below)

HOMETenantBasedRentalAssistanceProgram

b. Where may interested persons apply for admission to section 8 tenant
assistance? (select all that apply)

PHA main administrative office

Other (list below)

At any one of OACAC's ten county offices or by mail.

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60
-day period to

searchforaunit?

If yes, state circumstances below:

Two additional 30 day extensions may be granted due to limited rental housing supply which meets HQS and is affordable to eligible population or other family complications. 30 additional days may be granted as reasonable accommodation

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program of families at or below 30% of median area income?

NOTE: The PHA ESTIMATES it will exceed 75% because 85% of current Waiting List has income less than the 30% AMI

(Last year comparison: 76% waitlist; 81% of new admissions.)

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Household that contribute to meeting income goals (broad range of incomes)
- Household that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

____ Date and Time

Former Federal preferences

- ____ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ____ Victims of domestic violence
- ____ Substandard housing
- ____ Homelessness
- ____ High rent burden

Other preferences (select all that apply)

- ____ Working families and those unable to work because of age or disability
- ____ Veterans and veterans' families
- ____ Residents who live and/or work in your jurisdiction
- ____ Those enrolled currently in educational, training, or upward mobility programs
- ____ Household that contributes to meeting income goals (broad range of incomes)
- ____ Household that contributes to meeting income requirements (targeting)
- ____ Those previously enrolled in educational, training, or upward mobility programs
- ____ Victims of reprisals or hate crimes
- ____ Other preference(s) (list below)

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)

- ____ Date and time of application
- ____ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- ____ This preference has previously been reviewed and approved by HUD
- ____ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- _____ ThePHAappliespreferenceswithinincometi
- _____ Notapplicable:thepoolofapplicantfamiliesen suresthatthePHAwillmeet
incometargetingrequirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

a. How does the PHA announce the availability of any special purpose section 8 program to the public?

- Through published notices
- Other (list below)

4. PHA Rent Determination Policies

[24CFR Part 903.79(d)]

A. Public Housing NOT APPLICABLE. SECTION 8 PHA ONLY.

Exemptions: PHA that do not administer public housing are not required to complete sub component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate space.

a. Use of discretionary policies: (select one)

The PHA will not employ any discretionary rent setting policies for income based rent in public housing. Income based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub component (2))

---or---

The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

2. ___ Yes ___ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below :

a. Rents set at less than 30% than adjusted income

1. ___ Yes ___ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentage charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

___ For the earned income of a previously unemployed household member

___ For increases in earned income

___ Fixed amount (other than general rent -setting policy)

If yes, state amount/s and circumstances below:

___ Fixed percentage (other than general rent -setting policy)

If yes, state percentage/s and circumstances below:

___ For household heads

___ For other family members

___ For transportation expenses

___ For the non-reimbursed medical expenses of non-disabled or non-elderly families

___ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

___ Yes for all developments

___ Yes but only for some developments

___ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent determination:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Anytime the family experiences an income increase
- Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- Other (list below)

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12-month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- This section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/d escribe below)

B. Section 8 Tenant -Based Assistance

Exemptions: PHA that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payments standards and policies .

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

To increase family participation and limit the impact of the maximum 40% rent burden for families.

d. How often are repayment standards reevaluated for adequacy? (select one)

- Annually
 Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
 Rent burdens of assisted families
 Other (list below)

Budget constraints.

Population growth and demand on housing supply drives rent prices upward.

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

Statutory hardship.

5. Operations and Management

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.
(select one)

- An organization chart showing the PHA's management structure and organization is attached.
 A brief description of the management structure and organization of the PHA follows:

The PHA contracts with the Ozarks Area Community Action Corp. (OACAC), a non-profit community action agency, to perform all functions of the Section 8 Tenant Based program. OACAC administers a variety of support programs for low income families in (10) rural counties in the Ozarks, including: Head Start, Family Planning, Job Training, Energy Crisis Assistance, Weatherization, Home Repair, Emergency Assistance, information and referral, and a variety of local projects. Section 8 Staff include: OACAC Executive Director (part-time allocation)
Housing Assistance Program Director (full-time)
1 Administrative Assistant (full-time)
1 Secretary (full-time)
3 Housing Counselors/Inspectors

B. HUD Programs Under PHA Management

_. List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	NA	NA
Section 8 Vouchers	572 (Voucher and Certificate)	175 (31% of average program size)
Section 8 Certificates	NA	NA
Section 8 Mod Rehab	NA	NA
Special Purpose Section 8 Certificates/Vouchers (list individually)	NA	NA
Public Housing Drug Elimination Program (PHDEP)	NA	NA
Other Federal Programs (list individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

Administrative Plan and Amendments

Policy Memorandums

24 CFR

Housing Choice Voucher Program Guidebook 7420.10G

6. PHA Grievance Procedures

[24CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing NOT APPLICABLE. SECTION 8 PHA ONLY

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

PHA main administrative office
 PHA development management offices
 Other (list below)

B. Section 8 Tenant -Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

PHA main administrative office
 Other (list below)

7. Capital Improvement Needs NOT APPLICABLE. SECTION 8 PHA ONLY

[24CFR Part 903.79(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD -52837.

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert there)

(2) Optional 5 - Year Action Plan

Agencies are encouraged to include a 5 - Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD -52834.

a. Yes No: Is the PHA providing an optional 5 - Year Action Plan for the Capital Fund? (if no, skip to sub -component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5 - Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

The Capital Fund Program 5 - Year Action Plan is provided below: (if selected, copy the CFP Optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non -Capital Fund) Not Applicable. Section 8 PHA ONLY.

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

Revitalization Plan under development

Revitalization Plan submitted, pending approval

- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed -financed development activities for public housing in the Plan year?
If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition NOT APPLICABLE. SEC. 8 ONLY

PHA

[24CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

Yes No: **Has the PHA provided the activities description information in the optional Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)**

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: <input type="checkbox"/> Demolition <input type="checkbox"/> Disposition
3. Application status (select one) <input type="checkbox"/> Approved

<input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities NOT APPLICABLE. SECTION 8 PHA ONLY.

[24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

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

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)] **NOT APPLICABLE. SECTION 8 PHA ONLY.**

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessment of Reasonable Revitalization Pursuant to section 202 of the HUD FY1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete as streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description
 Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing

AssetManagementTable?If “yes”,skiptocomponent11.If
 “No”,completetheActivityDescriptiontablebelow.

ConversionofPublicHousingActivityDescription	
1a.Developmentname: 1b.Development(project)number:	
2.Whatisthestatusoftherequiredassessment? <input type="checkbox"/> Assessmentunderway <input type="checkbox"/> AssessmentresultssubmittedtoHUD <input type="checkbox"/> AssessmentresultsapprovedbyHUD(ifmarked,proceedtonextquestion) <input type="checkbox"/> Other(explainbelow)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No:IsaConversionPlanrequired?(Ifyes,gotoblock4;ifno ,go toblock5.)	
4.StatusofConversionPlan(selectthestatementthatbestdescribesthecurrent status) <input type="checkbox"/> ConversionPlanindevelopment <input type="checkbox"/> ConversionPlansubmittedtoHUDon:(DD/MM/YYYY) <input type="checkbox"/> ConversionPlanapprovedbyHUDon:(DD/MM/YYYY) <input type="checkbox"/> ActivitiespursuanttoHUD -approvedConversionPlanunderway	
5.DescriptionofhowrequirementsofSection202arebeingsatisfiedbymeansother thanconversion(selectone) <input type="checkbox"/> Unitsaddressedinapendingorapproveddemolition application(date submittedorapproved: <input type="checkbox"/> UnitsaddressedinapendingorapprovedHOPEVIDemolitionapplication (datesubmittedorapproved:) <input type="checkbox"/> UnitsaddressedinapendingorapprovedHOPEVIREvitalizationPlan(date submittedo rapproved:) <input type="checkbox"/> Requirementsnolongerapplicable:vacancyratesarelessthan10percent <input type="checkbox"/> Requirementsnolongerapplicable:sitenowhaslessthan300units <input type="checkbox"/> Other:(describebelow)	

**B.ReservedforConversionspursuanttoSection22oftheU.S.HousingActof
 1937**

**C.ReservedforConversionspursuanttoSection33oftheU.S.HousingActof
 1937**

11.HomeownershipProgramsAdministeredbythePHA

[24CFRPart903.79(k)]

A.PublicHousing NOTAPPLICABLE.SECTION8PHAONLY.

Exemptions from Component 11A : Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any home ownership programs administered by the PHA under an approved section 5(h) home ownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any home ownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance Final rule effective 10/12/00.

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as

implemented by 24 CFR part 982? **ANSWER NOTE: Currently being considered by board. No decision yet. Program design in exploratory stage.**

2. (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26- 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA -established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

RULES CURRENTLY BEING DEVELOPED AS OF 2/20/01.

1/24/02 UPDATE: No final program design yet. PHA priority is achieving 100% utilization of current rental program activities before starting the homeownership program due to limited staff capacity.

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.79(1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and program to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing home ownership option participation
- Preference/eligibility for section 8 home ownership option participation
- Other policies (list below)

Interim Reexamination (midyear) policy states that families are not required to report increase in income unless there has been a change in family composition.

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any program to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self-Sufficiency Programs. The position of the table may be altered to facilitate its use.)

NOTE: OACAC is the administrative entity for the PHA. Other OACAC programs and staff provide Case Management to families who are struggling

to achieve education, training or employment goals. A Family Needs Assessment is completed with the Family and appropriate referrals are made to assist the Family.

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	NA	NA
Section 8	0	0

b. ___ Yes ___ No: If the PHA is not maintaining the minimum programs size required by HUD, does the most recent FSS Action Plan address the steps the PHA plan to take to achieve at least the minimum programs size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- ___ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- ___ Actively notifying residents of new policy at times in addition to admission and reexamination.
- ___ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ___ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ___ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24CFR Part 903.79(m)]

NOT APPLICABLE. SECTION 8 PHA ONLY.

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ___ High incidence of violent and/or drug -related crime in some or all of the PHA's developments
- ___ High incidence of violent and/or drug -related crime in the area surrounding or adjacent to the PHA's developments
- ___ Residents fearful for their safety and/or the safety of their children
- ___ Observed lower -level crime, vandalism and/or graffiti
- ___ People on waiting list unwilling to move into one or more developments due to perceived and /or actual levels of violent and/or drug -related crime
- ___ Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- ___ Safety and security survey of residents
- ___ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ___ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ___ Resident reports
- ___ PHA employee reports
- ___ Police reports
- ___ Demonstrable, quantifiable success with previous or ongoing anti crime/anti drug programs

_____ Other(describ below)

3. Which developments are most affected?(list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plan to undertake: (select all that apply)

- _____ Contracting with outside and/or resident organizations for the provision of crime-and/or drug -prevention activities
- _____ Crime Prevention Through Environmental Design
- _____ Activities targeted to at -risky youth, adults, or seniors
- _____ Volunteer Resident Patrol/Block Watchers Program
- _____ Other(describ below)

2. Which developments are most affected?(list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities:(select all that apply)

- _____ Police involvement in development, implementation, and/or ongoing evaluation of drug -elimination plan
- _____ Police provide crime data to housing authority staff for analysis and action
- _____ Police have established a physical presence on housing authority property(e.g., community policing office, officer in residence)
- _____ Police regularly testify in and otherwise support eviction cases
- _____ Police regularly meet with the PHA management and residents
- _____ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- _____ Other activities(list below)

3. Which developments are most affected?(list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHA eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- _____ Yes _____ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- _____ Yes _____ No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?

Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: _____)

14. RESERVED FOR PET POLICY

24CFR Part 903.79(n) [NOT APPLICABLE. SECTION 8 PHA ONLY.]

15. Civil Rights Certifications (Submitted directly to HUD Field Office.)

[24CFR Part 903.79(o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24CFR Part 903.79(p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD? **3/29/02**
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management NOT APPLICABLE.

[24CFR Part 903.79(q)]

SECTION 8 PHA ONLY .

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 Not applicable
 Privatization
 Development-based accounting

- ___ Comprehensive stock assessment
- ___ Other: (list below)

3. ___ Yes ___ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

1. X Yes ___ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

___ Attached as Attachment (Filename)

X Provided below:

**DALLAS COUNTY PHA/OACAC
RESIDENT ADVISORY BOARD COMMENTS
FEBRUARY 25, 2002 2**

FIVE YEAR PLAN

Discussed the "UPDATE" remarks added to this portion of the plan to address progress on goals. Reviewed changes in statistical data for the past calendar year.

- (1) Residents pleased with OACAC's role in partnering to develop new housing in our region. Valleyview Estates (Branson West) and Countryview Estates (Buffalo).
- (2) Residents expressed the need for more Renter Education classes.
- (3) Residents expressed interest in knowing more about Family Development Account Tax Credit Program.
- (4) Residents expressed concern that rental properties should be better insulated, not only for greater comfort, but to reduce utility cost to the renter. (Section 8 only.)

ANNUAL PLAN 2002

HOUSING NEEDS AND STRATEGIES :

- 1. No changes recommended to Housing Needs Tables submitted in 2000.
- 2. Continue support of policy to serve Families with income <= 50% Area Median Income if federal targeting requirement to serve 75% <= 30% AMI is met.
- 3. Continue marketing activities to encourage owner participation. Need to combat owner negative attitude about participating in a "Government Program".
- 4. Urged greater effort to increase the supply of rental housing in the region.
- 5. Need more energy efficient rental properties.
- 6. Expressed concern about federal budget cuts and the impact on Section 8 program.
- 7. Believe in strong enforcement of denying assistance to applicants and participants who violate program rules, use illegal drugs, engage in violent criminal behavior.

PHAPOLICIESELIGIBILITY,SELECTION,ADMISSIONS :

1. Continue Selection Criteria based on date and time order of Application.
2. Continue board policy to serve Families with income \leq 50% Area Median Income.
3. Support programs screening for criminal or illegal drug related activity, and enforcement of rules governing family and owner responsibilities. Considerable discussion took place about proposed change to current policy which would screen applicants for evidence of illegal activities for a period of three years prior to denial rather than one year. Residents believed that expanding the time period would create a burden on Housing staff and the law enforcement system to research activity beyond one year.
4. Considerable discussion took place on current policy which permanently bans all Households from future assistance if they violate their family obligations while participating in the program. Justification for this policy is based on the fact that the Waiting List for assistance is very large and these households have never had a chance to participate. One resident expressed desire for more statistics on the impact of this permanent ban.
5. Comments to improve family success rate in utilizing their voucher included:
 - (a) In favor of PHA policy which extends Housing Voucher search period greater than 120 days for disabled households as Reasonable Accommodation.
 - (b) Staff should exercise authority to prorate assistance and assist families during the transition of moving from one assisted unit to another. This matter is still a software challenge.
 - (c) Would be in favor of using Section 8 funds for Security Deposit assistance if approved.
6. Continued caution in terminating assistance for illegal drug activity committed by minor family members. Encourage staff to take pro-active role in referring families to drug rehabilitation. Discussed recent Supreme Court case still pending outcome.
7. Elderly resident asked if the PHA had to review income every year. The y stated that it was a hardship for Elderly and Disabled participants to go through this process every year.

PHARENT DETERMINATION POLICIES :

1. Support Payment Standards set at 110% Fair Market Rent.
2. Support Family Minimum Rent of \$25.00.

OPERATIONS AND MANAGEMENT :

1. Discussed current rate of Family turnover in the program. Approximately 31% of

average program size. This is down from 44% for the calendar year 2000.

GRIEVANCE PROCEDURE:

1. Support current policy and believe it is fair to families.

HOME OWNERSHIP:

1. Would like to see development of this opportunity. Considerable discussion on HUD's 97% minimum Utilization Rate in order to apply for new units. Utilization will continue to be top priority until the PHA is able to sustain a utilization rate greater than 99%.

COMMUNITY SERVICE AND SELF-SUFFICIENCY PROGRAMS :

1. Strong continued support for PHA policy on Interim Reexaminations.
2. Expressed desire again this year to network with other households receiving assistance to provide mutual support to each other. Suggestions included:
 - (a) Younger program participants could help the elderly with chores, shopping, etc.
 - (b) Older program participants could help the young with simple home repairs, babysitting, etc.
3. Requested more information about the Family Development Account Tax Credit Program. Must have earned income in order to qualify for this program.

OTHER COMMENTS :

(1) Suggestion to expand Housing Quality Standards to include Energy Efficiency criteria.

RESIDENT PARTICIPATION LIST

The following Section 8 residents met on February 25, 2002 to review and comment on the 2002 PHA Plan. Notice of meeting was sent to thirty (30) residents who responded with interest in prior year. Eight (8) of those responded. Five (5) of these came to the meeting and offered comment: Betty Daugherty

Charles Campbell

Luella Corbin

Rose Marie Diercks

Charles Diercks

FOR HISTORICAL REFERENCE TO PRIOR YEAR

RESIDENT ADVISORY BOARD COMMENTS -03/08/01

FIVE YEAR PLAN

- (1) Add Homeownership Program to "Increase assisted housing choices".
- (2) Add exception to "zero tolerance" regarding illegal drug activity if family member has successfully completed drug treatment.

ANNUAL PLAN 2001

HOUSING NEEDS AND STRATEGIES :

1. No changes recommended to Housing Needs Tables submitted in 2000.
2. Continue support of policy to serve Families with income $\leq 50\%$ Area Median Income as long as federal targeting requirement to serve $75\% \leq 30\%$ AMI is achieved.
3. Continue marketing activities to encourage owner participation. Need to combat owner negative attitude about participating in a "Government Program".
4. Urged greater effort to increase the supply of rental housing in the region.
5. Urged strong enforcement of "Rent Reasonable" determination to prevent Owners from inflating rents because it is a "government program".
6. Believe that PHA staff do good job in affirmatively marketing the Section 8 program.

PHA POLICIES ELIGIBILITY, SELECTION, ADMISSIONS:

1. Continue Selection Criteria based on date and time order of Application.
2. Continue board policy to serve Families with income $\leq 50\%$ Area Median Income.
3. Support programs screening for criminal or drug -related activity, and enforcement of rules governing family and owner responsibilities. However, preference expressed that PHA spend precious financial resources to help more families rather than spend resources only to "catch" a few with criminal backgrounds.
4. Suggestions to improve family success rate in utilizing their voucher included:
 - (a) Expand Housing Voucher search period greater than 120 days.
 - (b) Maintain database of units available to rent.
 - (c) Give families an Early Warning that they will soon be selected from the waiting lists so they can save money for security deposit and other moving expenses.
 - (d) Staff should exercise authority to prorata assistance and assist families during the transition of moving from one assisted unit to another.
5. Urged caution in terminating assistance for illegal drug activity committed by minor family members. Encourage staff to take pro -active role in referring families to drug rehabilitation.

PHARENT DETERMINATION POLICIES :

1. Support Payment Standards set at 110% Fair Market Rent.
2. Support Family Minimum Rent of \$25.00

OPERATIONS AND MANAGEMENT :

1. Discussed current rate of Family turnover in the program. Approximately 44%. Requested staff to analyze reasons why families leave the program.

GRIEVANCE PROCEDURE:

1. Support current policy and believe it is fair to families. Some residents commented

that the appeals procedure helped them when they had trouble.

HOMEOWNERSHIP:

1. Would like to see development of this opportunity.

COMMUNITY SERVICE AND SELF-SUFFICIENCY PROGRAMS :

- 1. Strong support for PHA policy on Interim Reexaminations.
- 2. Expressed desire to network with other households receiving assistance to provide mutual support to each other. Suggestions included:
 - (a) Younger program participants could help the elderly with chores, shopping, etc.
 - (b) Older program participants could help the young with simple home repairs, babysitting.
- 3. Suggested possibility of program participants volunteering to help PHA staff with administrative functions like data entry, copying, filing, answering the phone, and other office duties. d

OTHER COMMENTS :

(1) Suggestion to expand Housing Quality Standards to include Energy Efficiency criteria.

RESIDENT PARTICIPATION LIST: A notice was mailed to every active Family participating in the Section 8 Program inviting them to serve on the Resident Advisory Board. The PHA received 30 responses. Five (5) individuals actually attended the meeting to review the Draft PHA Plan on March 8, 2001.

Marjorie Lingerfelt
Zoe Gawlik
Christina Edwards
Luella Corbin
Linda Mayes

NOTE: PENDING UPDATE AFTER BOARD MEETING MARCH 26, 2002

3. In what manner did the PHA address those comments? (select all that apply)
- Considered comments, but determined that no changes to the PHA Plan were necessary.
 - The PHA changed portions of the PHA Plan in response to comments
 - List changes below:
 - 1. Edited p. 40 by adding comment regarding agency support to families.
 - Other: (list below)
 - 1. Plan to involve them in future discussions for the development of a Homeownership Program.
 - 2. Revisiting policy regarding rent proration and other policies that would

help families be more successful when they move from one unit to another with continued assistance.

3. Analyzed reasons for Family terminations for past 12 months.
4. Exploring how to network participating families with each other so they can help one another.
5. Exploring a policy to allow participating family members the opportunity to volunteer in the PHA office.
6. Explained to Residents that the PHA's number one priority right now is to assist the maximum number of families possible as authorized by HUD. Until the PHA achieves 100% Utilization of Program Funds, the PHA will not undertake any new initiatives.

B. Description of Election process for Residents on the PHA Board

NOT APPLICABLE. SECTION 8 PHA ONLY.

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

NOTE: There is presently one Section 8 resident serving on the board.

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: STATE OF MISSOURI

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

The PHA has based its statement of needs of families in the jurisdiction on the need expressed in the Consolidated Plan/s.

The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

1. Continue to target Section 8 rental assistance to very low income households.

85% of current waitlist are very very low income households. (<30% AMI)

15% of current waitlist have income >30% AMI but <50% AMI.

2. Continue to assist large percentage of single parent households.

83% of current program participants are female headed households.

76% of household on waitlist are families with children.

3. Continue to assist disabled families. Comprise **18%** of current waitlist.

38% of current program households are disabled.

4. Continue to dispel impediments to Fair Housing by informing Voucher holders of their housing rights, Missouri Tenant Landlord Law, Fair Housing Law, and linking families to housing resources whenever possible.

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

NO ATTACHMENTS TO THE DALLAS COUNTY PHA PLAN.

Use this section to provide any additional attachments referenced in the Plans.

**PHA Plan
Component 7**

**Table Library
Capital Fund Program Annual Statement
Parts I, II, and III**

NOT APPLICABLE. SECTION 8 ONLY.

**Annual Statement
Capital Fund Program (CFP) Part I: Summary**

Line No.	Summary by Development Account	Total Estimated
1	Total Non - CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410A Administration	
5	1411 Audit	
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	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod I Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2 - 19)	
21	Amount of line 20 Related to I.B.P. Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation	

**AnnualStatementNOTAPPLICABLE.SECTION8ONLY.
CapitalFundProgram(CFP)PartII:SupportingTable**

Development Number/Name HA-WideActivities	GeneralDescriptionofMajorWork Categories	Development Account Number	Total Estimated Cost

**AnnualStatement NOTAPPLICABLE.Section8only.
CapitalFundProgram(CFP)PartIII:ImplementationSchedule**

Development Number/Name HA-WideActivities	AllFundsObligated (QuarterEndingDate)	AllFundsExpended (QuarterEnding Date)

Optional Table for 5 -Year Action Plan for Capital Fund (Component 7)

NOT APPLICABLE. SECTION 8 ONLY

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One information is included in the Capital Fund Program Annual Statement.

-wide physical or management improvements of the 5 -Year cycle, because this

Optional 5 -Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Totalestimatedcostovertnext5years				

NOT APPLICABLE. SECTION 8 ONLY.

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition/disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>