

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

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

5 Year Plan for Fiscal Years 2000- 2004  
Annual Plan for Fiscal Year 2003  
BOARD APPROVED 3/25/03

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 PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan  
Agency Identification**

**PHA Name: Dallas County Public Housing Agency**

**PHA Number: MO216**

**PHA Fiscal Year Beginning: (07/2003)**

**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**  
**PHA FISCAL YEARS 2000 - 2004**  
[24 CFR Part 903.5]

**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 targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces 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)

**2/18/03 UPDATE: Now eligible to apply for more vouchers but no funds available.**

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)

**2/18/03 UPDATE: Partnered with developer to create 40 more units in Branson West, Phase II. Funding denied.**

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.

**2/18/03 UPDATE: Achieved 97.5% baseline units Utilization and 99% ABA spent.**

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: (PHAS score)

Improve voucher management: (SEMAP score) Goal 95-100%

**2/18/03 UPDATE: SEMAP score for FY End 6/30/02 not received.**

1/24/02 UPDATE: The Dallas County PHA received its first official SEMAP score from HUD for the fiscal year ending 6/30/01 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 admissions to

assure

timely payment to owners within thirty (30) days.

Increase housing search assistance to Section 8 Voucher-holders.

**2/22/03 UPDATE:** 3rd Year project Rental Property Owner Development in Christian County to improve network with property owners, to educate renters, established housing resource center to assist households in locating housing resources. Dade County Housing

Partnership was created last year to improve housing opportunities for low income families. Greene County Housing Resource Center was created to link households with affordable housing opportunities. 60 individuals participated in Better Rental Living Classes and 6 attended Credit Repair classes. Plan to continue assisting 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 rehabilitated 2 homes. 2003 plan to educate

10 new property owners on Section 8 program and educate renters on how to present themselves to owners. Taney County conducted a local housing needs assessment and formed a Taney County Housing Committee to address local housing needs.

Concentrate on efforts to improve specific management functions:

(list; e.g., public housing finance; voucher unit inspections)

Speed up family processing time, HAP Contract, MTCS 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 to increase assisted housing choices.

**2/22/03 UPDATE:** See information listed above under Increase Customer Satisfaction.

Objectives:

Provide voucher mobility counseling: Increase information to families

about portability opportunities.

- Conduct outreach efforts 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)  
**Update 2/22/03** 22% program participants are employed.  
55% program participants are elderly/disabled.
- Provide or attract supportive services to improve assistance recipients'

employability: Increase level of partnership with local resources to link Families to opportunities.

Provide or attract supportive 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.

2/22/03 UPDATE: The above partnership remains in place. 5 households in Greene County will be identified this year to participate.

**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 all varieties of disabilities regardless of unit size required:

Other: (list below)

**Other PHA Goals and Objectives: (list below)**

## Annual PHA Plan PHA Fiscal Year 2002

[24 CFR Part 903.7]

### **Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

**Standard Plan**

### **Streamlined Plan:**

**High Performing PHA**

**Small Agency (<250 Public Housing Units)**

**Administering Section 8 Only**

**Troubled Agency Plan**

### **Executive Summary of the Annual PHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Ozarks Area Community Action Corporation (OACAC), a non-profit corporation, has administered the Section 8 Tenant Based Program on behalf of the Dallas County Public Housing Agency since 1978. Geographical area served: Barry, Christian, Dade, Dallas, Greene (excluding Springfield), Lawrence, Polk, Stone, Taney, and Webster Counties in rural southwest Missouri. The PHA will continue addressing the housing needs of its lowest income renter households. According to 1990 Census data, 20% of area renter households have income less than 30% of Area Median. 81% of families on PHA Waiting List (2/3/03) have income less than 30% AMI. There are 1,348 households on the current waiting list. Generally, administrative policies shall remain the same. A Section 8 Homeownership Program is being explored, however, the top priority goal for the Section 8 Housing Choice Voucher Program is sustaining maximum utilization of HUD funding for rental assistance and obtaining new funding to assist households on Waiting List.. At fiscal year end 6/30/02 the Utilization Rate of baseline units was 97.5% and utilization of Annual Budget Authority was 99%. Based on 2002 calendar year data, 28% of the families initially selected from the Waiting List (Offer of Assistance), resulted in an Issued Housing Voucher. Of those Voucher-Holders, 79% were successful in being admitted to the program. In summary, 22% of families who are initially selected from the Waiting List to receive a Housing Voucher result in admission to the program – one out of four. Elderly/Disabled households comprise 55% of current program participants. The Dallas County PHA is striving to achieve a SEMAP score of 100%. The 2001 SEMAP rating for the Dallas County PHA was 96% - a high performance rating. 2002 SEMAP scores have not yet been released by HUD.

## Annual Plan Table of Contents

[24 CFR Part 903.7 9 (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 file name 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 (PHDEP) 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 includes 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 income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the methodology for setting public housing flat rents check here if included in the public housing	Annual Plan: Rent Determination

Applicable & On Display	Supporting Document	Applicable Plan Component
	A & O Policy	
	Schedule of flat rents offered at each public housing development check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
	Public housing grievance procedures check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
	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

Applicable & On Display	Supporting Document	Applicable Plan Component
	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 (PHEDEP) 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. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)] UNCHANGED from 2000 Submission. Pending new 2000 Census Data.

## A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type (Renters/Households. Includes Springfield.)	Overall	Afford-ability	Supply	Quality	Access-ibility	2. Size	Loca-tion
Income <= 30% of AMI	20% 8,573	5	5	5	5	5	5
Income >30% but <=50% of AMI	17% 7,203	4	4	4	4	4	4
Income >50% but <80% of AMI	24% 10,461	3	3	3	3	3	3
Elderly	10,856	5	5	3	3	3	3
Families with Disabilities (Based on 20% of populations.)	12,000	5	5	3	5	2	4
Caucasian	41,710						
African American	430	No Info Avail.					
Asian/Pacific Isl.	215						
American Indian	344						
Hispanic	344						

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

Consolidated Plan of the Jurisdiction/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.

<b>Housing Needs of Families on the Waiting List</b>			
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 02/03/2003)	# of families	% of total families	Annual Turnover
Waiting list total	1,348		57%
Extremely low income <=30% AMI	1,082	81%	
Very low income (>30% but <=50% AMI)	266	19%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	1,047	77%	
Elderly families	77	5%	
Families with Disabilities	225	16%	
Caucasian	1307	96%	
African American	23	2%	
Amer.Ind/Pac.Isl.	18	2%	
Hispanic	17	2%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			

4 BR			
5 BR			
5+ BR			
<p>Is the waiting list closed (select one)? No</p> <p>If yes:</p> <p><b>B.</b> How long has it been closed (# of months)?</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? No Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes</p>			

### C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing

The PHA maintains an open waiting list. Families are selected to receive assistance by date and time order of their application only, in full compliance of Fair Housing Law and mindful of the targeting requirement - 75% extremely low income (30% AMI). With due consideration for staff capacity and funding restraints, the PHA strives to serve the greatest number of families as quickly as possible. **As of 2/22/03, the PHA is currently at maximum utilization of existing funds and baseline units. The PHA shall apply for new funding when and IF it becomes available to expand program size.**

**The PHA is experiencing 25% fewer terminations this fiscal year, which has contributed to our current over-utilization of baseline units and budget authority.**

**Due to overissuance of Vouchers to achieve 100% utilization this fiscal year, the PHA estimates that by fiscal year ending 6/30/03, the PHA will be over-utilized and use of Project Reserves will be necessary until program size is reduced.**

**Based on current patterns, it is currently estimated that a cumulative total of 130 households will terminate for FY 7/1/02 – 6/30/03. Based on an estimated average program size by 6/30/03 of 592 households, this represents a program turnover rate of 22%. Assuming that the rate of households leaving the program remains the same, the PHA estimates that during the fiscal year 7/1/03 – 6/30/04, the PHA will offer assistance to approximately 400 households (selected from the waiting list) to achieve 100% utilization of program funds by 6/30/03. This estimate assumes that only 100 of these selected households will actually result in admission to the program.**

**The PHA needs new Section 8 Vouchers desperately to begin to address the existing need in the ten county region. Portable incoming households will no longer be absorbed. The PHA is now billing other PHAs for households moving into our region.**

**(1) Strategies**

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

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

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-up 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-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up 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 100% Utilization Rate of current program/funding to qualify to apply to HUD for new Vouchers . As of February, 2003 Utilization Rate is 105% of units and funding (up from 97% Feb. 2002).**
  - (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)  
Continue rent 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 vouchers 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 vouchers targeted to families with disabilities, should they become available.**
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

- (1) OACAC will continue partnership with MO. Dept. of Mental Health (DMH) to administer a model Section 8 program using DMH funds.
- (2) OACAC continues the DMH/HUD Shelter Plus Care Program in Taney County. (12 units)
- (3) PHA must maintain Utilization Rate of 97% to be eligible to apply for more Vouchers of any type. 100% Utilization for higher points in grant competition.

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

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

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below) No information is readily available to define a strategy. However, the PHA will continue its public information program and provide information to groups least likely to apply for Section 8.

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)  
Continue community outreach efforts as required by law.

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups

\_\_\_\_ Other: (list below)

## Statement of Financial Resources

24 CFR Part 903.7 9 (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 supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2001 grants)</b>		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance (Combined Certificate & Voucher)	\$ 2,085,940  (Last approved HUD budget for FY 7/1/02-6/30/03)	
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)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental</b>		

Sources	Planned \$	Planned Uses
<b>Income</b>		
<b>4. Other income</b> (list below)		
<b>4. Non-federal sources</b> (list below)		
<b>Total resources</b>	\$ 2,085,940	

### **3. PHA Policies Governing Eligibility, Selection, and Admissions**

[24 CFR Part 903.7 9 (c)]

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

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

##### **(1) Eligibility**

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

\_\_\_ When families are within a certain number of being offered a unit: (state number)

\_\_\_ When families are within a certain time of being offered a unit: (state time)

\_\_\_ Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

\_\_\_ Criminal or Drug-related activity

\_\_\_ Rental history

\_\_\_ Housekeeping

\_\_\_ Other (describe)

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

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

e. \_\_\_ Yes \_\_\_ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-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 plans 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 transfers 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

\_\_\_\_ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households 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 point 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 the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households 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)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers



Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

**(6) Deconcentration and Income Mixing**

a.  Yes  No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b.  Yes  No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists
- If selected, list targeted developments below:  
  
 Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:

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

\_\_\_\_ Other (list policies and developments 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 a 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 a need for such efforts

\_\_\_\_ List (any applicable) developments below:

## **B. Section 8**

Exemptions: PHAs 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-based 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)
- b. Where may interested persons apply for admission to section 8 tenant-based 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 search for a unit?

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 to families at or below 30% of median area income?

**NOTE: The PHA ESTIMATES it will exceed 75% because 81% of current Waiting List has income less the 30% AMI. Last year comparison: 85% wait list; 80% 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
- Households that contribute to meeting income goals (broad range of incomes)
- Households 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 point 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
- \_\_\_ Households that contribute to meeting income goals (broad range of incomes)
- \_\_\_ Households 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)

4. Among applicants on the waiting list with 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)

- \_\_\_ The PHA applies preferences within income tiers

\_\_\_\_ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

**(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions 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 programs to the public?

- Through published notices
- Other (list below)

**4. PHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

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

Exemptions: PHAs 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 spaces.

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 percentages 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)
- 95<sup>th</sup> 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 re-determinations:

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
- Any time the family experiences an income increase
- Any time 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.)

- The 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/describe below)

**B. Section 8 Tenant-Based Assistance**

Exemptions: PHAs 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 payment 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 payment 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**

[24 CFR Part 903.7 9 (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 ten (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 (full-time)

1 Accountant (part-time)

**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.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	NA	NA
Section 8 Vouchers	572 (Voucher and Certificate)	<b>130 (22% of average program size)</b>
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
  - 24CFR and HUD PIH Notices

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (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 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office 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 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office 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.**

[24 CFR Part 903.7 9 (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 here)

**(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-finance 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

[24 CFR Part 903.7 9 (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.)**

<b>Demolition/Disposition Activity Description</b>
1a. Development name: 1b. Development (project) number:
2. Activity type: ____ Demolition ____ Disposition
3. Application status (select one) ____ Approved ____ Submitted, pending approval

<input type="checkbox"/> Planned application
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
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.

[24 CFR Part 903.7 9 (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.



<b>Designation of Public Housing Activity Description</b>
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**

[24 CFR Part 903.7 9 (j)] **NOT APPLICABLE. SECTION 8 PHA ONLY.**

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

### **A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 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 FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a 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

Asset Management Table? If “yes”, skip to component 11. If “No”, complete the Activity Description table below.

<b>Conversion of Public Housing Activity Description</b>
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

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

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

1.  Yes  No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership 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 homeownership 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.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <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.**

**2/22/03 UPDATE: No final program design yet. PHA priority is maintaining 100% utilization of current rental program. Further program development is limited by existing staff capacity.**

## **12. PHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (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 programs 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 homeownership option participation
- Preference/eligibility for section 8 homeownership 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 programs 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 striving



- \_\_\_\_\_ 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**

[24 CFR Part 903.7 9 (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 areas 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 used 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 anticrime/anti drug programs
- \_\_\_\_\_ Other (describe below)

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

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

1. List the crime prevention activities the PHA has undertaken or plans 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-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe 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**

PHAs 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**

24 CFR Part 903.7 9 (n) NOT APPLICABLE. SECTION 8 PHA ONLY.

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

[24 CFR Part 903.7 9 (o)]

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

**16. Fiscal Audit**

[24 CFR Part 903.7 9 (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.

[24 CFR Part 903.7 9 (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
  - Private management
  - 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**

[24 CFR Part 903.7 9 (r)]

#### **A. Resident Advisory Board Recommendations**

1.  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 at Attachment (File name)
- Provided below:

## **DALLAS COUNTY PHA/OACAC RESIDENT ADVISORY BOARD COMMENTS FEBRUARY 28, 2003**

Continued federal funding for the Section 8 Housing Choice Voucher Program was their greatest concern. Current national publicity about budget cuts is scaring them. Residents rely on the continuation of the Section 8 program to assist them. They are afraid that they would be homeless without the program. They are opposed to block granting the program to the states.

### **FIVE YEAR PLAN**

Discussed the "UPDATE" remarks in 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). They like the idea of OACAC having an office located in the apartment complexes like Countryview Estates.
2. Residents were pleased with OACAC's effort to provide Renter Education classes.
3. Residents think that OACAC's partnership with Missouri's Family Development Account Tax Credit Program initiative will be very helpful for working households.

### **ANNUAL PLAN 2003**

#### **HOUSING NEEDS AND STRATEGIES:**

1. No changes recommended to Housing Needs Table 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. They shared anecdotes about new out of state owners who buying rental property in their

communities and charging too much for rent and not interested in taking care of property. Landlords need education.

4. Continue effort to increase the supply of rental housing in the region.
5. Expressed concern about looming federal budget cuts and the impact on Section 8 program.
6. Continue strong enforcement of denying assistance to applicants and participants who violate program rules, use illegal drugs, engage in violent criminal behavior.

#### **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 program screening for criminal or illegal drug related activity, and enforcement of rules governing family and owner responsibilities.
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.
5. 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.
6. Portability rules were discussed as it relates to the Waiting List policies. They did not like it that residents with a Section 8 voucher can move out of our jurisdiction and that OACAC could be billed by another housing agency for the cost to assist them at their new residence. They strongly believe that if a voucher holder in our program wants to move to another jurisdiction that they should make sure there's a vacancy in the location where they move to avoid billing. They think HUD should limit billing another PHA to two years maximum, but six (6) months would be better. It was suggested that the amount that one PHA bills another should be limited to the Initial PHA's payment standard.
7. One resident wished that apartment managers in the private sector would do better screening of ALL their tenants. If they lease to a troublemaker it disrupts life for all residents.

#### **PHA RENT DETERMINATION POLICIES:**

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

#### **OPERATIONS AND MANAGEMENT:**

1. Discussed current rate of Family turnover in the program. Approximately 22% of average program size. This is down from 31% for the calendar year 2001.
2. Residents urged continued strict enforcement of Housing Quality Standards. They believe this is a very important component of the program.

3. Believe all landlords should get a copy of Missouri Tenant Landlord law booklet.

**GRIEVANCE PROCEDURE:**

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

**HOMEOWNERSHIP:**

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 of 100%. Currently lack staff capacity to spend time on this initiative.

**COMMUNITY SERVICE AND SELF-SUFFICIENCY PROGRAMS:**

1. Strong continued support for PHA policy on Interim Reexaminations.

**RESIDENT PARTICIPATION LIST**

The following Section 8 residents met on February 28, 2003 to review and comment on the 2003 PHA Plan. Notice of meeting was sent to 26 residents who responded with interest in prior year. Six (6) of those responded. Five (5) of these came to the meeting and offered comment:

Betty Daugherty  
Marjorie Lingerfelt  
Carol Trimble  
Rose Marie Diercks  
Charles Diercks  
Carl Bales, Sr.

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\*RETAIN FOR HISTORICAL REFERENCE TO PRIOR YEAR 2002\*

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

**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 Table submitted in 2000.
2. Continue support of policy to serve Families with income  $\leq$  50% Area Median Income if federal targeting requirement to serve 75%  $\leq$  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.

### **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 program 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. They stated that it was a hardship for Elderly and Disabled participants to go through this

process every year.

**PHA RENT 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.

**HOMEOWNERSHIP:**

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

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\* 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 Table 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” determinations 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 program 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 list so they can save money for security deposit and other moving expenses.
  - (d) Staff should exercise authority to prorate 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.

**PHA RENT 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.

**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 25, 2003**

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:

Other: (list below)

**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 are presently two Section 8 residents serving as Alternates 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 needs 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.

**81%** of current wait list are very very low income households. (<30% AMI)

**19%** of current wait list 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.

**77%** of households on wait list are families with children.

3. Continue to assist disabled families. Comprise **16%** of current wait list.

**39%** 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	1410 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 Used for Development	
19	1502 Contingency	
<b>20</b>	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	
21	Amount of line 20 Related to LBP 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	

**Annual Statement NOT APPLICABLE. SECTION 8 ONLY.  
Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

**Annual Statement NOT APPLICABLE. Section 8 only.  
Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending 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-wide physical or management improvements 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 of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
<b>Total estimated cost over next 5 years</b>				



