

PHA Plans

Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226
(exp 05/31/2006)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Streamlined 5-Year Plan for Fiscal Years 2006 - 2010

Streamlined Annual Plan for Fiscal Year 2006

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan

Agency Identification

PHA Name: City of Ronan Housing Authority

PHA Number: MT-036

PHA Fiscal Year Beginning: 10/01/2005

PHA Programs Administered:

- Public Housing and Section 8**
 Section 8 Only
 Public Housing Only
 Number of public housing units:
 Number of S8 units: 36
 Number of public housing units:

Number of S8 units:

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

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 and attachments (if any) are available for public inspection at: (select all that apply)

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

Streamlined Five-Year PHA Plan
PHA FISCAL YEARS 2005 - 2010
[24 CFR Part 903.12]

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.

X PHA Goal: Expand the supply of assisted housing

Objectives:

- Apply for additional rental vouchers:
- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments
- Other: Help homeowners/landlords rehabilitate substandard private sector units

X PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve voucher management: (SEMAP score)
- Concentrate on efforts to improve specific management functions:
Inspections; Renter Responsibility Training; Voucher Administration
- Provide replacement vouchers:
- Other: Help homeowners/landlords rehabilitate substandard private sector units

X PHA Goal: Increase assisted housing choices

Objectives:

- Implement Section 8 voucher homeownership program:
- Expand other homeownership programs through HOME and CDBG
- Develop opportunities for LITC partnerships and Rural Development 515 projects

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

X PHA Goal: Provide an improved living environment

Objectives:

- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

- X Develop design criteria for affordable housing projects that assures an attractive environment responding to tenant needs while adding to community vitality
- X Other:
 - Perform full background checks on prospective tenants and routinely inspect all sites for signs of criminal activity
 - Assist community in developing programs to improve roads/alleys and other infrastructure to decrease blight and make living areas more attractive
 - Implement CDBG community revitalization grant to upgrade private sector housing with energy-saving and weatherization programs and blight removal.

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

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

Objectives:

- X Increase the number and percentage of employed persons in assisted families:
- X Attract supportive services to improve assistance recipients' employability:
- X Attract supportive services to increase independence for the elderly or families with disabilities.
- X Other: Build partnerships with other agencies to:
 - maximize supportive services available to recipients;
 - assure all voucher recipients receive information about other programs and are encouraged to attend homeownership and other classes that may enhance potential asset development
 - support youth programs such as the Boys and Girls club and encourage clients to participate in them

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

X PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- X Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- X 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:
- X Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

Other PHA Goals and Objectives: (list below)

- X Increase home ownership opportunities through HOME and CDBG programs and program income
- X Participate in community planning activities to assure affordable housing is a component of growth policies and safe housing and accessibility issues are addressed in regulatory policy.

Streamlined Annual PHA Plan
PHA Fiscal Year 2005-2006
[24 CFR Part 903.12(b)]

Table of Contents

Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

A. ANNUAL STREAMLINED PHA PLAN COMPONENTS

- X 1. Housing Needs
- X 2. Financial Resources
- X 3. Policies on Eligibility, Selection and Admissions
- X 4. Rent Determination Policies
- X 7. Homeownership
- X 8. Civil Rights Certifications (included with PHA Certifications of Compliance)
- X 9. Additional Information
 - a. PHA Progress on Meeting 5-Year Mission and Goals
 - b. Criteria for Substantial Deviations and Significant Amendments
 - c. Other Information Requested by HUD
 - i. Resident Advisory Board Membership and Consultation Process
 - ii. Resident Membership on the PHA Governing Board
 - iii. PHA Statement of Consistency with Consolidated Plan
 - iv. (Reserved)
- X 10. Supporting Documents Available for Review

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;
Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

RHA currently administers only a small Section 8 Voucher under the Department of Housing and Urban Development. It does, however, manage several non-HUD affordable housing programs either on its own or in conjunction with the City of Ronan or with Lake County. Reference to these programs is included in order to consolidate all programs within one planning document. These programs include:

- RHA owns and manages 19 multi-family rental units and is general partner and manager of another 8 unit low-income tax credit project. The RHA will continue its efforts to seek the means of acquiring and renovating other such buildings in Ronan in order to increase the supply of affordable housing for very-low income families while improving community quality of life and economic vitality,

- RHA is currently managing a Community Development Block Grant housing rehabilitation program in conjunction with the City of Ronan wherein at least 24 low-income home owners will be assisted in improving the quality of housing through weatherization and other energy-saving rehabilitation. Program income will be managed by RHA in the future to further assist in development and renovation of affordable housing.
- RHA is currently managing a homebuyer assistance program in conjunction with Lake County that assists an estimated 10 families per year in achieving home ownership and provides homeowner counseling to approximately 40 families per year. RHA is committed to seeking funds to expand and continue this program throughout the 5-year period.
- RHA will continue to seek funds with which to expand its various tenant based rental assistance through HOME, Section 8 and other means which may become available.
- RHA will seek funding and/or public-private partnerships which will construct and make available to low-income families, 3 and 4 bedroom single family homes and additional senior housing.
- RHA will continue to build relationships with other agencies throughout the county in order to build an effective family self-sufficiency program in Lake County
- RHA will continue to seek ways to build organizational self-sufficiency in order to support its programs and staff with out continual dependency upon program grants to fund basic administrative activities.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

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

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

Housing Needs of Families on the PHA’s Waiting Lists			
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:			
	# of families	% of total families	Annual Turnover
Waiting list total	136		15 Months
Extremely low income <=30% AMI	110	81%	
Very low income (>30% but <=50% AMI)	14	10%	
Low income (>50% but <80% AMI)	12	9%	
Families with children	99	73%	
Elderly families	7	50%	
Families with Disabilities	40	29%	

Housing Needs of Families on the PHA's Waiting Lists			
American Indian	67	49%	
White	69	51%	
Race/ethnicity			
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	37	27%	
2 BR	49	36%	
3 BR	41	30%	
4 BR	8	6%	
5 BR	1	1%	
5+ BR			
Is the waiting list closed (select one)? X No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

The primary strategies of RHA in fiscal year 2005-2006 for addressing housing needs are as follows:

- Provide effective management of existing Section 8 vouchers and ports within the RHA jurisdiction
- Provide effective management for the Blackfoot Tribal Housing Agency for their student voucher program providing housing assistance to student-families attending Salish Kootenai College
- Provide effective management of the 2005 HOME Program grant awarded to Lake County for tenant-based rental assistance and homeownership assistance to increase number of clients accessing assistance in both areas.
- Provide effective management of the CDBG housing revitalization grant awarded to the City of Ronan to effectively reach as many low-income households in Ronan as possible with funding for weatherization, energy-saving rehabilitation, accessibility and/or lead-based paint abatement.
- Evaluate future development potential for additional affordable housing in Ronan for both families and seniors

(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

- X Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- X Maintain section 8 lease-up rates by quickly turning-over available vouchers to new eligible clients from waiting list as soon as they become available.
- X Maintain section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- X Minimize turn-over time in existing apartment units managed by RHA
- X Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

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

Select all that apply

- X Apply for additional section 8 units should they become available
- X Leverage affordable housing resources in the community through the creation of mixed - finance housing
- X Pursue housing resources other than public housing or Section 8 tenant-based assistance, including HOME TBRA funds and Rural Development 515 projects that include rental assistance

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

- X Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance since 81% of waiting list is made up of families at or below 30% AMI
- X Target rental units that have a rental assistance component for families at or below 30% AMI – wherever they may be located in Lake County

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

- X Refer families to LITC and USDA 515 projects wherever possible
- X Encourage families to participate in family self-sufficiency programs and attend home ownership and credit-counseling programs

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- X Regularly assess available space in senior housing complexes and maintain waiting lists to assure low-income elderly clients are quickly provided with assistance as it becomes available

- X Apply for special-purpose vouchers targeted to the elderly, should they become available

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- X Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- X Affirmatively market to local non-profit agencies that assist families with disabilities
- X Market the availability of financing for accessibility needs through the Ronan housing revitalization program

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

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- X Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- X Market the section 8 program to owners outside of areas of poverty /minority concentrations

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:

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

2. Statement of Financial Resources

[24 CFR Part 903.12 (b), 903.7 (c)]

List on the following table 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.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)	0	
a) Public Housing Operating Fund	0	
b) Public Housing Capital Fund	0	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	130,975	
f) Resident Opportunity and Self-Sufficiency Grants	0	
g) Community Development Block Grant	200,000	Housing Rehab, blight removal, administration
h) HOME	150,000	Rental assistance, down payment assistance, homebuyer counseling
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Housing Dwelling Rental Income	108,084	Repayment of debt, maintenance, utilities and management
4. Other income (list below)		
Blackfoot Student Vouchers/Ports	152,962	Rental Assistance, Management
Program Income	24,000	Down payment or Rental Assistance
4. Non-federal sources (list below)		
Total resources	766,021	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

A. Public Housing

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

NOT APPLICABLE TO RHA – AND DELETED

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):
 - Other (list below)
- 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
 - Other (describe below): Previous Addresses

(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)
- Other federal or local program (list below)
HOME Tenant Based Rental Assistance Program and Locally managed affordable and/or subsidized housing through Lake County Community Housing Organization
- 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)
 - * **Website (lakecountyhousing.org)**
 - * **Safe Harbor (domestic violence shelter)**
 - * **Salish Kootenai Department of Health and Human Resource Development**
 - * **Salish Kootenai College**
 - * **Working Innovations (welfare to work administrator)**

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for unit? If yes, state circumstances below: **no eligible units based on bedroom size or location; lack accessibility**

(4) Admissions Preferences

a. Income targeting

X 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?

b. Preferences

1. Yes **X** 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)

X **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.

1 Date and Time

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

1 **Victims of domestic violence in the Tenant Based Rental Assistance Program**

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)

- 1** 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
- X** 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? **No special purpose programs are currently being administered by RHA; however, if they become available, the following procedures would be used.**

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

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- X** Through published notices
- X** Other: ***Through written and verbal notification to partner agencies that could better reach into the specific target audience of the program***

4. PHA Rent Determination Policies

[24 CFR Part 903.12(b), 903.7(d)]

A. Public Housing

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

NOT APPLICABLE TO PHA – SECTION DELETED

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) N/A

- 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) N/A

- 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)

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: Annual Landlord Survey of Market Rents

(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)

- *The family has lost eligibility or is awaiting an eligibility determination for Federal, State or local assistance program*
- *The family would be evicted as a result of the imposition of the minimum rent requirement*
- *The income of the family has decreased because of changed circumstances, including loss of employment, death in the family or other circumstances determined by RHA and HUD*

5. Capital Improvement Needs

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

NOT APPLICABLE TO RHA – SECTION DELETED

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

NOT APPLICABLE TO RHA – SECTION DELETED

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

(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? (If “No”, skip to the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

(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, what is the maximum number of participants this fiscal year? ___

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:

c. What actions will the PHA undertake to implement the program this year (list)?

- *Rehabilitate a house for sale to an identified disabled and already qualified Section 8 family utilizing CDBG housing rehabilitation funds*
- *Assure the three currently identified potential program participants have attended homebuyer counseling sessions and all prerequisites for program participation*

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

a. **X** Establishing a minimum homeowner down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.

b. **X** Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

c. **X** Demonstrating that it has other relevant experience.

The organization has over ten years experience managing first time home buyer and homebuyer assistance programs, including education and counseling, through the Montana HOME program.

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission, Goals Described in the 5-Year Plan

The following describes the goals set in the FY2000-2005 plan, with a brief statement of accomplishment in bolded italics following the goal statement.

GOAL A: INCREASE AVAILABILITY OF AFFORDABLE HOUSING.

PHA GOAL A1: Maintain and develop public and private partnerships to further the mission and goals of the PHA

Objectives:

1. Leverage private or other public funds to create additional housing opportunities by:
 - a. Participating as partners in low-income housing tax credits. ***Completed one LITC project in Ronan of 8 units; participated in an additional partnership application for tax credits in 2005***
 - b. Developing funding for infrastructure (water and sewer) in order to reduce costs of development for targeted LMI housing. ***No progress made on this goal***
 - c. Work with private landlords to keep rents at or below fair market rent levels to keep existing units available to LMI families by increasing and providing rental assistance through Section 8 and HOME Tenant Based Rental Assistance. ***Two additional grants for HOME have provided additional rental assistance to over 80 families in the five-year period. No progress has been made in increasing Section 8 vouchers.***

PHA GOAL A2: Expand the Supply of Affordable Housing

Objectives:

1. In conjunction with the Lake County Community Housing Organization, find funding to conduct a complete market study and needs analysis for affordable housing within Lake County, including, specifically, the areas covered by the PHA's jurisdiction. ***Market studies completed in 2001 and 2005***
2. Acquire or build units or developments as needed to assure a continuing availability of affordable rental housing within its immediate jurisdiction, where such need is not being met by private developers. ***Eight units completed in 2002; supported LITC development of 3-4 bedroom single family units in adjacent jurisdiction completed in 2001 and 2003.***

PHA GOAL A3: Improve the Quality of Affordable Housing

Objectives:

1. Salvage existing apartment units in Ronan that are abandoned or otherwise falling into disrepair through either purchase and rehabilitation; or by assisting landlords renting to LMI families in remodeling and repairing existing units. ***Salvaged and rehabilitated 8 units in Ronan completed in 2002; awarded a CDBG housing rehabilitation grant with City of Ronan in 2005***
2. Maintain Section 8 Quality within all PHA owned units and enforce Section 8 Quality Standards in all units where clients of PHA are housed. ***Staff trained and quality maintained***
3. Work with City and City Building Inspector to assure that the highest quality building standards are adopted and enforced within the City of Ronan. ***Ongoing***

PHA GOAL A4: Increase the Availability of Choices in Affordable Housing

Objectives:

1. Apply for enough additional rental vouchers to double our current available number. (Target - 50 Total Vouchers) ***No opportunities provided through HUD to increase voucher numbers; applications for special voucher programs rejected due to lack of competitiveness in small area***
2. Apply for continued program support through the HOME Tenant Based Rental Assistance Program in Lake County. (Target - \$100,000 per year) ***Currently at approximately \$60,000 per year***
3. Continue to build and support appropriate home ownership programs both within the PHA and in partnership with Lake County Community Housing Organization. ***We have been able to***

have an ongoing homeownership program throughout the 5-year period

4. Maintain an open waiting list for those requiring assistance in accessing affordable housing to assure the PHA has a continuing way of monitoring need. *Maintained*

GOAL B: IMPROVE QUALITY OF LIFE, ECONOMIC VITALITY

PHA GOAL B1: Provide an Improved Living Environment for Particular Disadvantaged Resident Groups including the Elderly and Persons with Disabilities

Objectives:

1. Continue and expand work with other existing agencies to provide supportive services and build emergency, transitional and safe housing for victims of abuse, homeless families and families in transition. *Entered into agreement with Safe Harbor (domestic violence shelter) to set aside limited housing for clients and provide preferential assistance through the HOME tenant based rental assistance program*
2. Assess need for and, if needed, find partnerships which will result in expanding affordable, assisted care units for the elderly. *Market study completed in 2001; working with LITC developer to expand elderly housing within the next year*
3. Expand program outreach to disabled persons and families to maximize their participation in PHA's rental and first time homebuyer programs. *Applied for special program vouchers for disabled persons but were not competitive; expanded marketing efforts to agencies serving the disabled; will complete renovation of a house for sale to disabled family under Section 8 homeownership this year.*
4. In combination with City Council and other appropriate community groups, work to expand programs of blight removal and renovation of deteriorating buildings and housing units in Ronan. *Completed acquisition and renovation of old hardware building for use both as affordable housing and community offices; received CDBG housing and community revitalization grant in spring 2005.*

GOAL C: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT

PHA Goal C1: Promote self-sufficiency, asset development of assisted households

Objectives:

1. Increase the number and percentage of employment among persons in assisted families by:
 - a. Increase visibility as an existing partner in the Lake County Work Force Center to include creating access to job services and support by maintaining a client-accessible computer linked to the Work Force Center's informational data base. *Maintain active involvement in the work force center activities and programs*
 - b. Find funding to establish a formal family self-sufficiency program linked to the Lake County Welfare-to-Work and Pathways programs. *Funded a part-time family self-sufficiency coordinator in 2004; formed an interagency advisory council and completed FSS plan and have enrolled 5 families.*
2. Expand programs which offer opportunities for counseling and down payment/ closing cost assistance to low income first time homebuyers. *Established partnerships with Montana Housing Network and received HOME program funds to provide counseling, down payment and closing cost assistance to low-income homebuyers.*
3. Seek funding through which a renter training program can be established.
 - a. Target high school students and partnership with high school to offer such training programs to

senior students. *Program not established due to lack of funding*

b. Work to establish a “renter’s responsibility” - intake class that will be offered regularly for new renters of PHA and offered for access by the clients of area landlords. *Program established in 2003; prerequisite for all applicants for housing assistance prior to receiving such assistance.*

GOAL D: ENSURE EQUAL OPPORTUNITY IN HOUSING

PHA GOAL D1: Ensure Equal Opportunity; Affirmatively Further Fair Housing

Objectives:

1. Assure PHA employees are informed and trained regarding federal and state fair housing laws and that measure are taken to ensure said laws are affirmatively implemented throughout all PHA programs and properties. *Resolutions were reviewed and updated; all staff members receive regular training*
2. Review facilities and properties, both existing and as planned, to consider feasible and cost effective means which ensure accessible housing to persons with all varieties of disabilities regardless of unit size required. *Integrated as part of ongoing policy*

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

a. Substantial Deviation from the 5-Year Plan

A “substantial deviation” is defined by the RHA to include:

- *Changes in mission or jurisdiction that affect program implementation*
- *Changes in (or expansion of) HUD Programs administered by RHA*
- *Loss of funds that would limit ability to complete activities described in the five year plan*
- *Substantial new program or directional change adopted that is not reflected in the strategic goals and activities of the 5-year plan*

b. Significant Amendment or Modification to the Annual Plan

A significant amendment or modification would necessary only if:

- *Programs initiated that significantly altered the strategic intent of any segment of the annual plan*
- *Losses in funding from HUD and budgetary restraints that would result in a significant loss of services to clients*
- *New programs funded that would significantly increase services to clients that would require new administrative policy to be set and reviewed through the public hearing process*

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below:

- 1) RHA does an excellent job in serving the needs of the clients
- 2) It would be helpful if RHA could persuade the city to improve the roads and alleys near apartments owned by RHA to improve the attractiveness of the area and remove hazards
- 3) It would be helpful if RHA could help find something to better engage the youth, since they are most vulnerable

b. 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.

X The PHA changed portions of the PHA Plan in response to comments

List changes below:

RHA added objectives relative to both comments received in the form of:

- *Working with the city to develop a plan for road/alley improvement*
- *Finding ways to support youth programs such as the Boys and Girls club and encourage clients to engage and participate in such activities*

Other: (list below)

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

X Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

Karen Thomas

Method of Selection:

X *Appointment based on interest from surveyed clients*

The term of appointment is (include the date term expires): 1 Year- 9/30/2005

Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process – *Not Applicable*

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)

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)

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)

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not? **Not Applicable**

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

Date of next term expiration of a governing board member: 9/30/2005

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): *Kim Aipperspach, Mayor, City of Ronan*

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: (State of Montana Department of Commerce)

a. 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 on its waiting list 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.
- *Relieve the shortage of available housing stock*
 - *Increase the stock of affordable rental units, especially assisted units*
 - *Increase ability of low and moderate-income households to buy homes*
 - *Simplify housing assistance programs*
 - *Increase the supply of affordable rental units and for-purchase homes*
 - *Affirmatively further fair housing*
 - *Assist persons requiring supportive and transitional services to achieve permanent housing*
 - *Support statewide continuum of care strategy to ensure emergency, transitional and permanent housing*
- Other:
- *All grant applications for funding for projects contemplated by RHA are certified for consistency with the Consolidated Plan prior to application*
 - *Activities to be undertaken by the PHA in the coming year are consistent with the needs expressed through a community survey completed in the fall of 2004 and market studies done in conjunction with housing development plans conducted in the spring of 2005.*

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

Per the Plan's Actions for Upcoming Plan Year, the state recognizes and supports the need for local input and planning that identifies needs and strategies at the local level. The following supportive statements demonstrate support and commitments for assistance:

- ***“No single objective has the same priority in all of Montana’s communities. Likewise, no single action can meet the specific housing objectives of any given community. Nevertheless, Montana is committed to moving forward with a concrete set of objectives.”***
- ***“Faced with the overwhelming demand for affordable housing, the state will implement programs and deliver resources to in-need populations around Montana, in an attempt to continually minimize the state’s housing needs.”***

The consolidated plan continues then by outlining its programs available to housing communities and housing organizations throughout the state on a competitive basis, including the following which are utilized wherever possible by RHA to augment its programs: HOME; CDBG; Montana Board of Housing Single Family Recycled Mortgage, Low Income Tax Credit, Affordable Rental Housing Financing, Reverse Annuity Mortgage Loan and Disabled Accessible Affordable Home Ownership programs.

(4) (Reserved)

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

10. Project-Based Voucher Program

NOT APPLICABLE TO RHA – SECTION DELETED

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

PHAs are to 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	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: 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	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
N/A	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
N/A	Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
N/A	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. X Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
N/A	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
N/A	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
N/A	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
N/A	Any policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
N/A	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures X Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. X Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
N/A	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
N/A	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
N/A	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
N/A	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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
N/A	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
N/A	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
N/A	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
N/A	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
N/A	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
N/A	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
N/A	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
N/A	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
N/A	Other supporting documents (optional). List individually.	(Specify as needed)

SECTION 12& 13 - CAPITAL FUND PROGRAMS – NOT APPLICABLE TO RHA – SECTIONS DELETED

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the *Standard Annual, Standard 5-Year/Annual, and
Streamlined 5-Year/Annual PHA Plans***

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___standard Annual, ___ standard 5-Year/Annual or ___streamlined 5-Year/Annual PHA Plan for the PHA fiscal year beginning _____, hereinafter referred to as" the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
7. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
16. With respect to public housing the PHA will comply with Davis -Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

PHA Name

PHA Number/HA Code

____ Standard PHA Plan for Fiscal Year: 20__

____ Standard Five-Year PHA Plan for Fiscal Years 20__ - 20__, including Annual Plan for FY 20__

____ Streamlined Five-Year PHA Plan for Fiscal Years 20__ - 20__, including Annual Plan for FY 20__

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Signature X	Date