

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

2005 - 2009

Streamlined Annual Plan for Fiscal Year

2005

PERRY METROPOLITAN HOUSING AUTHORITY
OH34

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

PHA Name:
20__
HA Code:

5-Year Plan for Fiscal Years: 20__ - 20__

Annual Plan for FY

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: Perry Metropolitan Housing

PHA Number: OH034

PHA Fiscal Year Beginning: (mm/yyyy) 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:

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 Name:
20__
HA Code:

5-Year Plan for Fiscal Years: 20__ - 20__

Annual Plan for FY

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- 2009

[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 to provide decent, safe, sanitary and affordable housing opportunities for the low and very-low income population. Perry MHA is committed to provide equal housing and economic opportunities to all participants. Perry MHA operates in an efficient, ethical and professional manner and is driven to maintain a high performer status in its housing programs. Perry MHA maintains a high code of conduct and strives to achieve positive relationships in its day-to-day operations.

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:
- Reduce public housing vacancies:
- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments
- Other (list below)

PHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score)
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)
- Homeownership Program
- Assisted Living for elderly and/or disabled

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- 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)

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:

Provide or attract supportive services to improve assistance recipients' employability:
Provide or attract supportive services to increase independence for the elderly or families with disabilities.
Other: (list below)

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)

- 1. Occupancy:** continue to maintain 97% and above lease-up rate in both Public Housing and Section 8 Voucher programs

Objective: Strive to maintain 100% lease-up in both programs which provides maximum housing opportunities administered by Perry MHA

- 2. Assessment Rating:** Maintain high performer status in both Public Housing and Section 8 Voucher programs

Objective: Face the challenges imposed by the reduction in federal funding and program regulations. High performer status reflects the knowledge, perseverance and dedication of PHA staff which results in quality housing programs.

- 3. Housing Assistance:** increase housing opportunities in various programs

Objective: Monitor funding opportunities and make application when eligible. The Section 8 Voucher program waiting list averages 150-200+ families a majority of the time and more vouchers are needed. The PHA is interested in addressing the needs of the elderly and disabled population with an assisted living housing program as opposed to that population being institutionalized in a nursing home. Continue to manage and improve the Section 8 Homeownership Program.

- 4. Capital Improvements:** continue with the following:

- a. Modernization of existing housing stock
- b. Continue improvements to recreational structures and facilities
- c. Continue upgrading electronic equipment for Administrative purposes
- d. Continue replacement and upgrading of vehicles and equipment

5. Program Administration: tenant accounts receivable and fraud

Objective: Continue to reduce the amount of tenant accounts receivable and those applicants and/or residents not reporting all income or household composition. The PHA attended the *Rental Integrity Summit 2004* and as a result has implemented new procedures and forms to more accurately verify tenant data. We will continue to work with local agencies, employers and collection agencies to assure all household information is accurate and the appropriate assistance is being provided. Action is taken on any discrepancy in household composition or income as defined in the PHA's *Admission and Continued Occupancy Policy*.

The PHA began utilizing the *Uniform Income Verification* system in September, 2004. All Income Discrepancies will be investigated and properly handled to determine tenant error or fraud.

Streamlined Annual PHA Plan
PHA Fiscal Year 2005
[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

No.		Page
1.	Housing Needs	13
2.	Financial Resources	17
3.	Policies on Eligibility, Selection and Admissions	18
4.	Rent Determination Policies	26
5.	Capital Improvements Needs	30
6.	Demolition and Disposition	31
7.	Homeownership	32
8.	Civil Rights Certifications (included with PHA Certifications of Compliance)	32
9.	Additional Information	
	a. PHA Progress on Meeting 5-Year Mission and Goals	33
	Criteria for Substantial Deviations and Significant Amendments	33
	Other Information Requested by HUD	
	i. Resident Advisory Board Membership and Consultation Process	34
	Resident Membership on the PHA Governing Board	34
	PHA Statement of Consistency with Consolidated Plan	35
	(Reserved)	
10.	Project-Based Voucher Program	
11.	Supporting Documents Available for Review	37
12.	FY 2004 Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report	
13.	Capital Fund Program 5-Year Action Plan	42
14.	Other (List below, providing name for each item)	

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.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions;

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

Executive Summary (optional)

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

1. **Housing Needs:** The Perry Metropolitan Housing Authority has determined that the housing needs for low-income and very-low income families (including families with disabilities and elderly families) within its jurisdiction, the surrounding area and on the waiting list are as follows:

- a. Housing that is decent, safe, sanitary and affordable
- b. Housing for working families: very-low, low and moderate income families need affordable housing within reasonable proximity to their employment, schools, child-care, etc.

Current Waiting List Data (as of 8/31/04)

<i>Bedroom Size</i>	<i>Public Housing</i>		<i>Section 8</i>	
<i>One Bedroom</i>	11		16	
<i>Two Bedroom</i>	16		75	
<i>Three Bedroom</i>	7		47	
<i>Four Bedroom</i>	5		N/A	
TOTAL APPLICANT FAMILIES	39		138	

c. Annual recap of family member characteristics of applicants (1/1/04 through 8/31/04):

<i>AFDC</i>	16%	22%
<i>Non-elderly</i>	71%	80%
<i>Elderly</i>	29%	20%
<i>Female Head of Household</i>	79%	80%
<i>Minority Group: Caucasian</i>	100%	100%
<i>Black</i>	0%	0%
<i>Hispanic</i>	%	0%
<i>Am Ind Asn/Pac Is</i>	%	0%
<i>Other</i>	%	0%
<i>Income Ranges (MFI = \$45,700)</i>		
<i>30% of median</i>	64%	83%
<i>Very low income</i>	21%	13%

PHA Name:
20__
HA Code:

5-Year Plan for Fiscal Years: 20__ - 20__

Annual Plan for FY

<i>Low income</i>	14%	1.5%
<i>Over 80%</i>		.5%

d. The most recent *Community Housing Improvement Strategy Update (2004-2008)* for Perry County, Ohio reports that the affordability of rental housing in Perry County, Ohio has improved but yet a high population still cannot find affordable housing. The 2000 census shows 45.1% of the population is low to moderate income and of that population, 99.4% are Caucasian. Median household and per capita incomes compare as follows:

	<i>Median household</i>	<i>Per capita</i>
Perry County	\$34,383	\$15,674
State average	\$40,956	\$21,003

Thus, Perry County's per capital income is 34% lower than the state average. Additionally, the poverty rate is 11.8% compared to the state average of 10.6%. The highest concentration of low to moderate income families is within the City of New Lexington; other areas include Roseville, Salt Lick Twp., and Monday Creek Twp. The Perry County Housing Advisory Committee agree to focus on the type of Housing assistance to be offered as opposed to totally targeting specific neighborhoods. Over 45% of all housing units in the county are over 40 years old. Preservation of existing housing stock should be given a priority as well as development of new housing for low to moderate income families, The need is substantial for rental housing for the -30% and 30-50% income bracket families.

2. Financial Resources: Estimated and actual financial resources available to support the Public Housing and Section 8 housing programs administered by Perry Metropolitan Housing Authority are defined as follows and attached:

a. *Public Housing Operations* (estimated - FYE 12/31/2005):

Operating Receipts:

Subsidy - \$264,027
Dwelling Rent - \$243,030
Excess Utility - \$1,560
Operating Reserve - \$331,546

Operating Expenditures:

Administration - \$147,800
Tenant Services - \$7,000
Utilities - \$104,560
Maintenance - \$131,640
General Expenses - \$108,260
Non-Routine Expenses - \$11,490

b. *Modernization:*

Capital Fund OH16-PO34-501-02:	Total Grant Award: \$212,015
	Total Obligated Funds: \$212.-15
	Total Expended Funds (through 7/31/2004): \$104,805.94
Capital Fund OH16-PO34-501-03:	Total Grant Award: \$174,444
	Total Obligated Funds: \$174,444

Total Expended Funds (through 7/31/04): \$14,443.58
Capital Fund OH16-PO34-502-03: Total Grant Award: \$34,766.00
Total Obligated Funds: \$34,766.00
Total Expended Funds (through 7/31/04): \$0.00
Capital Fund OH16-PO34-501-04: Total Grant Award (pending): \$202,024

Capital Fund OH16-PO34-501-02: Major expenditures completed, in progress and/or proposed:

Project OH034-001: Replace bathroom tubs, surrounds and vanities, replace exterior/interior doorlocks, Pod A courtyard enclosure to include a resident recreation area, restroom, kitchenette and meeting room, replace electrical panel board, replace outdoor security lighting, purchase heat pump
Project OH034-002: Complete replacement of interior doors and front/rear entrance doors, replace washer hook-ups
Project OH034-003: Replace laundry room doors, grounds equipment, resurfacing @ buildings 4/5
OH034-PHA Wide: Wages/benefits, Maintenance truck replacement, architectural contract

Capital Fund OH16-PO34-501-03: Major expenditures completed, in progress and/or proposed:

Project OH034-001: Pod A courtyard enclosure, maintenance equipment
Project OH034-002: landscape improvements
Project OH034-003: landscape improvements
OH034-PHA Wide: wages/benefits, architectural contract

Capital Fund OH16-PO34-502-03: Major expenses proposed:

Project OH034-001: Pod A courtyard enclosure – resident storage areas, enclose community room dining area, replace 15 water heaters

c. McKinney Act Refunding Agreement:

As a result of entering into a Refunding Agreement dated 12/1/98 with the U.S. Department of Housing and Urban Development, acting through the New Lexington Housing Development Corp. as its instrumentality, *proceeds* from the issuance of refunding bonds was approved for Perry MHA. The total amount received to date equals \$70,234.13; expenditures to date equal \$66,343.36. The last funding increment is being used to acquire playground equipment, storage facility and items for common areas.

d Section 8 Housing Choice Voucher Program (estimated funding FYE 12/31/2005):

Operating Receipts:

Annual HUD Contributions - \$989,815
Interest - \$2,000
Other Income - \$1,500

Operating Expenses:

Housing Assistance Payments - \$881,928
Administration - \$103,512

Hard-to-House - \$1,875
Audit - \$2,500

3. Services to Assisted Families:

1. Nutrition Program for elderly and disabled
2. Summer Youth Nutrition Program
3. County recycling program
4. Summer Youth Training Employment Program
5. "One Stop" Program
6. Local Ministerial Association
7. Local community recreation centers
8. Voting precinct
9. "AA" Meeting site
10. Disaster Planning
11. County Food Bank/Commodities
12. Area Agency on Aging
13. Family Self-Sufficiency Program (Section 8)
14. Homeownership (Section 8)
15. County Health Department Immunization Program
16. Wellness Programs

4. Policies Regarding Eligibility, Selection and Admissions: The following policies are incorporated into the PHA's Annual Plan as attachments:

1. *Admission and Continued Occupancy Policy* (attachment OH034g04)
2. *Waiting List* (attachment OH034h04)
3. *Deconcentration* (attachment OH034i04)

5. Rent Determination Policies:

a. *Public Housing:*

1. Minimum Rent: \$50.00/month in Public Housing; family cannot be evicted if unable to pay the minimum rent if actual hardship is proven to exist.
2. Utility Allowance: data provided by gas and electric providers on consumption and cost for each dwelling unit reviewed annually; allowance is changed accordingly if increase or decrease is five percent (5%) or more.
3. Flat Rent: flat rent is determined by bedroom size annually by using data which includes:

rent

reasonableness, fair market rent and payment standards and are as follows:

- One bedroom: \$342
- Two bedroom: \$363.00
- Three bedroom; \$385.00
- Four bedroom: \$408.00

4. Income Based Rent: additional allowances recognized in determining base rent:
 - a. Paying Child Support: \$480.00/annum/child
 - b. Working Family or Student: \$480.00/annum/family; student must be enrolled in an accredited program (college, university, technical or vocational)
 - c. Family Medical: un-reimbursed medical expenses; allowance is calculated in same manner as elderly or disabled person
 - d. Spousal Support: up to \$550.00/annum

b. *Section 8 Housing Choice Voucher:*

1. Minimum rent: \$25.00/month; family cannot be terminated if unable to pay minimum rent if actual hardship is proven to exist
2. Payment Standard: is based upon current *Fair Market Rent* as well as the Housing Authority's data on average HAP and tenant payments per bedroom size; payment standards are reviewed on an annual basis.
3. Utility Allowance: data on rates for utility companies providing the utility in the jurisdiction of the PHA is reviewed annually; an adjustment to the utility allowance is made based on that data. An allowance is provided for both one and two story dwellings.

6. Operation and Maintenance: not required to respond (high performer + small PHA).

7. Grievance Procedure: not required to respond (high performer + small PHA).

8. Capital Improvements Needed: The capital improvements deemed necessary to ensure the long-term physical and social viability of our housing communities have been completed or are in the process of being completed. The following *Comprehensive Improvement Assistance Program (CIAP)* grants have been received, expended and cost certified:

- CIAP OH16-P034-905-85: \$59,500
- CIAP OH16-P034-906/907-91/92: \$355,600
- CIAP OH16-P034-908-93: \$520,000
- CIAP OH16-P034-909-94: \$226,000
- CIAP OH16-P034-910-95: \$151,845
- CIAP OH16-P034-911-96: \$222,583
- CIAP OH16-P034-912-97: \$240,000
- CIAP OH16-P034-913-98: \$240,000
- CIAP OH16-P034-914-99: \$187,558

The following *Capital Fund (CF)* program grant has been received, expended and cost certified:

- CF OH16-P034-501-00: \$219,190
- CF OH16-PO34-501-01: \$222,755

The following *Capital Fund (CF)* program grants have been received and have/are being expended:

- CF OH16-P034-501-02: \$212,015
- CF OH16-P034-501-03: \$174,444
- CFOH16-PO34-502-03: \$ 34,766

9. Demolition and Disposition: The PHA has no immediate plans to request approval of demolition or deposition of any property; current housing stock is twenty-eight (28) years old or less. Capital improvement grants have afforded us the opportunity to make necessary repairs/replacements and the overall condition of our properties is good.

10. Property Designated as Housing for Elderly or Disabled: The PHA received approval from the U.S. Department of Housing and Urban Development August 20, 2001 to designate 26 one bedroom apartments for elderly and disabled persons, development number OH034-001, *James L. Brown Terrace Heights*. 21 units are designated for elderly and 5 are designated for disabled persons. There are no immediate plans to request any additional designated housing.

11. Conversion of Housing to Tenant-Based Assistance: The PHA has no immediate plans to convert any property to tenant-based assistance nor is any property covered by the mandatory conversion requirement at this time.

12. Homeownership Program: The PHA entered into a *Memorandum of Understanding* with the U.S. Department of Housing and Urban Development June 24, 2003 which is a mutual commitment to enhance homeownership opportunities for participants of the Homebuyer Education Learning Program (HELP). This homeownership program will be funded through the Section 8 Housing Choice Voucher funding. The PHA held the first class September 23, 2003 with five participants; four completed and received certifications. The PHA's Homeownership Policy states we plan to issue a total of 3 voucher certificates to eligible participants per calendar year for homeownership and will continue to add 3 per calendar year thereafter for a period of ten years; maximum number of homeownership participants will be no more than 30 during this 10 year time frame.

13. Community Service Requirements: The PHA redesigned its community service policy that complies with the requirements set forth in Section 512 of the *Quality Housing and Work Responsibility Act of 1998*. The policy defines the rules stated in this Act. An addendum was added to the public housing dwelling lease to include the community service requirements. A community service resident status form is completed by each resident 18 years of age and older as appropriate but no less than annually at the recertification. Those 62 years of age or permanently disabled are only required to complete this form one time. Residents required to do community service are provided a form each month which must be completed by a responsible person where the community service is performed. Residents are also provided a list of acceptable community service work.

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) Section 8 tenant-based assistance Public Housing Combined Section 8 and Public Housing 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	229		25
Extremely low income <=30% AMI	208*	80%	
Very low income (>30% but <=50% AMI)	43*	16%	
Low income (>50% but <80% AMI)	11*	4%	
Families with children	159	90%	

Elderly families	10	6%	
Families with Disabilities	8	4%	
Race/ethnicity – white	177	100%	
Race/ethnicity – black			
Race/ethnicity – Hispanic			
Race/ethnicity – other			
* = number of family members			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	22	23%	
2 BR	44	47%	
3 BR	22	23%	
4 BR	6	7%	
5 BR			
5+ BR			
Is the waiting list closed (select one)? No Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? No Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
No 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.

(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)

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)

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 – PHA currently has designated units
Apply for special-purpose vouchers targeted to the elderly, should they become available
Other: (list below)

PHA Name:
20__
HA Code:

5-Year Plan for Fiscal Years: 20__ - 20__

Annual Plan for FY

Develop assisted living for elderly and/or disabled should funds become available and regulations are changed regarding acceptance of Medicaid for such type facility

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 – PHA currently has designated units

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)

Continue participation in Supported Living Program with Perry County Board of MR/DD

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)

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)

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

PHA Name:
20__
HA Code:

5-Year Plan for Fiscal Years: 20__ - 20__

Annual Plan for FY

- 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)

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)		
a) Public Housing Operating Fund	250,000	
b) Public Housing Capital Fund	202,000	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	990,000	
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		

PHA Name:
20__
HA Code:

5-Year Plan for Fiscal Years: 20__ - 20__

Annual Plan for FY

none		
3. Public Housing Dwelling Rental Income	243,000	Administration/Maintenance
4. Other income (list below)		
Rent from employee occupied unit	2,400	Administration/Maintenance
Tenant charges, laundry, vending	1,250	
4. Non-federal sources (list below)		
Total resources	1,688,650	

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.

(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: upon receipt of all required verifications
- 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. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to d. n/a

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time? ___ .

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? ___

4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

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

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

c. 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**)

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 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.

3 Date and Time

Former Federal preferences:

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

Substandard housing

- 1 Homelessness
- High rent burden

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
 - 2 Veterans and veterans' families
 - 1 Residents who live and/or work in the jurisdiction
 - 1 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 Residents living in the jurisdiction not working
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: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or

below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

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)

(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)

Section 8 Voucher Administration Office

Public Housing Management Office

(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:

Medical, natural disaster

(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?

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)
- Non-working persons living in the jurisdiction

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.

3 Date and Time

Former Federal preferences:

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

1 Victims of domestic violence
 Substandard housing

1 Homelessness

High rent burden

Other preferences (select all that apply)

1 Working families and those unable to work because of age or disability

2 Veterans and veterans’ families

1 Residents who live and/or work in your jurisdiction

1 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

3 Other preference(s) (list below)

Non-working persons living in the jurisdiction

NOTE: Use of a residency preference does not have the purpose or effect of delaying or otherwise denying

admission to the program based on the race, color, ethnic origin, gender, religion, disability, or age of any member of an applicant family,

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

PHA Name:
20__
HA Code:

5-Year Plan for Fiscal Years: 20__ - 20__

Annual Plan for FY

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)

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

- Through published notices
- Other (list below)
- Local newspaper and/or cable television public announcement station

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.

(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 below.

a. Use of discretionary policies: (select one of the following two)

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))
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:
Loss or reduction of employment, death in family; increase in medical, child care, education or work/school related transportation expenses
- c. Rents set at less than 30% of 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:
- X 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

PHA Name:
20__
HA Code:

5-Year Plan for Fiscal Years: 20__ - 20__

Annual Plan for FY

For certain size units; e.g., larger bedroom sizes
Other (list below)

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

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

- f. Rent 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

- a. 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): Rent reasonableness, fair market rent and payment standards

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

PHA Name:
20__
HA Code:

5-Year Plan for Fiscal Years: 20__ - 20__

Annual Plan for FY

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)
- 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)

(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)
- Decrease in income due to loss or reduction of employment, death in family; increase in medical Expenses, child care, education, or transportation to/from work or school

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.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 5B: 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.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below 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)
Development name:
Development (project) number:
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

PHA Name:
20__
HA Code:

5-Year Plan for Fiscal Years: 20__ - 20__

Annual Plan for FY

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

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.

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition Disposition
3. Application status (select one) Approved Submitted, pending approval Planned application
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) Part of the development Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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? 2

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:
Current Section 8 participant for a minimum of one year in good program standing

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

Partner with local real estate agents, lenders, local public service agencies and other PHAs administering the program, participate in available trainings and updates

(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):

- Establishing a minimum homeowner downpayment 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.
- 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.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- Demonstrating that it has other relevant experience (list experience below).

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 and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2000 – 2004)

1. Implemented the Section 8 Homeownership Program in 2003 with one closing to date
2. Received approval for designation of 26 one bedroom units for elderly and disabled
3. Achieved and maintained high performer status in both public housing and Section 8 Voucher programs
4. Increased assistance for persons with mental retardation and/or developmental disabilities through the Supported Living Program with Perry Co. Board of MR/DD
5. Successful completion of four (4) capital fund grants
6. Consecutive annual financial statement audits with no findings
7. Establish and/or continue agreements with public service agencies to provide services for elderly and disabled
8. Participation in Fair Housing meetings and provide fair housing materials to all applicants

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
 1. Changes to the *Admissions and Continued Occupancy Policy*
 2. Changes to the *Section 8 Housing Choice Voucher Program Administrative Plan*
- b. Significant Amendment or Modification to the Annual Plan
 1. Changes to the *Admissions and Continued Occupancy Policy*
 2. Changes to the *Section 8 Housing Choice Voucher Program Administrative Plan*

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below:

- b. In what manner did the PHA address those comments? (select all that apply)

PHA Name:
20__
HA Code:

5-Year Plan for Fiscal Years: 20__ - 20__

Annual Plan for FY

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)

(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?

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

Method of Selection:

Appointment

The term of appointment is (include the date term expires):

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

Description of Resident Election Process

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? No one interested in making the commitment to participate as a member

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: 02/01/2005

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position):Perry County Commissioners

(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: (provide name here)

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. (list below)

Other: (list below)

b. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below) Identify persons most in need, continue and/or expand the most successful housing programs, address major housing market needs, address the barriers to adequate housing

(4) (Reserved)

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

10. Project-Based Voucher Program

- a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

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

PHA Name:
20__
HA Code:

5-Year Plan for Fiscal Years: 20__ - 20__

Annual Plan for FY

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
X	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
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. 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
X	Public housing rent determination policies, including the method for setting public housing flat rents. Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	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 (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	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
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	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
	Any policies governing any Section 8 special housing types check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	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
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE	Annual Plan: Capital

PHA Name:

5-Year Plan for Fiscal Years: 20__ - 20__

Annual Plan for FY

20__

HA Code:

	VI Revitalization Plans, or any other approved proposal for development of public housing.	Needs
	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
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
X	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, 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
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section __XL__ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	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
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	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
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). 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
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	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
	Other supporting documents (optional). List individually.	(Specify as needed)

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I:**

PHA Name: Perry Metropolitan Housing Authority	Grant Type and Number Capital Fund Program Grant No: OH16PO3450104 Replacement Housing Factor Grant No:
--	--

**Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:) 3
Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		To
		Original	Revised	
1	Total non-CFP Funds			

PHA Name:
20__
HA Code:

5-Year Plan for Fiscal Years: 20__ - 20__

Annual Plan for FY

2	1406 Operations			
3	1408 Management Improvements	10000.00		
4	1410 Administration	20000.00		
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs			
8	1440 Site Acquisition			
9	1450 Site Improvement	19000.00		
10	1460 Dwelling Structures	105000.00		
11	1465.1 Dwelling Equipment—Nonexpendable			
12	1470 Nondwelling Structures	18024.00		
13	1475 Nondwelling Equipment	30000.00		
14	1485 Demolition			
15	1490 Replacement Reserve			
16	1492 Moving to Work Demonstration			
17	1495.1 Relocation Costs			
18	1499 Development Activities			
19	1501 Collateralization or Debt Service			
20	1502 Contingency			
21	Amount of Annual Grant: (sum of lines 2 – 20)	202,024.00		
22	Amount of line 21 Related to LBP Activities			
23	Amount of line 21 Related to Section 504 compliance			
24	Amount of line 21 Related to Security – Soft Costs			
25	Amount of Line 21 Related to Security – Hard Costs	1000.00		
26	Amount of line 21 Related to Energy Conservation Measures	95000.00		

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Perry Metropolitan Housing Authority		Grant Type and Number Capital Fund Program Grant No: OH16-PO34-501-04 Replacement Housing Factor Grant No:			Federal FY of Grant:		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual	
				Original	Revised	Funds Obligated	F
OH034-001	Replace/improve landscaping	1450		5000.00			
	Paint siding @ SF units	1460		2000.00			
OH034-002	Replace/improve landscaping	1450		5000.00			
	Grind/repair concreted areas	1450		4000.00			

PHA Name:
20__
HA Code:

5-Year Plan for Fiscal Years: 20__ - 20__

Annual Plan for FY

	Replace porch lights (front & rear),	1460		8000.00			
	kitchen lights and bedroom lights						
OH034-PHA Wide	Management Improvements	1408		10000.0			
	Administration	1410		20000.0			
	Replace Community Room carpets	1470		18024.0			
	Replace 1994 Maintenance truck	1475		21000.0			
	Replace zero turn mower	1475		9000.00			

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFR)
Part III: Implementation Schedule**

PHA Name: Perry Metropolitan Housing Authority		Grant Type and Number Capital Fund Program No: OH16-PO34-501-04 Replacement Housing Factor No:					Federal FY c
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons
	Original	Revised	Actual	Original	Revised	Actual	
OH034-001/002/003/PH Wide	12/2005			6/2006			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Perry Metropolitan Housing Authority					Original 5-Year Plan Revision No:
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	

PHA Name:
20__

5-Year Plan for Fiscal Years: 20__ - 20__

Annual Plan for FY

HA Code:

		FFY Grant: PHA FY:	FFY Grant: PHA FY:	FFY Grant: PHA FY:
	Annual tatemem			
OH034-001		39,000	59,000	12,000
OH034-002		60,000	14,500	
OH034-003		47,500	42,000	
OH034-PHA Wide		30,000	50,000	145,000
CFP Funds Listed for 5-year planning		176,500	165,500	157,000
Replacement Housing Factor Funds				

