

# **PHA Plans**

## **Streamlined Annual Version**

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

OMB No. 2577-0226  
(exp. 08/31/2009)

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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 for certain types of 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.

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# **Streamlined Annual PHA Plan for Fiscal Year: 2008-2009**

## **PHA Name: Sioux City Housing Authority**

**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.**

## Streamlined Annual PHA Plan Agency Identification

**PHA Name:** Sioux City Housing Authority

**PHA Number:** IA018

**PHA Fiscal Year Beginning:** 7/1/2008

**PHA Programs Administered:**

**Public Housing and Section 8**

Number of public housing units:  
Number of S8 units:

**Section 8 Only**

Number of S8 units: 1175

**Public Housing Only**

Number of public housing 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:				

**PHA Plan Contact Information:**

Name: Catherine Olson  
TDD: relay Iowa

Phone: 712.279.6980  
Email colson@sioux-city.org

**Public Access to Information**

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

PHA's main administrative office     PHA's development management offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection.     Yes     No.

If yes, select all that apply:

- Main administrative office of the PHA
- PHA development management offices
- Main administrative office of the local, county or 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 Annual PHA Plan**  
**Fiscal Year 2008**  
[24 CFR Part 903.12(c)]

**Table of Contents**  
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

**A. PHA PLAN COMPONENTS**

- 1. Site-Based Waiting List Policies  
**903.7(b)(2) Policies on Eligibility, Selection, and Admissions**
- 2. Capital Improvement Needs  
**903.7(g) Statement of Capital Improvements Needed**
- 3. Section 8(y) Homeownership  
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- 903.7(k)(1)(i) Statement of Homeownership Programs**
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review  
RAB Board Minutes ..... Page 18

- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 8. Capital Fund Program 5-Year Action Plan

**B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

**Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan** identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA’s principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

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

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

**Form SF-LLL &SF-LLL a, Disclosure of Lobbying Activities.**

**1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)**

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

**A. 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 B.

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:

**B. 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 next component.

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)

## **2. Capital Improvement Needs**

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

Exemptions: Section 8 only PHAs are not required to complete this component.

### **A. Capital Fund Program**

1.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2.  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: 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.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

<b>HOPE VI Revitalization Grant Status</b>	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
<input type="checkbox"/>	Revitalization Plan under development
<input type="checkbox"/>	Revitalization Plan submitted, pending approval
<input type="checkbox"/>	Revitalization Plan approved
<input type="checkbox"/>	Activities pursuant to an approved Revitalization Plan underway

3.  Yes  No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name(s) below:

4.  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:

5.  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:

**3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**  
(if applicable) [24 CFR Part 903.12(c), 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? 50

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:

- The family must be a Section 8 Housing Choice Voucher tenant who has completed a minimum of an initial lease term of one year and the first annual recertification.
- The family must agree to participate in Family Self Sufficiency (FSS).
- The family must have a gross annual income equal to at least \$15,000 based on the income of adult family members who will own the home.
- The family must be in full compliance with their lease and the Section 8 Housing Choice Voucher requirements.
- The participants must complete a pre-purchase homeownership counseling program and be deemed "mortgage ready" before becoming a participant in the homeownership option.
- At least one adult family member must maintain full time employment while on the homeownership assistance program.
- The family must be able to qualify for a mortgage with an approved financial institution.

c. What actions will the PHA undertake to implement the program this year (list)?  
Home Ownership Counseling and Education classes  
Outreach with FSS program.  
Down Payment Assistance

### 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): The Center 15+
- Demonstrating that it has other relevant experience (list experience below):

## **4. Use of the Project-Based Voucher Program**

### **Intent to Use Project-Based Assistance**

Yes  No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If the answer is “no,” go to the next component. If yes, answer the following questions.

1.  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:)

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

### **5. 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) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (IA NE SD MSA)

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

- The PHA has based its statement of needs of families on its waiting lists 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)

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

#### **1. Public Housing Activities Encouraging Resident Involvement In Management and Participating in Homeownership**

The Sioux City, Iowa Public Housing Authority and the South Sioux City, Nebraska Public Housing Authority both maintain active Resident Advisory Committees in their Housing Choice Voucher Programs (neither housing authority has a Public Housing Program). The



RAB boards meet on a quarterly basis and give residents the chance to affect management decisions regarding annual budgets, annual plans, and program rules. The Sioux City Housing Authority also operates a successful Family Self Sufficiency Program.

**City of Sioux City:**

The Sioux City, Iowa Public Housing Authority which finalized the sale of 75 public housing single-family and duplex units in 2002, has undertaken the Housing Choice Voucher Homeownership Program. The HCV Homeownership Program will allow Section 8 recipients, who have been on the program for at least one year, the opportunity to use their subsidy toward a mortgage payment rather than rent. The program will also link clients to the City's Affordable Home Ownership Program which is funded by CDBG. The AHOP Program hopes to serve four income-eligible families with \$5,000 down payment assistance in the next year. Funding for a coordinator has been renewed by HUD for another year, the program has been fully developed, with the expectation of two to three families a year becoming home owners. The HCV Coordinator works in partnership with Consumer Credit Counseling, Habitat for Humanity, local lenders, Iowa Finance Authority, and other appropriate partners to provide education, credit counseling, homeownership classes, and any other appropriate resources and has facilitated four families the opportunity to become homeowners since August of 2007. Additionally, The Sioux City, Iowa Public Housing Authority has achieved a 100% Section 8 Management Assessment Program score for the previous fiscal year.

**6. Supporting Documents Available for Review for Streamlined 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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	<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>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
	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
	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
	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	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
	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	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
	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
	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. <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
	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 <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
	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 VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital 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
	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	Annual Plan: Voluntary

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	required by HUD for Voluntary Conversion.	Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section VII of Chapter 15 of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	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
	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
	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
	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.	Annual Plan: 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
X	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed) RAB Board Minutes
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : 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 Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

### Violence Against Women Act Activities

The Housing Assistance Center's VAWA activities this year have not been as focused as last year, since all of our clients are informed of the Violence Against Women Act at every orientation, and all the active clients, either participants, or those on the waiting list, were sent information on it. At our orientation, in addition to providing information, we encourage all victims of domestic violence, dating violence, sexual assault, or stalking, to seek help through our local Council on Sexual Assault and Domestic Violence and to keep their housing caseworker informed of any impact it may have on their housing.

Last year the City's application for Shelter Plus care, proposed partnering with Women Aware, a local women and men's advocacy agency, to provide a program for victims of domestic violence who are currently sanctioned from the Housing Choice Voucher Program for reasons unrelated to their victim status. While the City did not receive the grant, Women Aware has agreed to provide a program of working with each of their clients who has been sanctioned from housing on a one-on-one basis to bring about change in whatever behavior led to the termination of housing, so the client can get her sanction lifted.

The Housing Authority determines the changes the previous tenant will work on, and what constitutes a successful completion of the program on a case-by case basis, and establishes the criteria for success prior to participation in the program. The individual signs a contract agreeing

to work on his/her particular issue or issues. Though our sanctions are for a three year period, this time-frame will be waived for any head of household completing the program and who is considered successful. This program has had no successful completions at this time for various reasons, mostly having to do with the lack of stability of the family. Several moved out of town, and one entered a long-term treatment program.

Recently we approved a mutual rescission for a female head of household before her lease was up in order for her to port her voucher to another state. Her boyfriend has been stalking her and she needed to locate where he could not find her. We worked closely with the Council on Sexual Assault and Domestic violence to ensure her privacy and safety in leaving town.

We include articles on various aspects of abuse in our newsletters on a reoccurring basis. These articles are considered educational and preventive. Once a year the police department in Sioux City sponsors a program called Break the Silence that raises awareness within the community for victims of abuse and educates the public on how to assist victims in getting help. The Housing Authority supports and assists with this program by providing VAWA information.

## 7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:    )					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
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				
26	Amount of line 21 Related to Energy Conservation Measures				





**Capital Fund Program Five-Year Action Plan**  
**Part I: Summary**

PHA Name		<input type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5
		FFY Grant: PHA FY:	FFY Grant: PHA FY:	FFY Grant: PHA FY:	FFY Grant: PHA FY:
	Annual Statement				
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					





**Capital Fund Program Five-Year Action Plan**  
**Part II: Supporting Pages—Work Activities**

Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Total CFP Estimated Cost		\$			\$

**RESIDENT ADVISORY BOARD MEETING MINUTES**

Sioux City Housing Authority  
P.O. Box 447  
Sioux City, IA 51102  
9/14/07

**Those present:** Tom Bates (Housing Analyst), Lori Thiele, Ann Ragan, Stacy Tieck (came in later)...note: Gary Burton & Debbie Bales were unable to attend but called and voted on resolutions noted below via phone

**Introduction:** New attendees introduced, basic concepts and goals of Resident Advisory Board (RAB) reviewed

**Actions:** the following subjects were discussed with team responses noted

Subject	Description	Response
Section 8 Funding	Reviewed latest news that Senate passed latest budget request 88-7, but President Bush still vows to veto	Board member personally noted the continued reduction of public funding (ie. Head Start) since Bush took office. Passed out updated address list of IA Reps/Senators...continue to encourage people to WRITE YOUR CONGRESSMEN
Payment Standards	As noted the SCHA is considering the increase of payment standards on units (if HUD's proposed standards/allowances are approved) to give families more choices of units and location, improved quality of units, and less rent for those already over the current payment standards	RAB members voted unanimously to approve such an increase
Definition of infancy and relation to voucher size	As noted the SCHA is proposing to revise the definition of "infant" to 0-2 years of age vs. current definition of 0-4 years of age. Consequently families with children 2-4 years	RAB members voted unanimously to approve such an increase

	of age may be eligible for a larger voucher vs sharing bedroom(s) with previously defined infants	
Voucher size in relation to pregnancy	Currently the SCHA does not approve any change in bedroom/voucher size based on pregnancy. Recommending that after 6 months pregnancy the unborn child will count in relation to bedroom/voucher size.	RAB members voted unanimously to approve such an increase
Inconsistency of inspection services	Board member(s) noted that many landlords (LL) will not rent to Section 8 because: <ol style="list-style-type: none"> <li>1) HUD has reportedly more stringent inspection policies than the "City"</li> <li>2) LL say they are RARELY or NEVER inspected by the "City" whereas they would be inspected annually by SCHA and have to keep units up to standards...and</li> <li>3) Even if they do rent to Section 8, tenants are afraid to report problems as LL will use #1 &amp; #2 against them and end their lease</li> </ol>	Explained that all rental units (Section 8 or not) must pass the same inspection standards and that any tenant (Section 8 or not) should report any violations. Did have to admit that SCHA may inspect and enforce more vigorously than "City" inspections at this time
Stigma of being of "Section 8"	As noted above tenants note LL refusing to rent and a stigma often associated with being on "Section 8", ie. it was noted that often as soon as you ask, "Do you accept Section 8?"... they hang up on you. What's a person to do?  *was noted that SCHA attends Siouxland Rental Association Meetings and continues to convey the positive aspects of our program	It was recommended by another member to NOT ask the LL. (let them ask you) Meet with them 1 <sup>st</sup> , review your resume, sell yourself and then when they've agreed to rent to you...let them know you ALSO get rental asst. Member noted that twice LL who'd never rented to Section 8 before, agreed to based on her...not "Section 8" stereotyping
Eligibility	A board member asked this hypothetical	Yes and No...Yes, if

during layoffs from employment	question: If someone is over income during employment, but gets laid off...can they reapply? Even if they expect to go back to work?	someone is laid off we base their income on "current earnings" only, ie. unemployment, etc. No, if they are seasonal employees on a regular basis, ie. a teacher earning \$40,000.00 a year couldn't get assistance each summer
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**Assignments and/or possible discussions recommended by the RAB for the upcoming meeting:**

- 1) NEW ADMIN PLAN GETTING CLOSER TO COMPLETION...to be reviewed by RAB as soon as possible
- 2) Any other ideas how to remove negative stigma sometimes associated with "being on Section 8"

**Adjournment:** this meeting of the RAB was adjourned with the next meeting tentatively scheduled for 11/9/07

**RESIDENT ADVISORY BOARD MEETING MINUTES**

Sioux City Housing Authority  
P.O. Box 447  
Sioux City, IA 51102  
11/9/07

**Those present:** Tom Bates (Housing Analyst), Stacy Tieck, Debbie Bales, & Kathleen Torbensen

**Actions:** the following subjects were discussed with team responses noted

Subject	Description	Response
Section 8 Funding	Passed out copy of 10/15/07 NAHRO MONITOR with articles regarding budget	Continue to encourage people to WRITE YOUR

	proposals, Pres. Bush's promise to veto, etc.	CONGRESSMEN									
Section 8 History	Passed out an article from the Sep/Oct copy of Journal of Housing & Comm. Development regarding a brief history of Section 8 and the 70 <sup>th</sup> anniversary of the 1937 US Housing Act	Just something to take home and read									
Landlord Newsletter	Passed out copies of the "Landlord Links", the SCHA landlord (LL) newsletter and drew attention to one article noting that 582 LL's have worked with our program (332 currently active), the benefits of the program, and hopefully educate LL's and help remove any negative "stigma"	Reviewed again with participants improved ways to "sell yourself first", then remind potential LL you also get rental assistance									
New Admin Plan	Noted that staff has completed the "rough draft" of all 16 chapters and has been reviewed. Inserting the changes of pregnancy & infant definition for council approval	Will review with RAB members when completed/approved									
Payment Standards & Utility Allowances	<p>Explained to Board member(s) that SCHA has had one of the most expensive utility allowances in Iowa and the cause/error was discovered. When utilities were readjusted (as is required annually) with new manual, formulas &amp; corrections, it was determined that more money can be applied to rent vs. utility allowance than would have occurred with a change in payment standards alone. Still going to recommend a change in the payment standard of 2 bdrm units to \$636.00. With the utility allowance adjustment and a family earning minimal income the following could be the allowable rent for a house if all utilities are paid by the tenant:</p> <table border="0" style="margin-left: 40px;"> <tr> <td></td> <td>currently</td> <td>2008</td> </tr> <tr> <td>1brm</td> <td>\$340-360</td> <td>\$375-400</td> </tr> <tr> <td>2brm</td> <td>\$425-450</td> <td>\$475-500</td> </tr> </table>		currently	2008	1brm	\$340-360	\$375-400	2brm	\$425-450	\$475-500	RAB members approved the utility allowance adjustment and used one member's current Total 12 Mid-American billing to show our current "over payment". If approved by Council adjustments will go into effect 1/1/08 for new units and on annual review dates for all others. It was positively noted that this will open up a lot of units that previously were over the income limits of participants.
	currently	2008									
1brm	\$340-360	\$375-400									
2brm	\$425-450	\$475-500									

	3bdrm \$538-570      \$585-615 4bdrm \$560-590      \$620-650  Hoping this is a win/win/win situation by opening up potential for better units, in better parts of town, and better units should have better efficiency for lower utility costs.	
Sleepover for the Homeless	Discussed the sleepover scheduled for 11/16/07, but nobody wanted to commit at this time. Also noted that the Village People (ie. housing staff) had already made a contribution and was witnessed by a few of the board members.	Dancing is not our forte

**Assignments and/or possible discussions recommended by the RAB for the upcoming meeting:**

- 1) Nothing assigned at this time other than to wish everyone Happy Holidays with our next meeting tentatively set for Jan. or Feb.
- 2) Hope to begin reviewing the new Admin Plan

**Adjournment:** this meeting of the RAB was adjourned

**RESIDENT ADVISORY BOARD MEETING MINUTES**

Sioux City Housing Authority  
P.O. Box 447  
Sioux City, IA 51102  
2/8/08

**Those present:** Kathleen Torbensen, Debbie Bales, Patti Schmitz & Tom Bates  
**Unable to attend/not present:** Gary Burton, Lori Thiele, Jim Rixner, Stacey Tieck, Ann Ragan  
**Introduction:** Introduction of those present and review topics of discussion  
**Actions:** the following subjects were discussed with team responses noted

Subject	Description	Response
New Admin Plan approved by Sioux City Council 1/7/08	<p>Reviewed a number of major changes as discussed and approved by the Resident Advisory Board (RAB) previously. Those include but are not limited to:</p> <ul style="list-style-type: none"> <li>1) payment standards</li> <li>2) utility allowance adjustments (required)</li> <li>3) definition of infancy</li> <li>4) expansion of application boundaries</li> <li>5) removal of preferences (required)</li> </ul> <p>Handed out copies of Chapters 1-8 of the new Admin Plan to those requesting such</p>	RAB members discussed and approved
Waiting list	Notable reduction in families ending participation and consequently longer waiting for new families	Continue to monitor
Inspection scheduling	We have to schedule annual inspections in "groups" according to geographic location. But...if nobody is there for the inspection, you will be sent notice to reschedule at a time someone will be there. Only caveat is that this will be the 2 <sup>nd</sup> inspection at your unit .	Just for your information
Portability	<p>Reviewed with those present the requirements of portability, ie. moving to another Housing Authority.</p> <ul style="list-style-type: none"> <li>1) must be a resident of Sioux City prior</li> <li>2) cannot be in 1<sup>st</sup> year of lease</li> <li>3) must be in "good standing"</li> <li>4) must be issued a new voucher</li> </ul>	Members present acknowledged
Bedroom size and HQS (inspection) standards	Members inquiring why a unit has to be listed as a "2 bedroom" if only one is used for such. Reviewed the definition of bedroom: minimum of 70 sq. ft., window, electricity, lighting, closet, and privacy (doesn't have to be a door). Noted that if the owner registers it as a one bedroom (and alters if needed, ie. removed a	Members present acknowledged



	closet) it can be such. But remember we can then only authorize assistance payment and utility allowance for that bedroom size.	
Power Point Presentation	The SCHA has updated the Power Point Presentation used in our briefing of new tenants. It is this presentation in which we review many of the major "family obligations" necessary to participate in our program and that applicants must attend before being issued a voucher.	Members present observed and approved
Literature	As usual...various pages from publications noting issues pertinent to Section 8 participants handed out	Simply for your reading

**Assignments and/or possible discussions recommended by the RAB for the upcoming meeting:**

- 3) Review any questions, comments, and/or concerns regarding Chapters 1-8 of the new Admin Plan
- 4) Attaching additional literature to copies of the minutes being sent out

**Adjournment:** this meeting of the RAB was adjourned with the next meeting tentatively scheduled for 4/11/08...as always you will be notified