

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Keokuk Housing Authority</u> PHA Code: <u>IA030</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>196</u> Number of HCV units: <u>171</u>				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input checked="" type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	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 for the next five years: It is the intent of the Keokuk Housing Authority to provide decent, safe, and affordable housing for low, very low and extremely low income families. The Keokuk Housing Authority will ensure equal opportunity in housing and will not discriminate because of race, color, gender, sexual preference, religion, age, disability, national origin or familial status. The Keokuk Housing Authority will utilize and develop policies that promote self-sufficiency and improve the quality of life in the community.				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. The Keokuk Housing Authority continues to maintain essentially the same goals and objectives as identified in the previous Five-Year Plan. The Agency goals include expanding the supply of assisted housing by reducing public housing vacancies and improving the quality of assisted housing through modernization of public housing units through the use of Capital Fund grants. The Agency maintains the goal of increasing assisted housing choices by provided voucher mobility counseling and conducting outreach to potential landlords and adopting preferences for targeted groups (elderly, disabled) for the Section 8 Housing Choice Voucher program. This goal is further pursued through efforts to fully utilize voucher funding/unit allocations provided to the Agency. The goal of improving community quality of life is addressed through the adoption of an "elderly only" designation, with a "near elderly" preference for the Mississippi Terrace. The Keokuk Housing Authority continues to promote self-sufficiency for families by adoption of permissive income deductions to encourage employment and attract applicants that are employed. These deductions are available to families that are not eligible for the Earned Income Disregard. The Keokuk Housing Authority has incorporated the necessary documents, including HUD-50066, an amended lease for public housing and HUD-52641 (1/2007) Tenancy Addendum for Section 8 participants to implement the protections contained in the 2005 Violence Against Women Act (VAWA). The Keokuk Housing Authority entered into a Memorandum of Understanding with the Tri-State Coalition Against Domestic and Sexual Abuse, effective January 1, 2007. The purpose of the MOU is to coordinate delivery of services to victims of abuse. Also, pamphlets are available to applicants and participants describing the provisions of VAWA. Progress in meeting goals and objectives described in 2005-2009 Five Year Plan: 1) Progress in reducing vacancies has been achieved, although occupancy rates have fluctuated. Vacancies for July 2004 were 11%, vacancies for January 2009 were 4% and vacancies for June 2009 were 9%. 2) Progress continues to be made in modernizing public housing units. Since the last plan, kitchen cabinets and sinks have been replaced in all of the Agency's properties. Other improvements include replacing the roof of the Mississippi Terrace, installing an addressable fire alarm system, repairs to sidewalks, replacing closet doors, installing new walkup flooring and stoves in family housing and installing new gutters/downspouts at Hawkeye Village. 3) The Agency has increased assisted housing choices by setting the Voucher payment standards at 110% of the FMR, conducting outreach and implementing strategic opening and closing of the waiting list. Section 8 Voucher utilization was 91% for FY2004. Utilization for January 1-June 30, 2009 was 101%. 4) The elderly designation of the Mississippi Terrace was approved in January 2001. Two year extensions were granted in 2006 and 2008. The Resident Advisory Board favors the designation and recommends applying for an extension when it expires in 2010. 5) Permissive income exclusions, adopted in 1996, remain available to families that are not eligible for the Earned Income Disregard. Currently, 59% of family housing residents are employed. This is a decrease of 1% since August 2004, but is understandable considering the current economic climate. 6) Outreach has been conducted with local providers who work with disabled families for Section 8 Voucher use. Applicants and participants are made aware of reasonable accommodations.				

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>Substantial Deviation is defined as adoption of a policy and/or strategy that would significantly change or modify the Mission Statement and Goals described in the 5 year plan.</p> <p>A Significant Amendment or Modification is defined as changes to the following items:</p> <ol style="list-style-type: none"> Rent or admissions policies Organization of the waiting list (preferences, use of site based waiting list) Addition of non-emergency work items not included in the current Annual Statement or 5-year Action Plan and cost \$25,000 or more Change in the use of replacement reserve funds under the Capital Fund Changes regarding demolition or disposition, designation, homeownership programs or conversion activities.
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ol style="list-style-type: none"> Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. Challenged Elements Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

Resident Advisory Board Comments

- 1) The RAB recommends applying for a two-year extension of the “elderly only” designation of the Mississippi Terrace when the current designation expires January 30, 2010. The RAB also favors retaining the “near elderly” preference to allow admission of applicants age 50 and over.
- 2) The RAB (family housing) recommends consideration be given to installing ceiling fans in Hawkeye Village and Scattered Site apartments when light fixtures are scheduled for replacement in FY2012.

October 12, 2009

- 1) The Board of Commissioners reviewed the recommendation and the Keokuk Housing Authority will request a two year extension of the “elderly only” designation of the Mississippi Terrace. The near elderly preference will be retained.
- 2) The installation of ceiling fans would be beneficial from an energy conservation standpoint and should improve marketability of the units. The recommendation is adopted for inclusion in the Capital Fund Five Year Action Plan.