

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>Salina Housing Authority</u> PHA Code: <u>KS038</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2010</u>														
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>163</u> Number of HCV units: <u>311</u>														
3.0	Submission Type X -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 <table border="1" data-bbox="1214 554 1453 663"> <thead> <tr> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	No. of Units in Each Program		PH	HCV						
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PH	HCV														
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: The Salina Housing Authority is dedicated to providing and advocating affordable, safe living environments and opportunities to become self-sufficient for persons of very low to moderate income.														
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. See Attached sheet.														
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (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. Copies of the 5-Year Plan can be found at the Salina Housing Authority office at 469 S. 5 th St. Salina, KS 67401														
7.0	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> Disposition of vacant lots and 20 public housing units by 2014 and disposition of existing office location and purchase and rehabbing of property to serve as an administrative office by 2015														
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.														
8.1	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.														
8.2	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.														
8.3	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.														
9.0	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.														
9.1	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.														

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>Significant Amendment or Modification to the Annual Plan as referenced in the Quality Housing and Work Responsibility Act of 1998, Section 511, (g), a significant amendment or modification to the annual plan is any change with regard to demolition, disposition, designation, or conversions activities not listed in the 5-Year Plan or a change to the Capital Fund Program 5-Year Action Plan involving the addition of a new, non-emergency work item that costs in excess of 50% of the yearly grant amount and may not be adopted, other than at a duly called meeting of the governing board of the public housing agency that is open to the public after a 45 day public notice; and be implemented, until notification of the amendment or modification is provided to the Secretary of HUD and approved.</p> <p>Amendments or modifications, which are not defined as being significant and will not be subject to a public meeting with a 45-day public notice and notification to the Secretary of HUD will be the following amendments or modifications:</p> <ol style="list-style-type: none"> 1. The transfer of work projects, from one grant year to another in the Capital Fund Program (fungibility), which are included in the approved Capital Fund Program 5-Year Plan; 2. The transfer of funds in the Capital Fund Program from one line item to another within the same grant year budget; 3. Additional work projects funded by the Capital Fund Program not included in the 5-Year Plan, which have been deemed to be emergencies; 4. Policy changes resulting from HUD or other federal agency mandates, regulations, or directives; and 5. Any changes in the Section 8 Administrative Plan or Public Housing Admissions and Continued Occupancy Policy, which are not specifically described in the HUD 50075 PHA Plan 6. Emergency or exigent situation as deemed by the housing authority that require immediate abatement to protect the health and safety of the residents, staff, or community.
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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"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) 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. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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Five Year Goals and Objectives for the Salina Housing Authority 2010-2015

- 1) Expand Supply of assisted housing
 - a. Work with Salina CHDO, DVACK and Ashby House to develop a Transitional Housing facility by 2013.
- 2) Improve quality of assisted housing
 - a. Provide yearly Section 8 landlord meetings to improve housing for tenants.
 - b. Work with developers to add another Project Based Housing complex by 2014
- 3) Increase assisted housing choices
 - a. Work with City of Salina to take over housing rehabilitation and community block grant programs by 2014.
 - b. Assist 5 PH and 3 Section 8 tenants to become home owners by 2015.
- 4) Improve living environment:
 - a. Work to increase the number of PH disabled units to 15 by 2013.
- 5) Self Sufficiency-
 - a. Apply for a FSS Section 8 position
- 6) Fair Housing-

- a. Yearly provide staff with Fair Housing Training.
- b. Yearly provide staff with poverty training.
- 7) Decrease turnover in both programs by 20%
- 8) Consolidate office and shop into one building by 2012.
- 9) Develop one or two housing complexes and sell 20 public housing units by 2014.
- 10) Establish a Bridges Out of Poverty program community wide by 2013.
- 11) Disposition of Public Housing owned vacant lots.

2005-2009 Goals and Objectives Results

- 1) PHA Goal Expand Supply of assisted housing
 - a. Did not add an additional 50 New Vouchers, the agency did work with the Kansas Housing Corporation to receive Tenant Based Rental Assistance grants, providing 37 rent vouchers for 24 months each. In addition the grant provided deposit assistance to 267 families.
 - b. Did keep Occupancy rate at 98%
 - c. Added two new units
 - d. Did not develop 50 additional units, added two
 - e. CHDO was established in 2009
 - f. Non-profit was established in 2009
- 2) Improve quality of assisted housing
 - a. Did measure as a High Performer
 - b. SEMAP score was 98 annually.
 - c. Did not dispose of any units
 - d. Did not provide 20 replacement units.
- 3) Increase assisted housing choices
 - a. Added 15 new landlords
 - b. Did not implement a homeownership program
 - c. Established a CHDO in 2009
 - d. Did not expand city/county domain
- 4) Provide an improved living environment.
 - a. Did not increase PH units outside of areas of poverty.
 - b. Established a CHDO in 2009
 - c. Did not weatherize 02 units until 2010.
- 5) Promote self-sufficiency and asset development of families and individuals.
 - a. Had 8 FSS graduates
 - b. Provided assistance to 12 families
 - c. Social worker provided 22 family visits and FSS provided 24 family visits a month beginning in 2009.
- 6) Ensure Equal Opportunity in Housing
 - a. Provide 2 fair housing trainings a year.
- 7) Other PHA Goals and Objectives:
 - a. There has been a 5% reduction in turnover vs. the 25% projected
 - b. No additional office space has been provided and the staff is still divided between two locations
 - c. Housing needs: In 2009 the SHA began meeting with all the community groups to establish partnerships.
 - d. We do not have any over housed tenants.
 - e. No consortium has been established.

- f. No new parking spaces have been added.
 - g. Land has been purchased for future development.
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VAWA Goals and Objectives:

- 1) The Salina Housing Authority (SHA) has adopted Resolution 683 VAWA Policy. The SHA's goals and objectives are to follow the VAWA policy as they apply to our tenants/applicants.
- 2) The SHA provides preferences for clients from the Domestic Violence Association of Center Kansas (DVACK), and the Ashby House, both of these shelters house victims of violence.
- 3) DVACK and the SHA work closely in providing services/counseling to our tenants.
- 4) The Family Self Sufficiency (FSS) program provides support to 40 Public Housing Tenants on a monthly basis.
- 5) The SHA assist tenants to work with agencies who can help them file Prevention From Abuse (PFA's) petition through local law enforcement.
- 6) The SHA has implemented a plan adding deadbolt locks on all exterior doors of the Public Housing units. In addition if a tenant requests the need for exterior motion detection lights they will be installed.





June 25, 2010

Dear Sirs:

The resident advisory council did not have any comments on the Salina Housing Authority five year plan at their monthly meeting.

The five year plan public meeting was held on May 28, 2010 and no one from the public showed up at the meeting.

Sincerely,

Larry Pankratz
Executive Director



**Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant: 2010
PHA Name: SALINA HOUSING AUTHORITY		Capital Fund Program Grant No: KS16P03850110		FFY of Grant Approval:
		Replacement Housing Factor Grant No:		
		Date of CFFP:		
Type of Grant		<input type="checkbox"/> Reserve for Disasters/Emergencies		Total Actual Cost¹
<input checked="" type="checkbox"/> Original Annual Statement and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report		
<input type="checkbox"/> Performance by Development Account		Total Estimated Cost Revised²		Obligated
Line	Summary by Development Account	Original	Revised²	Expended
1	Total non-CFF Funds			
2	1406 Operations (may not exceed 20% of line 21) ³	92,205		
3	1408 Management Improvements			
4	1410 Administration (may not exceed 10% of line 21)	27,020		
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs	10,000		
8	1440 Site Acquisition			
9	1450 Site Improvement	16,500		
10	1460 Dwelling Structures	100,500		
11	1465.1 Dwelling Equipment—Nonexpendable	3,000		
12	1470 Non-dwelling Structures	5,000		
13	1475 Non-dwelling Equipment	15,971		
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs			
17	1499 Development Activities ⁴			

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFF Grants for operations.
⁴ RHF funds shall be included here.

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Part I: Summary		FFY of Grant: 2010	
PHA Name: SALINA HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: KS16P03850110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	
Type of Grant		<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ² Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	270,196	
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director <i>Dany Panting</i>		Signature of Public Housing Director <i>Roger Lopez</i>	
Date 6/21/10		Date 6/21/10	

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Part II: Supporting Pages		Federal FFY of Grant: 2010						
PHA Name: SALINA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: KS16P03850110						
Development Number Name/PHA-Wide Activities		CFFP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1	OPERATIONS	1406.01		92,205.00				
COCC	ADMIN SALARIES	1410.01		27,020.00				
AMP 1	FEES AND COSTS	1430.01		10,000.00				
AMP 1	SEWERS	1450.02		12,000.00				
AMP 1	CONCRETE	1450.03		4,500.00				
AMP 1	ROOFS	1460.01		19,500.00				
AMP 1	FLOORS	1460.02		10,000.00				
AMP 1	KITCHENS	1460.03		10,000.00				
AMP 1	BATHROOMS	1460.04		8,000.00				
AMP 1	HVAC/ELECTRICAL	1460.05		9,500.00				
AMP 1	FOUNDATIONS	1460.06		4,000.00				
AMP 1	SIDING	1460.08		9,000.00				
AMP 1	WINDOWS	1460.09		3,500.00				
AMP 1	GUTTERS	1460.10		3,000.00				
AMP 1	DOORS	1460.11		4,000.00				
AMP 1	FORCE ACCOUNT SALARIES	1460.14		16,000.00				
AMP 1	FORCE ACCOUNT BENEFITS	1460.15		4,000.00				
AMP 1	STOVE & REFRIGERATORS	1465.01		3,000.00				
AMP 1	SHEDS	1470.01		5,000.00				

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² To be completed for the Performance and Evaluation Report.

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Part II: Supporting Pages		Federal FFY of Grant: 2010						
PHA Name: SALINA HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: KS16P03850110 CFPP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
AMP 1	MODERNIZATION EQUIPMENT	1475.01		1,000.00				
AMP 1	OFFICE EQUIPMENT	1475.02		770.00				
AMP 1	MAINTENANCE EQUIPMENT	1475.20		1,500.00				
AMP 1	AUTOMOTIVE EQUIPMENT	1475.04		12,701.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

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Part III: Implementation Schedule for Capital Fund Financing Program							
PHA Name: SALINA HOUSING AUTHORITY							
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates		
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date			
HA-WIDE							

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.