

<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>DALLAS COUNTY PHA</u> <span style="float: right;">PHA Code: <u>MO216</u></span> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2010</u>																										
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>-0-</u> <span style="float: right;">Number of HCV units: <u>572</u></span>																										
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)    NA																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 35%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 15%;">Program(s) Included in the Consortia</th> <th rowspan="2" style="width: 15%;">Programs Not in the Consortia</th> <th colspan="2" style="width: 25%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	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:					
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<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
<b>5.1</b>	<b>Mission.</b> 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 mission of the Dallas County PHA is to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination for the very low income citizens of the ten county region served by the PHA. The mission of the PHA Contract Administrator, Ozarks Area Community Action Corporation, is to enrich the lives of families and individuals within communities by providing opportunities, offering assistance, and empowering people to make positive change. OACAC fulfills the mission by assisting individuals and families in need, building effective partnerships, generating, maximizing and distributing resources, investing in children, listening to the community, providing educational and employment opportunities, and encouraging self-sufficiency.																										
<b>5.2</b>	<b>Goals and Objectives.</b> 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.  1. Apply for additional rental vouchers to serve the growing waiting list in the ten county region. 2. Leverage private or other public funds to create additional housing opportunities. 3. Achieve 100% utilization of HUD Section 8 Housing Choice Voucher Budget Authority to assist the maximum number of households authorized under the HUD ACC which is 572 units. 4. Continue to administer 40 HUD Shelter Plus Care vouchers for the Missouri Dept. of Mental Health. 5. Continue to administer the 20 housing vouchers funded by the Missouri Dept. of Mental Health Rental Assistance Program (RAP). 6. Strive for 100% score on the HUD Section 8 Management Assessment Program (SEMAP). 7. Increase customer satisfaction through improved processing of tenant applications and Housing Assistance Payments Contracts with Owners. 8. Increase supervisor Quality Control measures to maximize program performance and reduce processing errors. 9. Continue aggressive housing quality enforcement. 10. Continue aggressive enforcement of Family and Owner responsibilities, including zero tolerance of illegal drug activity and violent criminal behavior. 11. Refer Families to supportive services to increase employability, access to employment and to other resources to improve quality of life and level of self reliance. 12. Continue to participate in local housing collaborative initiatives to improve access to housing opportunities for low income households. 13. Continue to participate in the local and state Continuum of Care effort to reduce homelessness in the ten county region. 14. Continue outreach to property owners to secure ongoing participation in all tenant-based housing voucher programs. 15. Continue to provide consumer information on affordable housing opportunities in the ten county region. 16. Continue to provide all services in compliance with Fair Housing Law and to affirmatively further access to housing regardless of race, color, religion, national origin, sex, familial status or disability.																										
<b>6.0</b>	<b>PHA Plan Update</b>  (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: No changes have been made.  (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.

A copy of the 5 Year and Annual PHA Plan may be obtained from the OACAC Housing Assistance Program at 215 S. Barnes, Springfield, MO 65802 and at each of the ten county OACAC Neighborhood/Community Centers. The Plan will also be posted on the OACAC website. All board members will be provided with a copy of the Plan as well as Residents who participate on the Resident Advisory Board.

**6.1 Eligibility, Selection and Admissions Policies (Section 8 HCV only)**

Applicant eligibility for Waiting List placement is based on Income Eligibility. Total Household Gross Income may not exceed 50% AMI.

The PHA maintains one consolidated waiting list of applicants, regardless of their residence.

Applicants are selected from the Waiting List based on the date and time of their application.

Final eligibility determination is made at the time of selection from the Waiting List.

Applicants will be denied eligibility for any of the following reasons:

- If their total household gross income exceeds 50% AMI;
- If they owe the PHA for any amounts or if they have violated any of their Family Obligations as a past Participant in the HCV Program;
- If they owe money to another PHA or violated their program rules;
- If they have been evicted from public housing or any Section 8 program in the last 3 years for illegal drug activity;
- If they have been arrested for illegal drug activity in the past year;
- If they have been arrested for violent, criminal activity;
- If they have been convicted of manufacturing meth;
- If they are required to register with any state sex offender registration program;
- If they refuse to provide verification of social security numbers;
- If they do not meet the documentation requirements of citizenship or eligible immigration status.
- Applicants who do not respond at the time they are offered assistance are removed from the Waiting List.

The PHA strives to reach the Section 8 HCV required targeting requirement for new admissions. (75% new admissions less than 30% AMI)

**6.2 Financial Resources (Section 8 HCV only)**

Calendar Year 2009 Annual HAP Budget Authority Disbursements = \$ 1,932,569

Calendar Year 2009 Administrative Fee Disbursements = \$ 310,635 (HUD has not reconciled Admin Fees for CY 2009 yet.)

Calendar Year 2009 Port-In HAP Revenue Billed = \$ 203,462

Calendar Year 2009 Port-In Admin Fee Income Billed = \$ 24,267

**6.3 Rent Determination. (Section 8 HCV only)**

- Payment Standards are currently 97-98% of FMR depending on which county in the ten county legal jurisdiction.
- Minimum Total Tenant Payment is \$ 50.00.
- PHA uses the HUD EIV system as an additional tool to determine total family income to calculate the rental subsidy.
- Annual Income is determined per the HUD regulations for the Section 8 HCV Program.
- Adjusted Income is determined after applying the HUD allowable deductions for elderly and disabled, eligible dependents, eligible medical expense, eligible child care expense, eligible expense for attendant care or auxiliary apparatus for person with disabilities.
- Rent Determination is recertified annually, at the time of any move, and when the family income declines or there is a change in family composition.

**6.4 Operation and Management. (Not applicable. Public Housing only.)**

**6.5 Grievance Procedures.**

- Applicants are entitled to an Informal Review of the decision to deny program eligibility if they appeal the decision within ten days of the date of the decision letter.
- Participant Families are offered the right to an Informal Hearing if they appeal the PHA decision concerning their HCV assistance within ten days of the date of the decision letter.

**6.6 Designated Housing for Elderly and Disabled Families. (Not applicable. Public Housing only.)**

**6.7 Community Service and Self-Sufficiency. (Not applicable. Public Housing only.)**

**6.8 Safety and Crime Prevention. (Not applicable. Public Housing only.)**

**6.9 Pets. (Not applicable. Public Housing only.)**

**6.10 Civil Rights Certification.** The Civil Rights Certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

**6.11 Fiscal Year Audit.** The PHA Audit for the Fiscal Year ending 6/30/09 has been submitted to HUD and the Audit Clearinghouse.

**6.12 Asset Management. (Not applicable. Public Housing only.)**

**6.13 Violence Against Women Act (VAWA).** The PHA Admin Plan was amended November 29, 2006 using the HUD guidance contained in PIH Notice 2006-23 in developing its policy.

The PHA shall not terminate assistance of a household if the asserted grounds for such action is an instance of domestic violence, sexual assault, or stalking. The intent of the law is to provide protection to individuals, as well as members of the victims' immediate families from losing their assistance as a consequence of the abuse of which they were the victim. The victim of abuse must provide the PHA written Certification that the alleged incidents or abuse are bona fide. The PHA shall notify Section 8 participating Owners that they cannot evict solely for the above reasons. HCV Voucher Holders are provided a brochure on the VAWA during their Briefing Session.

7.0	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.( NOT APPLICABLE)</i>
8.0	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable. (Not Applicable. Public Housing Only.)
8.1	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> 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. NA
8.2	<b>Capital Fund Program Five-Year Action Plan.</b> 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. NA
8.3	<b>Capital Fund Financing Program (CFFP).</b> <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. NA
9.0	<p><b>Housing Needs.</b> 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> <ul style="list-style-type: none"> <li>• The Dallas County PHA serves Barry, Christian, Dade, Dallas, Greene (excluding Springfield), Lawrence, Polk, Stone, Taney and Webster counties.</li> <li>• The demand for the Section 8 Housing Choice Voucher Program remains strong in this region.</li> <li>• As of February 19, 2010 there are 1,457 households on the Dallas County PHA Waiting List. The approximate wait time to be selected from the Waiting List is two years.</li> <li>• 1,184 Applicants have income less than or equal to 30% Area Median Income (AMI). This is 81% of the Waiting List.</li> <li>• 273 Applicants have income greater than 30% AMI but less than or equal to 50% AMI. This is 19% of the Waiting List.</li> <li>• 859 Applicants are Families with children. This is 58% of the Waiting List.</li> <li>• 122 Applicants are Elderly families. This is 8% of the Waiting List.</li> <li>• 125 Applicants are Families with Disabilities. This is 9% of the Waiting List.</li> <li>• 1405 Applicants are Caucasian. This is 96% of the Waiting List.</li> <li>• 38 Applicants are African American or 3% of the Waiting List.</li> <li>• 14 Applicants are American Indian/Pacific Islander or 1% of the Waiting List.</li> <li>• 22 Applicants are Hispanic or 2 % of the Waiting List.</li> </ul>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p>The PHA plans to utilize all of the HUD Annual Renewal Budget Authority to assist current families in the program as well as offer assistance to approximately 700 households in Calendar Year 2010. The program is experiencing a 40% response rate from Applicants selected from the Waiting List to receive assistance. Approximately 1 in 4 applicants are successfully admitted to the program. In Calendar Year 2009 the Dallas County PHA stopped issuing Vouchers during a period of overspending because of the increased assistance payments. The PHA does not anticipate this will occur in 2010.</p>
10.0	<p><b>Additional Information.</b> 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>The Dallas County PHA has faced funding challenges over the past five years as a result of the changes in the HUD Appropriations and additional administrative requirements. If Congress and HUD will sufficiently fund the program, the PHA could more fully address the goals and objectives listed in 5.2.</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 is defined by the Dallas County PHA as loss of federal funding for the Section 8 HCV Program. Substantial Deviation is defined by the Dallas County PHA as loss of federal funding for the Section 8 HCV Program.</p>

<b>11.0</b>	<p><b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> <li>(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)</li> <li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li> <li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li> <li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li> <li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li> <li>(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.</li> <li>(g) Challenged Elements</li> <li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li> <li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li> </ul>
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**PLEASE SEE ATTACHMENTS:**

- 11.0 (A) FORM HUD-50077, FORM HUD-50077-CR, FORM HUD-50077-SL**
- (F) RESIDENT ADVISORY BOARD COMMENTS**

**PHA Certifications of Compliance with PHA Plans and Related Regulations**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OPIB No. 257-0138  
Expires 6/30/2011

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:  
Board Resolution to Accompany the PHA 5 Year and Annual PHA Plan**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the [X] 5-Year and/or [X] Annual PHA Plan for the PHA fiscal year beginning July 1, 2010, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Comprehensive Plan, which includes a certification that requires the preparation of an Analysis of Impact units to the Housing Choice for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Comprehensive Plan.
3. The PHA certifies that there has been no change, significant or otherwise, in the Capital Plan Program (and Capital Fund Program/Replacement Housing Program) Annual Statement(s) since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must have been filed annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents residing by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.101). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the PHA will address these recommendations.
5. The PHA made the proposed Plan and all information related to the plan hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, and 504 of the Rehabilitation Act of 1973, and Title I of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or separate programs, identify any impediments to fair housing choice within these programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and refrain from conducting these analyses and actions.
8. For PHA Plan that includes a policy for site-based waiting lists:
  - The PHA regularly submits required data to HUD's HUD-98300 PHOIMS Module in an accurate, complete and timely manner (as specified in PHA Notice 2006-24);
  - The system of site-based waiting lists provides the HUD disclosure to each applicant in the selection of the development in which to reside, including basic information about available units and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting lists would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA staff make reasonable means to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides the review of its site-based waiting list policy to determine if it is consistent with civil rights laws and court findings, as specified in 24 CFR part 903.10(e)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural and Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 5 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low- or Very-Low-Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

Previous versions obsolete

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Form HUD-50077 (6/2008)

13. The PHA will take appropriate affirmative action to avoid barriers to minority and women's business enterprises under 24 CFR 8.135(a).
14. The PHA will provide the responsible entity or all HUD documentation that the responsible entity or HUD needs to carry out its role under the National Environmental Policy Act and other rules of agencies in accordance with 24 CFR Part 83 or Part 84, respectively.
15. With respect to public housing the PHA will comply with the Lead-Based Paint Determination and Lead-Based Paint Remediation under Section 12 of the United States Housing Act of 1991 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of DMB Circular No. A-57 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 84 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will use only activities and programs approved by the PHA in a manner consistent with its Plan and will not use covered grant funds only for activities that are approved under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements of the primary business office of the PHA and at other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance, as part of this certification that:
  - (1) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (2) The changes were only approved by the PHA Board of Directors (or similar governing body); and
  - (3) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Delivered by Public Housing Agency

MOZ16

PHA Name

PHA Number/TA Code

5-Year PHA Plan for Fiscal Years 2010 - 2015

Annual PHA Plan for Fiscal Years 2010 - 2011

I hereby certify that all the information stated herein, as well as the information provided to me by the PHA, is true and accurate. I warrant that I am not providing any false or misleading information to HUD. (24 CFR 85.20, 85.21, 85.22, 85.23, 85.24, 85.25, 85.26, 85.27, 85.28, 85.29, 85.30, 85.31, 85.32, 85.33, 85.34, 85.35, 85.36, 85.37, 85.38, 85.39, 85.40, 85.41, 85.42, 85.43, 85.44, 85.45, 85.46, 85.47, 85.48, 85.49, 85.50, 85.51, 85.52, 85.53, 85.54, 85.55, 85.56, 85.57, 85.58, 85.59, 85.60, 85.61, 85.62, 85.63, 85.64, 85.65, 85.66, 85.67, 85.68, 85.69, 85.70, 85.71, 85.72, 85.73, 85.74, 85.75, 85.76, 85.77, 85.78, 85.79, 85.80, 85.81, 85.82, 85.83, 85.84, 85.85, 85.86, 85.87, 85.88, 85.89, 85.90, 85.91, 85.92, 85.93, 85.94, 85.95, 85.96, 85.97, 85.98, 85.99, 86.00)

Name of Authorized Official

Title

TONY HONG

BOARD PRESIDENT

Signature

Date

March 23, 2010

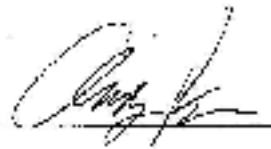
Previous version obsolete

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Form HUD-50075 (4/2008)

**Certification by State or Local Official of PHA Plans Consistency with the  
Consolidated Plan**

I, Andy Papan the CDBG Program Manager, certify that the Five Year and  
Annual PHA Plan of the State of Missouri is consistent with the Consolidated Plan of  
the State of Missouri prepared pursuant to 24 CFR Part 91.

 02/26/2010  
Signed / Dated by Appropriate State or Local Official

**Civil Rights Certification**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/29/2011

**Civil Rights Certification**

**Annual Certification and Board Resolution**

*Doing on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

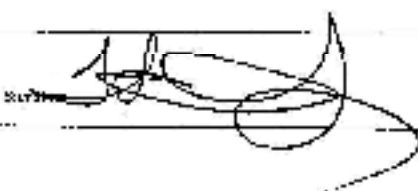
De las County PHA

MO216

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompanying herewith, is true and accurate. Warning: HUD will accept no false values and statements. Corrections may result in criminal or civil penalties. HUD-50077-CR (1/2009), HUD-50077-CR (1/2009), HUD-50077-CR (1/2009)

Name of Authorized Official	TONY DE LONG	Title	BOARD PRESIDENT
Signature		Date	03/23/2010

Form HUD-50077-CR (1/2009)  
GVR Approval No. 2577-0226



**DALLAS COUNTY PHA/OACAC  
RESIDENT ADVISORY BOARD COMMENTS  
MARCH 11, 2010**

The Resident Advisory Board met with Patty Van Weelden and Teresa Osborn from 2:30 – 4:40 p.m. on March 11, 2010 to review the 2010 Draft Five Year/Annual PHA Plan, results of the 2010 Utility Survey, 2009 SEMAP score, and to discuss existing program policies and funding challenges. Ms. Van Weelden reviewed the Agenda and contents of the meeting folders. She stated that the PHA's top priorities are to assist as many households as HUD funding will permit and to provide timely and friendly customer service to program participants and property owners. She reviewed the purpose of the PHA Plan, the submission requirements, and the resident role as part of the process. The comments from last year's Resident Advisory Board meeting on March 11, 2009 were reviewed and discussed.

**FIVE YEAR 2010-2015/ANNUAL PUBLIC HOUSING AGENCY (PHA) PLAN 2010**

HUD changed the PHA Plan template last year. There is only one PHA Plan template for all types of PHAs to use. There are no longer different templates for small, Section 8 only, High Performer, etc. Van Weelden explained that the HUD template for the Five Year Plan is the same as the Annual Plan template. The PHA must complete additional sections of the template for the Five Year Plan. Van Weelden explained that the information is not very substantial for Section 8-only agencies like Dallas County PHA/OACAC. The PHA Plan process is more of a planning tool for Public Housing Authorities that own and operate Public Housing. The Residents reviewed the following issues relative to the 2010 Five Year/Annual PHA Plan to be submitted for the PHA fiscal year beginning July 1, 2010.

**1. Mission.** (5.1 PHA Plan.) Van Weelden read the mission statement to the group. No comments.

**2. Goals and Objectives.** (5.2 PHA Plan)

- Van Weelden reviewed the 16 goals and explained. The group applauded our efforts and accomplishments with only 7 staff members. Discussed OACAC's involvement in Low Income Housing Tax Credit development, and the new HUD Homeless Prevention Rapid Rehouse Program (HPRP).
- Discussed outreach to Owners and the Rental Survey.
- Discussed the fact that at this time the Dallas County PHA is not participating in the homeownership program because of the lack of staff capacity and unpredictable funding.

**3. PHA Plan Update.** (6.0 PHA Plan) No substantial changes have been made to the overall plan since last year's submission. The PHA Plan is available for review at the main office in Springfield, MO and at each of the ten county OACAC Neighborhood/Community Centers.

**4. Eligibility, Selection and Admission Policies.** (6.1 PHA Plan) Van Weelden reviewed the criteria for eligibility and reasons for disqualification of an Applicant.

- Discussed Waiting List and the estimated wait period is 2 years. As of February 19, 2010 there were 1,457 households waiting.
- Selection Criteria is based on date and time order of Application. No change. PHA maintains one unified list for the ten county region. The average assistance payment has been on the rise since May 22, 2007 when the ten county waiting lists were merged into one list by date and time order. Average has stabilized.

- Discussed portability issues. The PHA served an average of 48 households, during PHA fiscal year that ended 6/30/09, who have moved into our area with a Section 8 Voucher from outside the jurisdiction. The PHA is billing other housing agencies for the funding to serve those households in our area. The PHA retains the requirement that Applicants who do not live or work in the PHA jurisdiction may apply for the program, but must select a unit within the ten county area of the PHA jurisdiction (excluding Springfield) to participate in the program. The requirement remains that Non-Resident Applicants must live in the PHA jurisdiction for twelve months before they are allowed to have portability rights.

**5. Financial Resources.** (6.2 PHA Plan) Van Weelden reviewed the Calendar Year 2009 data including HUD disbursements to the PHA for housing assistance payments and Administrative funding, and cost information to serve portable families moving to our region.

- HUD's funding letter for Calendar Year (CY) 2010 was issued February 12, 2010. CY 2010 funding is based on the PHA housing assistance payments (HAP) cost and leasing for federal fiscal year 2009 beginning October 1, 2008 and ending September 30, 2009. No anticipated funding shortfall for CY 2010 like last year.
- Calendar Year 2009 funding was fully spent, and a portion of the HAP Net Restricted Assets, or HAP reserve was spent. The CY2009 funding was insufficient to support the baseline number of households that HUD has authorized the PHA to serve. (572 Baseline) The average monthly housing assistance payment decreased slightly from \$ 313 to \$ 312 for CY 2009.

**6. Rent Determination.** (6.3 PHA Plan) Van Weelden explained Payments Standards, Minimum Rent, EIV, and rent calculations to determine rent subsidy amount for each household at admission, annual recertification, interim reexams, and when a family moves.

- Discussed PHA current Payment Standards effective 11/1/09. They were frozen at last year's amounts. The amounts are now less than 100% HUD Fair Market Rent. This action was taken as a cost savings measure by the board.
- Discussed the Utility Allowance Survey that is conducted annually. This review was completed and board approved on January 26, 2010. No changes were made.
- Discussed mid-year move policies, lease issues, month to month renewal after first year program participation unless specified in lease that it renews for one year.

**7. Grievance Procedures.** (6.5 PHA Plan) Van Weelden explained Applicant's right to Informal Review and Participant's right to Informal Hearing.

**8. Civil Rights Certification.** (6.10 PHA Plan) Van Weelden explained that the PHA/OACAC will submit the Civil Rights Certification form along with the PHA Plan as required by HUD.

**9. Fiscal Year Audit.** (6.11 PHA Plan) Van Weelden informed the group that the PHA Audit for fiscal year ending 6/30/09 has been submitted to HUD but not approved yet.

**10. Violence Against Women.** (6.13 PHA Plan) Van Weelden briefly reviewed the VAWA and the PHA policy as stated in the PHA Plan.

**11. Housing Needs.** (9.0 PHA Plan)

- Reviewed updated Table/Housing Needs of Families on PHA's Waiting List. Total number of households on Waiting List as of 2/19/2010 was 1,457.

81% of applicants on Waiting List have income less than or equal to 50% of Area Median Income (AMI).

- Reviewed Strategies for Addressing Needs and discussed Portability issues. Van Weelden explained the freeze on Waiting List selection in Calendar Year 2009 to avoid overspending by December 31, 2009.
- Continue support of policy to serve Families with income  $\leq$  50% Area Median Income (AMI) as long as federal targeting requirement to serve 75%  $\leq$  30% AMI is achieved.

**12. Strategy of Addressing Housing Needs.** (9.1 PHA Plan) Van Weelden explained the program plan to offer assistance to approximately 700 households in Calendar Year 2010 to achieve maximum leasing.

- The PHA does not “project-base” any tenant-based Section 8 vouchers and has no plans to do so in the coming year.

**13. Additional Information.** (10.0 PHA Plan)

- Discussed CY 2009 funding challenges.
- Reviewed last year’s Resident Advisory comments.
- PHA Statement of Consistency with the Consolidated Plan must be submitted to the Missouri Department of Economic Development after the Public Hearing March 22.
- Discussed difference between Housing Authority of Springfield and the Dallas County PHA.
- Discussed Home Ownership program available through USDA Rural Development.

**14. LIST OF SUPPORTING DOCUMENTS AVAILABLE FOR HUD REVIEW. (11.0)**

The following documents are available for public viewing at the PHA’s main office.

- (1) PHA Certifications of Compliance with the PHA Plans and Related Regulations (which includes Civil Rights Certifications) and Board Resolution to Accompany the Five-Year Plan/Annual Plan.
- (2) State Government Certification of Consistency with the Consolidated Plan.
- (3) Resident Advisory Board Comments.
- (3) Section 8 Administrative Plan.
- (4) Results of latest Section 8 Management Assessment Program (SEMAP).
- (5) Results of the most recently HUD approved fiscal year audit. (6/30/08)

Meeting concluded at 4:40 p.m.

**ATTENDANCE** Note: 30 participants were invited to attend. 6 confirmed they would be in attendance, and 6 attended. Residents were reimbursed for their travel cost to attend the meeting.

Residents: Marjorie Lingerfelt - Dallas County  
Laurie Pendergrass - Greene County  
John Shipman - Lawrence County  
Paul Cotter - Stone County  
Michael Collins - Taney County  
Angela Thomas - Taney County

Dallas County PHA/OACAC Staff: Patty Van Weelden, Program Director  
Teresa Osborn, Administrative Assistant

