

1.0	PHA Information PHA Name: _____ City of Sioux City Housing Authority _____ PHA Code: _____ IA018 _____ 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): ____ July 1, 2012 _____				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: _____ 1175 + 25 HUD VASH _____				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input 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: The mission of the PHA is to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.				

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.

New Year Goals

Provide affordable housing and look for opportunities to stay abreast of changing legislation.

Ensure equal opportunity and affirmatively further fair housing.

Promote self sufficiency and asset development of assisted households.

PHA Previous Year Plan Progress Report

PHA Goal: Increase assisted housing choices through voucher management and portability counseling.

PHA maximized the efficiency of our HCV funding by maintaining an average lease up rate of 97.65% and utilizing at least 98% of its Annual Budget Authority. The PHA has continued participation with outside agencies associated with residential living. Improved voucher management, as evidenced through SEMAP rating as a high performing PHA for the last 7 consecutive years. Increased customer satisfaction through solicitation for input from committee members on the RAB Board. Rebalanced caseloads, conducted cross training, streamlined processes, and developed procedures and policies for continuity of performance. Broadened staff participation in local community coalitions and organizations to improve access to community resources. Identified new areas of potential growth for the PHA and associated staffing and training needs. Rent reasonableness comparison study was initiated to review specific voucher management functions. Payment standards reviewed to reflect the changing market rents as needed. Analytical processes to monitor spending and maximize efficiencies are in place. Costs saving measures have been realized through staff actions to conserve spending with little impact upon program applicants and participants. In addition, staff has ensured that rents are reasonable, incomes are verified correctly, and utility allowances are accurate through review.

PHA Goal: Provide an improved living environment. We continue to work with landlords to promote ongoing maintenance and improvements to their properties. The Housing Authority continues to partner with agencies serving the disabled and elderly populations. We cooperate with the agencies and make all special accommodations necessary to allow these individuals and families to be housed in environments that take into account their special needs. We also modify our policies as necessary to move participants in these situations with less than adequate notice when needed due to their special needs.

The Housing Authority continues to promote the awareness of Violence Against Women Act (VAWA) through at least annual notification with their annual review information, newsletter articles, new participant orientations, through referrals to the Council on Sexual Assault and Domestic Violence (CSADV), and as we become aware of situations which may qualify for VAWA protection including improving portability and possible extended absences as needed.

The Housing Authority's Family Reunification Program (FUP) continues to serve families for whom housing is a major priority. By "graduating" families from the FUP program as they complete their goals, we are able to maintain openings and more quickly serve families in dire circumstances. Our partnership with Sanctuary House, an apartment complex for women & families transitioning out of alcohol/drug treatment with supportive services including daycare, has allowed us to serve those who may otherwise be ineligible because of their past record of criminal activity. In addition, we continue to partner with Council on Sexual Assault & Domestic Violence (CSADV) to provide assistance to families who may qualify for the FUP Program.

PHA Goal: Expand the supply of assisted housing. HUD-VASH Program utilization was increased since receipt of vouchers in 2010. Our HUD-VASH utilization rate was 59% for CY2011. 23 of the 25 issued vouchers are under lease as of 12/1/2011, compared to just 5 vouchers in use as of 1/1/2011. Our partnership with the VA continues to evolve and encourages the use of HUD-VASH vouchers for homeless veterans.

PHA Goal: Ensure equal opportunity and affirmatively further fair housing.

The Housing Authority is dedicated to improving awareness and compliance with Fair Housing. We continue to partner with the Human Rights Commission to address issue in the community. Staff participated in a Disability Forum focusing on accessibility issues within housing on 10/19/11 and a Disability Forum focused on landlords and rental issues on 11/9/2011, both sponsored by the Human Rights Commission.

The Human Rights Commission provides information for our new tenant orientations and provides families with written information about what services they can offer.

PHA Goal: Promote self sufficiency and asset development of assisted households. With a program size of 75 participants, 28 new families enrolled in FSS in 2011. Two FSS families completed the program. \$2639 in escrow was awarded to graduates. Two graduates purchased homes. 59% of FSS participants INCREASED their credit score! The average percentage of FSS clients with an escrow account is 52% for first 9 months of 2011 vs. 46% for first 9 months in 2010. In addition we provided improved access to resources and supportive services for participants, including referrals for the following services: free tax services, Sioux City Swap shop, free mobile phone, pre-employment workshop to prepare for job fair, 2 job fairs were held at Goodwill Connection Center in addition to general information about their agency, free parenting classes at Light a Child's Life Education/Prevention Program & Westside Resource Center, free testing for Iowa's NCRC - National Career Readiness Certification - a "ready for work" skills test, Head Start & Early Head Start application contact information and deadlines, Siouxland Single Parents scholarship information - Women Aware & United Way, Camp Goodwill registration information, Discovery Youth Programs & Homework help at Midtown Family Community Center; for \$30 per person for one year, dinner is served week nights, Free Dental Clinic - Iowa Mission of Mercy, Iowa Home Energy Assistance Program contact information and deadlines, free toys and holiday food baskets - contact information & deadlines, free annual Goodwill Thanksgiving Dinner, and E-waste and recycling event.

The PHA has developed MyPad, a down payment assistance program funded with HOME funds, and has partnered with Center for Consumer Credit Counseling to provide pre and post purchase counseling to homebuyers. 2 FSS families moved to homeownership using MyPad down payment assistance funds.

PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

The SCHA has reviewed policy and standard operating procedures in the previous year to ensure that the PHA is best meeting affordable housing needs of the community. It has addressed housing needs of families on the PHA’s waiting list by maintaining lease up rates by establishing payment standards that will enable families to rent throughout the jurisdiction, and undertaking measures to ensure access to affordable housing. It has addressed housing needs of homeless veterans in the community through utilization of HUD-VASH Vouchers. The PHA has reviewed payment standards and utility allowances based on rent comparability and utility studies. The SCHA has modified repayment agreements and reporting requirements for interim reviews. The result is decreased Housing Assistance Payment costs in the Housing Choice Voucher Program as a result of tenants paying more toward their rent with changes in interim review thresholds and repayment guidelines. The PHA has targeted available assistance to families at or below 30% of AMI and families at or below 50% of AMI, as well as the elderly and families with disabilities. The PHA has increased awareness by affirmatively marketing to races/ethnicities shown to have disproportionate housing needs. It has conducted activities to affirmatively further fair housing through counsel to tenants as to location of units outside of areas of poverty/minority concentrations. We have continued to provide security deposit assistance and tenant based rental assistance with administrative fees through HOME funds. The PHA received funding for two Coordinators for the Family Self Sufficiency Program and administers an FSS Program of 75 participants. A description of VAWA activities, services and programs has been attached.

FINANCIAL RESOURCES: Planned Sources and Uses		
Sources	Planned \$	Uses
Federal Grants (FY 2011)		
Contributions for Section 8 Tenant-Based Assistance	4,148,254	Section 8 Housing Choice Voucher Housing Assistance Payments
HUD-VASH Vouchers	88,356	HUD-VASH Housing Assistance Payments
HOME	35,000	Security Deposit Assistance
HOME	112,000	Tenant Based Rental Assistance
HOME	23,443	Administrative Fee
FSS Coordinators (anticipated)	138,000	2 Coordinators
Total Resources	4,545,029	

PHA Plan Elements that have been revised by the PHA since its last annual submission:

- 1) 1) Removed “Homeownership” under PHA’s programs as HUD has discontinued Home Ownership Coordinator funding.
- 2) Added “Sioux City has adopted an ordinance against discrimination on the basis of gender identity and sexual orientation as defined under Iowa Code.”
- 3) Updated “The PHA shall not discriminateon the basis of gender identity or sexual orientation as defined under Iowa law and local ordinance(called “protected classes”)
- 4) Updated reasonable accommodation language to include service animals.
- 5) Updated definition of primary residence.
- 6) Updated residency preference to clarify that students must ‘physically’ attend school in Sioux City, IA; Woodbury County & Plymouth County, IA; Dakota County, NE; or Union County, SD to qualify for residency preference based on school attendance in area.
- 7) Removed reference to PHA owned units; the PHA does not own any units at this time.
- 8) Updated age for subsidy standard for children from age 2 to 4. “Any single adult and one child under 4 years of age are issued a one bedroom level of assistance.”
- 9) Updated policy on voucher size and removed “Adults of different generations will have separate bedrooms.” Families may still request any exception to the subsidy standards.
- 10) Removed “If they remain where they are, the family could NOT pay more than 40% of their adjusted gross monthly income toward rent and utilities.” The PHA cannot require the family to move due to changes in family size, they can only adjust subsidy standard per HUD.
- 11) Revised Interim Reexamination policy. An interim reexam will be scheduled for families with zero/minimal income every 30-90 days. “The PHA will review the income/support of families claiming zero/minimal income using the FIP (TANF) standard for family size in determining level of need.”
- 12) Updated PHA policy on Annual HQS Inspections adding that PHA “may” automatically schedule a second inspection.
- 13) Added “The PHA will perform a criminal background check and sex offender registry check on all families moving whether or not they are moving within or outside of our jurisdiction.”
- 14) Updated PHA Policy on notices for increases in family share of rent and added “...or an increase with less than 30 days notice to avoid repayment agreement.”
- 15) Updated PHA Policy on interim reexams. The PHA will conduct an interim reexam every 1 to 3 months as long as the family continues to report they have no income “or income less than the FIP/TANF standard for family for their family size in determining level of need.”
- 16) Updated PHA Policy on required reporting. “If an individual received a preference because of earned income and subsequently quit job prior to lease up, the applicant may choose to count the earned income at lease up and do an interim review for the following month using the new income or remove the preference and return to the waiting list.”
- 17) Updated PHA Policy on interim reexams. The family will be responsible for any overpaid subsidy and may be offered a repayment agreement in accordance with the policies in Chapter 16 “or an increase with less than 30 days notice to avoid a repayment agreement.” Changed policy from 45 days to 30 days if family’s share of rent is to decrease. “Any income of 30 days or longer must result in a one month adjustment of rent based on that income.” Added “generally” to PHA policies that increases or decreases in family share will “generally” be implemented only after the family has received a 30 day notice and “generally” be effective the first of the month following the discovery of an error.
- 18) Updated PHA policies on fraud investigation to improve tenant integrity per HUD’s direction. The PHA may investigate possible instances of error or abuse using all available PHA and public records.
- 19) Added “It is the PHA’s objective to resolve disputes at the lowest level possible, and to make every effort to avoid the most severe remedies. However, if this is not possible, the PHA will ensure that applicants and participants will receive all of the protections and rights afforded by the law and regulations.”

(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 Annual PHA Plan are available at the Housing Assistance Center, 405 6th Street, Room 107, Sioux City, IA 51101

6.0

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> NA
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. NA
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. NA
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. NA
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. NA
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. Not needed for annual plan for high performers

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. PHA adopted working preferences for families whose head of household has worked 20 hours a week for 6 months, been in school full time for 6 months or a combination of the two, whose head of household is elderly, disabled, or handicapped or is receiving unemployment. PHA has weighted the adopted preferences.
10.0	Additional Information. Describe the following, as well as any additional information HUD has requested. (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. The PHA has accomplished nearly all the goals and objectives established in the previous year plan. In the Housing Choice Voucher Program, the PHA maintained a 97.65% (98%) annual lease up rate. The PHA maintained its level as a High Performing Housing Authority with a SEMAP score of 100%. The PHA conducted a revision of the Administrative Plan during the previous year period. It published Landlord newsletters, improved briefings, developed and implemented performance measures, educational workshops, and standard operating procedures. It has responded to HUD's goal of cutting fraud and abuse in its programs by improving accountability both internally and externally. Comprehensive rent comparability studies were started to review payment standards. This annual review leads to more opportunities for tenant choice including deconcentration, amenities, and quality; it also allows more families to move from apartment living to single family units. The PHA continues to advise families about the FSS Program. In 2011 alone, the FSS Program served an average of 75 families, with 2 successful graduates and 2 families moving to home ownership. Fifty-two percent of families enrolled in FSS have established an escrow savings account due to increases in their earned income. The PHA promoted the Lead Abatement Program in the community and 9 units were completed this year, including 1 residential daycare and 1 emergency shelter for women and children. Over 10 children are in safer homes, and 200 plus children have stayed at the emergency shelter this year in safer units. The PHA's goal in promoting the Lead Abatement Program is to counteract the current effect from the Renovation, Repainting, and Remodeling Rule which has begun to challenge the availability of single family units which were built pre-1978 and have paint stabilization issues. Landlords are concerned about stricter requirements for lead safe work practices in the Section 8 Program vs. open market. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" Substantial Deviation from the 5-Year Plan: If the PHA amends the Administrative Plan, the amendment will be subject to a Public Hearing and approval of both the governing board, after being reviewed and approved by the resident advisory board. Significant Amendment or Modification to the Annual Plan: If the PHA amends the Administrative Plan, the amendment will be subject to a Public Hearing and approval of both the governing board and the resident advisory board.

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> <p>(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) Will submit by mail</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) - NA</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) - NA</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) - NA</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) - NA</p> <p>(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. Attached below</p> <p>(g) Challenged Elements - none</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)- NA</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) - NA</p>
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11.F – RESIDENT ADVISORY COMMENTS AND MINUTES.

RESIDENT ADVISORY BOARD MEETING MINUTES

Sioux City Housing Authority
P.O. Box 447
Sioux City, IA 51102
2/11/11

Those present: Tom Bates (Housing Analyst), Kathleen Torbensen, Gary Henry, Shirley Knapp & Gary Ryan

Unable to attend: John Fitch, David Swan, and Debbie Bales

Introduction: Brief introduction of members and staff present

Actions: The following subjects were discussed with member responses noted:

Subject	Description	Response
PHA 5 Year and Annual Plan	<p>Reviewed the PHA's Mission</p> <p>Reviewed the New Years Goals</p> <ol style="list-style-type: none"> 1) Increase housing choices 2) Improved living environment 3) Expansion of housing supply 4) Equal opportunity & fair housing 5) Promote self sufficiency <p>Reviewed Previous Years Accomplishments which included: staying abreast of changes, partnering with other service providers, working towards self sufficiency and home ownership, and improvement of housing stock</p> <p>Also noted many of the following changes that RAB have discussed in 2010: Pre-Hearing disclosure, updated Interim adjustment amounts, Portability, Funding, updated repayment amounts, VASH, valuation of assets, & updated informal review procedures</p> <p>In addition we reviewed last year's 98% lease up rate, 100% score on SEMAP, increased FSS to 75 families, and the 56 units served by the Lead Hazard Control Grant</p>	All members present approved the PHA 5 year and Annual Plan in addition to accepting thanks for their continued support and participation in the Resident Advisory Board
VASH	<p>Talked about some items of interest from the Supportive Services for Veteran Families Fact Sheet:</p> <ol style="list-style-type: none"> 1) Homeless vets have dropped from 313K in 2003 to 107K in 2009 2) Total # of vets in our service area (eastern SD, southwest MN, north northeast IA and 1 county in ND) is 75,120 with 773 homeless and 43% of those chronically homeless 3) Sioux Falls has 65 VASH vouchers and Sioux City has 25 (1st lease 6 months ago) 	All members present acknowledged
Other items of interest	<p>With the PHA 5 year and Annual Plan taking the majority of the hour we still shared some information regarding the following:</p> <ol style="list-style-type: none"> 1) Spending caps and a decrease of approx. \$40 billion 2) Housing America Poll and some interesting results 3) Some health tips as per the HOPE Health Letter 4) And a little follow up regarding some bed bug cases 	RAB members participated in the discussion

Transitional Housing for Veterans	Last but not least I discussed a seminar I had been to that morning regarding grant applications for possible transitional housing for homeless veterans not quite ready for permanent placement...general impression was that we may not be able to apply for such this year, but...if all VASH Vouchers are utilized AND there is still a need in the future, to readdress the potential	RAB members expressed interest and will monitor upcoming information
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Adjournment: this meeting of the RAB was adjourned with the next meeting tentatively scheduled for April 8, 2011

RESIDENT ADVISORY BOARD MEETING MINUTES

Sioux City Housing Authority
P.O. Box 447
Sioux City, IA 51102
6/10/11

Those present: Tom Bates (Housing Analyst), John Fitch (City Councilman), Shirley Knapp, Gary Ryan, Debbie Bales, David Swan (current tenants), & Karen Teusink (former tenant)

Unable to attend: Kathleen Torbensen (in Alaska) and Gary Henry

Introduction: Brief introduction of members and staff present

Actions: The following subjects were discussed with team responses noted:

Subject	Description	Response
FUNDING AND BUDGET CUTS	<p>Briefly discussed the overall cuts in funding for HUD programs, the reduction of local HAP (housing assistance payments) funding, the increase in the average HAP payments, and the BIGGEST reduction of Administrative funding in 36 years! But instead of simply complaining about what has already occurred, the RAB reviewed the proactive programs SCHA is currently participating in:</p> <p>MyPad (down payment assistance) VASH (VA Supportive Housing) 2nd FSS Grant (Family Self-Sufficiency) HPRP (Community Action Agency) LHCG (grant application submitted)</p> <p>and <i>proposed changes</i> by HUD that may save time/money:</p> <p>Photos verifying HQS repairs Contracts verifying HQS repairs 2-3 year annuals for fixed income families HQS Inspections every 2 years (perhaps dependent upon age of unit)</p> <p>And although we didn't have time to talk about it, the SCHA is having updates to our EIV and HAPPY software which will hopefully improve performance and allow staff to manage both our current caseload and these additional activities in an effort to continue our level of services for as many participants as possible</p>	<p>Unanimous approval Unanimous approval Unanimous approval Unanimous approval Unanimous approval</p> <p>Unanimous approval Unanimous approval Unanimous approval Unanimous approval</p>
Landlord Links	<p>Reviewed the current landlord newsletter and it's topics addressing:</p> <p>Extended time frames for inspections, rent increases and rent reasonableness, bed bug prevention (reviewed at length in our 12/10/10 RAB meeting), lead paint repairs & grant, VASH, plus the review of LL obligations and how SCHA can help them enforce such</p>	<p>All members present acknowledged</p>
Flooding	<p>We were very fortunate to have John Fitch with us today as he relayed information and answered a lot of questions regarding the current flooding of the Missouri River. Below are just a few abbreviated topics of discussion:</p> <p>John talked about items such as the worst thing being rumors to training on the pumps NOT representing breaches in the levees, from 56 pumps/stations to alleviate sewer systems if needed to non-use of any gates on the Floyd River yet, from the Army Corps managing the Missouri River to the City's #1 concern now being the Big Sioux, from Lewis & Clark Interpretive Center's leakage/repair to the 185th providing "Riverside Levee Patrol" starting tonight, from the effects of rain in surrounding areas to snow in the mountains, from ground water measurements at Crystal Lake/Riverside to the Emergency Center's functions and last but not least his praise to the expertise and continuation of ALL CITY SERVICES throughout the crisis to this point</p>	<p>RAB members were very receptive to this information and participated in the discussion</p>

Adjournment: this meeting of the RAB was adjourned with the next meeting tentatively scheduled for August 12, 2011

RESIDENT ADVISORY BOARD MEETING MINUTES

Sioux City Housing Authority
P.O. Box 447
Sioux City, IA 51102
8/12/11

Those present: Tom Bates (Housing Analyst), Debbie Bales, & Kathleen Torbenson

Unable to attend: John Fitch, Gary Henry, Shirley Knapp, Gary Ryan, David Swan, Karen Teusink

Introduction: Brief introduction of members and staff present

Actions: The following subjects were discussed with team responses noted:

Subject	Description	Response
Iowa NAHRO Meeting with Congressman Latham	Amy Tooley (Housing Manager) provided the following information in regards to budget cuts: Small PHAs may have challenges in 2012 due to admin fee reductions and increased HAP costs Many Iowa PHAs are already out of money Siouxland Regional is out of HAP and won't be issuing any more vouchers this year Cedar Rapids waiting list is 4-7 years Des Moines is closed (12K applications made when it opened one day)	RAB members discussed with concern
Downward Spiral	Showed RAB members actual figures from 2010, 2011, and anticipated 2012 for SCHA Annual funding divided by HAP costs/units (which increase) results in vouchers/units leased (which would then decrease) resulting in the annual funding for the next year (which would also decrease) Add to that reductions in Admin fees and it will be difficult for many PHAs in 2011 and 2012 SCHA continues to explore additional sources of funding, including HUD-VASH, and promoting the LHCG and HPRP programs.	Discussion and questions with letters to Congress encouraged
NAHRO Monitor Updates	2011 Admin Fees only 83% of 2010 level Widening gap between PHA budget and lease-up rate (see above) Encourage the set-aside funding/HAP renewal policy Require HUD to reimburse PHAs at least a portion of Net Reserved Assets Require this portion of NRA be exempt for 12 months from time of notification That Congress exercise its authority to oversee HUD's activities Call for HUD to rescind its OMB areas in favor of FMR areas used in 2005 and prior	RAB members again encouraged to share this and other concerns with their Congressmen
Kathy Torbenson	Noted a letter she received from Tom Latham and wanted to share with others	Will bring in

Adjournment: this meeting of the RAB was adjourned with the next meeting tentatively scheduled for October 14, 2011

RESIDENT ADVISORY BOARD MEETING MINUTES

Sioux City Housing Authority
P.O. Box 447
Sioux City, IA 51102
11/4/11

Those present: Tom Bates (Housing Analyst), David Swan & Karen Teusink

Unable to attend: John Fitch, Gary Henry, Shirley Knapp, Gary Ryan, Kathleen Torbenson, & Debbie Bales

Introduction: Brief introduction of members and staff present

Actions: The following subjects were discussed with team responses noted:

Note: letter sent 10/10/11 rescheduling to 11/4/11

Subject	Description	Response
PHADA recommendations to reduce costs & increase revenue	De-regulated small PHAs (less than 550) Raise minimum rents (\$69.00 w/inflation) Lower payment standard limits Target more vouchers for the elderly Vigorously oppose intentional underfunding Increase Admin fees (not reduce)	RAB members approved such ideas
Letters from Congressmen	Shared letters from Congressmen Latham and Senator Harkin	RAB members agreed to continue
Fair Market Rent	Shared the latest FMR for Sioux City that HUD recently released with	RAB members concerned and

	<p>all rents in Sioux City reportedly having DECREASED by 6.5% in the last year</p> <p>Example...HUD says a 3 bdrm house rents for \$56.00 a month cheaper than it did last year</p> <p>For many PHAs that means a mandated adjustment of payment standards affecting the amount of rental assistance...the SCHAs has been conservative and never requested all 110% of FMR and consequently does NOT have to lower tenant's assistance</p>	<p>note this as another concern to address in letters</p>
2012 Social Security COLA	<p>Just a short update as to 2012 Social Security Changes</p> <p>Max. Taxable Earnings: \$110,100.00 SS Disability SGA Thresholds: \$1,010.00/mo (\$1,690.00/mo if blind) Max. SS Benefit: \$2,513.00/mo Max. SSI Benefit: \$2,000.00/mo Minimum SS or SSI Benefit: \$698.00/mo single, \$1048.00/mo couple</p> <p>Although not noted estimated Minimum SS AND SSI combination: \$718.00/mo</p>	<p>RAB members thankful for even modest increase</p>

Adjournment: this meeting of the RAB was adjourned with the next meeting scheduled for January 13, 2012...**I know it's Friday the 13th, but we need to approve PHA and Admin Plans before they're presented to Council...see you then!**

I'd like to thank all board members for their participation and flexibility of scheduling in 2011. As you know we are required to conduct a minimum of 4 meetings annually, which is why I initially schedule 6 just in case dates have to be changed or cancelled as per other requirements...THANKS AGAIN!

The following is the "tentative" schedule for 2012

January 13, 2012 at 2:00 PM (*Review PHA Annual Plan*)

March 9, 2012 at 2:00 PM

May 11, 2012 at 2:00 PM

July 13, 2012 at 2:00 PM

September 8, 2012 at 2:00 PM

November 9, 2012 at 2:00 PM

**Public Housing Agency Plan Provision – Annual Plan
City of Sioux City Housing Authority**

Domestic Violence, Dating Violence, Sexual Assault, Stalking

The Sioux City Housing Authority (SCHA) has adopted policies in their administrative plan to implement applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) (VAWA). SCHA's goals, objectives and policies to enable SCHA to serve the needs of child and adult victims of domestic violence, dating violence and stalking, as defined in VAWA, are stated in the SCHA Administrative Plan, a copy of which is attached to this Plan.

In addition:

A. The following activities, services, or programs are provided by SCHA, directly or in partnership with other service providers, to child and adult victims of domestic violence, dating violence, sexual assault or stalking.

16-IX.C. NOTIFICATION [24 CFR 5.2005(a)]

Notification to Public

The PHA adopts the following policy to help ensure that all actual and potential beneficiaries of its HCV program are aware of their rights under VAWA.

PHA Policy

The PHA will post the following information regarding VAWA in its office and on its Website. It will also make the information readily available to anyone who requests it.

- A summary of the rights and protections provided by VAWA to housing choice voucher program applicants and participants who are or have been victims of domestic violence, dating violence, or stalking (see sample notices in Exhibits 16-1 and 16-2)
- The definitions of *domestic violence*, *dating violence*, and *stalking* provided in VAWA (included in Exhibits 16-1 and 16-2)
- An explanation of the documentation that the PHA may require from an individual who claims the protections provided by VAWA (included in Exhibits 16-1 and 16-2)
- A copy of form HUD-50066, Certification of Domestic Violence, Dating Violence, or Stalking
- A statement of the PHA's obligation to keep confidential any information that it receives from a victim unless (a) the PHA has the victim's written permission to release the information, (b) it needs to use the information in an eviction proceeding, or (c) it is compelled by law to release the information (included in Exhibits 16-1 and 16-2)
- The National Domestic Violence Hot Line: 1-800-799-SAFE (7233) or 1-800-787-3224 (TTY) (included in Exhibits 16-1 and 16-2)

- Council on Sexual Assault and Domestic Violence 258-7233

SCHA has partnered with Council on Sexual Assault and Domestic Violence (CSADV) to utilize Family Unification Program (FUP) Vouchers for referrals from CSADV. SCHA developed a comprehensive Memorandum of Understanding (MOU) with the applicable Public Child Welfare Agency (PCWA) to allow individuals under the Act to utilize available FUP vouchers.

B. The following activities, services, or programs are provided by SCHA to help child and adult victims of domestic violence, dating violence, sexual assault, or stalking maintain housing.

Notification to Program Applicants and Participants [24 CFR 5.2005(a) (1)]

PHAs are required to inform program participants of their rights under VAWA, including their right to confidentiality and the limits thereof. Since VAWA provides protections for applicants as well as participants, PHAs may elect to provide the same information to applicants.

PHA Policy

The PHA will provide all applicants with information about VAWA at the time they request an application for housing assistance. The PHA will also include information about VAWA in all notices of denial of assistance (see section 3-III.G).

The PHA will provide all participants with information about VAWA at the time of admission (see section 5-I.B) and at annual reexamination. The PHA will also include information about VAWA in notices of termination of assistance, as provided in section 12-II.F.

The VAWA information provided to applicants and participants will consist of the notice in Exhibit 16-1 and a copy of form HUD-50066, Certification of Domestic Violence, Dating Violence, and Stalking.

Notification to Owners and Managers [24 CFR 5.2005(a) (2)]

PHAs are required to notify owners and managers participating in the HCV program of their rights and obligations under VAWA.

PHA Policy

The PHA will provide owners and managers with information about their rights and obligations under VAWA when they begin their participation in the HCV program and at least annually thereafter.

The VAWA information provided to owners will consist of the notice in Exhibit 16-2 and a copy of form HUD-50066, Certification of Domestic Violence, Dating Violence, and Stalking.

C. The following activities, services, or programs are provided by SCHA to prevent domestic violence, dating violence, sexual assault and stalking, or to enhance victim safety in assisted families.

SCHA makes referrals to Council on Sexual Assault and Domestic Violence (CSADV) or to a CSADV employee who has a satellite office at the Sioux City Police Department. Staff will receive training from local community service providers to enhance awareness and increase knowledge of local resources for individuals under the Act.

PHA has administrative policies in place to inform applicants and tenants about their rights and obligations under the Violence Against Women Act (VAWA).

PART IX: VIOLENCE AGAINST WOMEN ACT OF 2005 (VAWA) NOTIFICATION, DOCUMENTATION AND CONFIDENTIALITY

16-IX.A. OVERVIEW

The Violence against Women Act of 2005 (VAWA) provides special protections for victims of domestic violence, dating violence, and stalking who are applying for or receiving assistance under the housing choice voucher (HCV) program. If your state or local laws provide greater protection for such victims, those laws take precedence over VAWA.

In addition to definitions of key terms used in VAWA, this part contains general VAWA requirements and PHA policies in three areas: notification, documentation, and confidentiality.

Specific VAWA requirements and PHA policies are located primarily in the following sections:

- 3-I.C, “Family Breakup and Remaining Member of Tenant Family”; 3-III.G, “Prohibition against Denial of Assistance to Victims of Domestic Violence, Dating Violence, and Stalking”; 10-I.A, “Allowable Moves”; 10-I.B, “Restrictions on Moves”; 12-II.E, “Terminations Related to Domestic Violence, Dating Violence, or Stalking”; and 12-II.F, “Termination Notice.”

3-I.C. FAMILY BREAK-UP AND REMAINING MEMBER OF TENANT FAMILY

Family Break-up [24 CFR 982.315]

Except under the following conditions, the PHA has discretion to determine which members of an assisted family continue to receive assistance if the family breaks up.

- If the family breakup results from an occurrence of domestic violence, dating violence, or stalking, the PHA must ensure that the victim retains assistance. (For documentation requirements and policies related to domestic violence, dating violence, and stalking, see section 16-IX.D of this plan.)
- If a court determines the disposition of property between members of the assisted family in a divorce or separation decree, the PHA is bound

PHA Policy

When a family on the waiting list breaks up into two otherwise eligible families, only one of the new families may retain the original application date. Other former family members may make a new application with a new application date if the waiting list is open. If a family breaks up into two otherwise eligible families while receiving assistance, only one of the new families will continue to be assisted.

In the absence of a judicial decision, or an agreement among the original family members, the PHA will determine which family will retain their placement on the waiting list, or continue to receive assistance. In making its determination, the PHA will take into consideration the following factors: (1) the interest of any minor children, including custody arrangements, ; (2) the interest of any ill, elderly, or disabled family members, ; (3) the interest of any family member who is the victim of domestic violence, dating violence, or stalking, including a family member who was forced to leave an assisted unit as a result of such actual or threatened abuse; (4) any possible risks to family members as a result of criminal activity; and (5) the recommendations of social service professionals.

3-III.G. PROHIBITION AGAINST DENIAL OF ASSISTANCE TO VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, AND STALKING

The Violence against Women Act of 2005 (VAWA) and the HUD regulation at 24 CFR 5.2005(b) prohibit PHAs from denying an applicant admission to the HCV program “on the basis that the applicant is or has been a victim of domestic violence, dating violence, or stalking, if the applicant otherwise qualifies for assistance or admission.”

Definitions of key terms used in VAWA are provided in section 16-IX of this plan, where general VAWA requirements and policies pertaining to notification, documentation, and confidentiality are also located.

Notification

PHA Policy

The PHA acknowledges that a victim of domestic violence, dating violence, or stalking may have an unfavorable history (e.g., a poor credit history, a record of previous damage to an apartment, a prior arrest record) that would warrant denial under the PHA’s policies. Therefore, if the PHA makes a determination to deny assistance to an applicant family, the PHA will include in its notice of denial: the VAWA information described in section 16-IX.C of this plan and will request that an applicant wishing to claim protection under VAWA notify the PHA within 10 business days.

Documentation

Victim Documentation [24 CFR 5.2007]

PHA Policy

If an applicant claims the protection against denial of assistance that VAWA provides to Victims of domestic violence, dating violence, or stalking, the PHA will request in writing that the applicant provide documentation supporting the claim in accordance with section 16-IX.D of this plan.

Perpetrator Documentation

PHA Policy

If the perpetrator of the abuse is a member of the applicant family, the applicant must provide additional documentation consisting of one of the following:

A signed statement (1) requesting that the perpetrator be removed from the application and (2) certifying that the perpetrator will not be permitted to visit or to stay as a guest in the assisted unit

Documentation that the perpetrator has successfully completed, or is successfully undergoing, rehabilitation or treatment. The documentation must be signed by an employee or agent of a domestic violence service provider or by a medical or other knowledgeable professional from whom the perpetrator has sought or is receiving assistance in addressing the abuse. The signer must attest under penalty of perjury to his or her belief that the rehabilitation was successfully completed or is progressing successfully. The victim and perpetrator must also sign or attest to the documentation.

10-IA. ALLOWABLE MOVES

HUD lists six regulatory conditions in which an assisted family is allowed to move to a new unit with continued assistance. Permission to move is subject to the restrictions set forth in section 10-I.B.

- The family has a right to terminate the lease on notice to the owner (for the owner’s breach or otherwise) and has given a notice of termination to the owner in accordance with the lease [24 CFR 982.314(b) (3)]. If the family terminates the lease on notice to the owner, the family must give the PHA a copy of the notice at the same time [24 CFR 982.314(d) (1)].
- The lease for the family’s unit has been terminated by mutual agreement of the owner and the family [24 CFR 982.314(b) (1) (ii)].

PHA Policy

Families *will* be permitted to move within the PHA’s jurisdiction during the initial year of assisted occupancy only for good cause with permission of the landlord (with a mutual recession) and the Sioux City Housing Authority: examples of good cause –reasonable accommodation for a household member with a disability or gaining custody of extra family members. In general, no mutual recessions will be approved unless provided to the Sioux City Housing Authority by the 10th of any month for the end of that month.

- The owner has given the family a notice to vacate, has commenced an action to evict the family, or has obtained a court judgment or other process allowing the owner to evict the family [24 CFR 982.314(b) (2)]. The family must give the PHA a copy of any owner eviction notice [24 CFR 982.551(g)].
- The family or a member of the family is or has been the victim of domestic violence, dating violence, or stalking and the move is needed to protect the health or safety of the family or family member [24 CFR 982.314(b)(4)]. This condition applies even when the family has moved out of its unit in violation of the lease, with or without prior notification to the PHA, if the family or family member who is the victim reasonably believed that he or she was imminently threatened by harm from further violence if he or she remained in the unit [24 CFR 982.314(b) (4), 24 CFR 982.353(b)].

PHA Policy

If a family requests permission to move with continued assistance based on a claim that the move is necessary to protect the health or safety of a family member who is or has been the victim of domestic violence, dating violence, or stalking, the PHA will request documentation in accordance with section 16-IX.D of this plan.

The PHA reserves the right to waive the documentation requirement if it determines that a statement or other corroborating evidence from the family or family member will suffice. In such cases the PHA will document the waiver in the family’s file.

- The PHA has terminated the assisted lease for the family’s unit for the owner’s breach [24 CFR 982.314(b) (1)(i)].
- The PHA determines that the family’s current unit does not meet the HQS space standards because of an increase in family size or a change in family composition. In such cases, the PHA must issue the family a new voucher, and the family and PHA must try to find an acceptable unit

as soon as possible. If an acceptable unit is available for the family, the PHA must terminate the HAP contract for the family's old unit in accordance with the HAP contract terms and must notify both the family and the owner of the termination. The HAP contract terminates at the end of the calendar month that follows the calendar month in which the PHA gives notice to the owner. [24 CFR 982.403(a) and (c)]

10-1.B. RESTRICTIONS ON MOVES

A family's right to move is generally contingent upon the family's compliance with program requirements [24 CFR 982.1(b) (2)]. HUD specifies two conditions under which a PHA may deny a family permission to move and two ways in which a PHA may restrict moves by a family.

Denial of Moves

HUD regulations permit the PHA to deny a family permission to move under the following conditions:

Insufficient Funding

The PHA may deny a family permission to move either within or outside the PHA's jurisdiction if the PHA does not have sufficient funding for continued assistance [24 CFR 982.314(e) (1)]. However, Notice PIH 2011-3 significantly restricts the ability of PHAs to deny permission to move due to insufficient funding and places further requirements on PHAs regarding moves denied due to lack of funding. The requirements found in this notice are mandatory

PHA Policy

The PHA will deny a family permission to move on grounds that the PHA does not have sufficient funding for continued assistance if (a) the move is initiated by the family, not the owner or the PHA; (b) the PHA can demonstrate that the move will, in fact, result in higher subsidy costs; and (c) the PHA can demonstrate, in accordance with the policies in Part VIII of Chapter 16, that it does not have sufficient funding in its annual budget to accommodate the higher subsidy costs.

The PHA will create a list of families whose moves have been denied due to insufficient funding. When funds become available, the families on this list will take precedence over families on the waiting list. The PHA will use the same procedures for notifying families with open requests to move when funds become available as it uses for notifying families on the waiting list (see section 4-III.D).

The PHA will inform the family of its policy regarding moves denied due to insufficient funding in a letter to the family at the time the move is denied.

Grounds for Denial or Termination of Assistance

The PHA has grounds for denying or terminating the family's assistance [24 CFR 982.314(e) (2)].

PHA Policy

If the PHA has grounds for denying or terminating a family's assistance, the PHA will act on those grounds in accordance with the regulations and policies set forth in Chapters 3 and 12, respectively. In general, it will not deny a family permission to move for this reason; however, it retains the discretion to do so under special circumstances.

Grounds for Denial or Termination of Assistance

The PHA may deny a family permission to move if it has grounds for denying or terminating the family's assistance [24 CFR 982.314(e) (2)].

Restrictions on Elective Moves [24 CFR 982.314(c)]

HUD regulations permit the PHA to prohibit any elective move by a participant family during the family's initial lease term. They also permit the PHA to prohibit more than one elective move by a participant family during any 12-month period. However, such prohibitions, if adopted, do not apply when the family or a member of the family is or has been the victim of domestic violence, dating violence, or stalking and the move is needed to protect the health or safety of the family or family member. (For the policy on documentation of abuse, see section 10-I.A.)

PHA Policy

The PHA will deny a family permission to make an elective move during the family's initial lease term. This policy applies to moves within the PHA's jurisdiction or outside it under portability.

The PHA will also deny a family permission to make more than one elective move during any 12-month period. This policy applies to all assisted families residing in the PHA's jurisdiction.

The PHA will consider exceptions to these policies for the following reasons: to protect the health or safety of a family member (e.g., lead-based paint hazards, domestic violence, witness protection programs), to accommodate a change in family circumstances (e.g., new employment, school attendance in a distant area), or to address an emergency situation over which a family has no control.

Families *will not* be permitted to move outside the PHA's jurisdiction under portability procedures during the initial year of assisted occupancy.

Families will be allowed to utilize ONE mutual recission per year. The PHA has the right to approve or deny all mutual recissions.

In addition, the PHA will allow exceptions to these policies for purposes of reasonable accommodation of a family member who is a person with disabilities (see Chapter 2).

The *Housing Manager* may make exceptions to these restrictions if there is an emergency reason over which the participant has no control for the move.

12-1.E. TERMINATIONS RELATED TO DOMESTIC VIOLENCE, DATING VIOLENCE, OR STALKING

This section addresses the protections against termination of assistance that the Violence against Women Act of 2005 (VAWA) provides for victims of domestic violence, dating violence, and stalking. For general VAWA requirements and PHA policies pertaining to notification, documentation, and confidentiality, see section 16-IX of this plan, where definitions of key VAWA terms are also located.

VAWA Protections against Termination

(VAWA) provides four specific protections against termination of HCV assistance for victims of domestic violence, dating violence, or stalking. (*Note:* The second, third, and fourth protections also apply to terminations of tenancy or occupancy by owners participating in the HCV program. So do the limitations discussed under the next heading.)

First, VAWA provides that a PHA may not terminate assistance to a family that moves out of an assisted unit in violation of the lease, with or without prior notification to the PHA, if the move occurred to protect the health or safety of a family member who is or has been the victim of domestic violence, dating violence, or stalking and who reasonably believed he or she was imminently threatened by harm from further violence if he or she remained in the unit [24 CFR 982.314(b)(4)].

Second, it provides that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking may not be construed either as a serious or repeated lease violation by the victim or as good cause to terminate the assistance of the victim [24 CFR 5.2005(c) (1)].

Third, it provides that criminal activity directly related to domestic violence, dating violence, or stalking may not be construed as cause for terminating the assistance of a tenant if a member of the tenant's household, a guest, or another person under the tenant's control is the one engaging in the criminal activity and the tenant or an immediate family member of the tenant is the actual or threatened victim of the domestic violence, dating violence, or stalking. [24 CFR 5.2005(c) (2)].

Fourth, it gives PHAs the authority to "terminate assistance to any tenant or lawful occupant who engages in criminal acts of physical violence against family members or others, without, terminating assistance to, or otherwise penalizing, the victim of the violence. [24 CFR 5.2009(a)].

Limitations on VAWA Protections [24 CFR 5.2005(d) and (e)]

VAWA does not limit the authority of a PHA to terminate the assistance of a victim of abuse for reasons unrelated to domestic violence, dating violence, or stalking so long as the PHA does not subject the victim to a more demanding standard than it applies to other program participants [24CFR 5.2005(d)(1)].

Likewise, VAWA does not limit the authority of a PHA to terminate the assistance of a victim of domestic violence, dating violence, or stalking if the PHA "can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the assisted property if the victim is not terminated from assistance." [24 CFR 5.2005(d) (2)]. HUD regulations define *actual and imminent threat* to mean words, gestures, actions, or other indicators of a physical threat that (a) is real, (b) would occur within an immediate time frame, and (c) could result in death or serious bodily harm [24 CFR 5.2005(d)(2) and (e)]. In determining whether an individual would pose an actual and imminent threat, the factors to be considered include:

- The duration of the risk
- The nature and severity of the potential harm
- The likelihood that the potential harm will occur
- The length of time before the potential harm would occur [24 CFR 5.2005(e)]

Even when a victim poses an actual and imminent threat, however, HUD regulations authorize a PHA to terminate the victim's assistance "only when there are no other actions that could be taken to reduce or eliminate the threat" [24 CFR 5.2005(d) (3)].

PHA Policy

In determining whether a program participant who is a victim of domestic violence, dating violence, or stalking is an actual and imminent threat to other tenants or those employed at or providing service to a property, the PHA will consider the following, and any other relevant, factors:

Whether the threat is toward an employee or tenant other than the victim of domestic violence, dating violence, or stalking

Whether the threat is a physical danger beyond a speculative threat

Whether the threat is likely to happen within a short period of time

Whether the threat to other tenants or employees can be eliminated in some other way, such as by helping the victim relocate to a confidential location or seeking a legal remedy to prevent the perpetrator from acting on the threat

If the participant wishes to contest the PHA's determination that he or she is an actual and imminent threat to other tenants or employees, the participant may do so as part of the informal hearing.

Documentation of Abuse [24 CFR 5.2007]

PHA Policy

When an individual facing termination of assistance for reasons related to domestic violence, dating violence, or stalking claims protection under VAWA, the PHA will request that the individual provide documentation supporting the claim in accordance with the policies in section 16-IX.D of this plan.

The PHA reserves the right to waive the documentation requirement if it determines that a statement or other corroborating evidence from the individual will suffice. In such cases the PHA will document the waiver in the individual's file.

Terminating the Assistance of a Domestic Violence Perpetrator [24 CFR 5.2005(c)]

Although VAWA provides protection against termination of assistance for victims of domestic violence, it does not provide such protection for perpetrators. VAWA gives the PHA the explicit authority to "terminate assistance to any individual who is a tenant or lawful occupant [24 CFR 5.2009(a)], and who engages in criminal acts of physical violence against family members or others...without terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant." This authority is not dependent on a bifurcated lease or other eviction action by an owner against an individual family member. Further, this authority supersedes any local, state, or other federal law to the contrary. However, if the PHA chooses to exercise this authority, it must follow any procedures prescribed by HUD or by applicable local, state, or federal law regarding termination of assistance. This means that the PHA must follow the same rules when terminating assistance to an individual as it would when terminating the assistance of an entire family [3/16/07 *Federal Register* notice on the applicability of VAWA to HUD programs].

PHA Policy

The PHA will terminate assistance to a family member if the PHA determines that the family member has committed criminal acts of physical violence against other family members or others. This action will not affect the assistance of the remaining, nonculpable family members.

In making its decision, the PHA will consider all credible evidence, including, but not limited to, a signed certification (form HUD-50066) or other documentation of abuse submitted to the PHA by the victim in accordance with this section and section 16-IX.D. The PHA will also consider the factors in section 12-II.D. Upon such consideration, the PHA may, on a case-by-case basis, choose not to terminate the assistance of the culpable family member.

If the PHA does terminate the assistance of the culpable family member, it will do so in accordance with applicable law, HUD regulations, and the policies in this plan.

12-IL.F. TERMINATION NOTICE

HUD regulations require PHAs to provide written notice of termination of assistance to a family only when the family is entitled to an informal hearing. However, since the family's HAP contract and lease will also terminate when the family's assistance terminates [form HUD-52641], it is a good business practice to provide written notification to both owner and family anytime assistance will be terminated, whether voluntarily or involuntarily.

PHA Policy

Whenever a family's assistance will be terminated, the PHA will send a written notice of termination to the family and to the owner of the family's unit. The notice will state the date on which the termination will become effective. This date generally will be at least 30 calendar days following the date of the termination notice, but exceptions will be made whenever HUD rules, other PHA policies, or the circumstances surrounding the termination require.

When the PHA notifies an owner that a family's assistance will be terminated, the PHA will, if appropriate, advise the owner of his/her right to offer the family a separate, unassisted lease.

If a family whose assistance is being terminated is entitled to an informal hearing, the notice of termination that the PHA sends to the family must meet the additional HUD and PHA notice requirements discussed in section 16-III.C of this plan. Although HUD does not require PHAs to include information about the protections against termination of assistance provided by the Violence against Women Act of 2005 (VAWA) to victims of domestic violence, dating violence, or stalking, PHAs have the discretion to include such information.

PHA Policy

Whenever the PHA decides to terminate a family's assistance because of the family's action or failure to act, the PHA will include in its termination notice the VAWA information described in section 16-IX.C of this plan and will request that a family member wishing to claim protection under VAWA notify the PHA within 7 business days.

Still other notice requirements apply in two situations:

- If a criminal record is the basis of a family's termination, a copy of the record must accompany (or precede) the termination notice, and a copy of the record must also be provided to the subject of the record [24 CFR 982.553(d)].
- If immigration status is the basis of a family's termination, as discussed in section 12-I.D, the special notice requirements in section 16-III.D must be followed.

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, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide 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 is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 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 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. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a 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: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

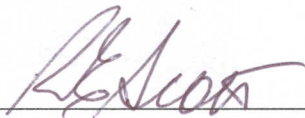
- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

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

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

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

I, Bob Scott the Mayor certify that the Five Year and
Annual PHA Plan of the City of Sioux City Housing Authority is consistent with the Consolidated Plan of
Sioux City Consortium, Iowa prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

Civil Rights CertificationU.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**Civil Rights Certification****Annual Certification and Board Resolution**

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 Commissioner, 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.

City of Sioux City Housing Authority

IA018

PHA Name_____
PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)


Name of Authorized Official

Bob Scott

Title

Mayor

Signature



Date

4-11-12

**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 ___ 5-Year and/or ___ Annual PHA Plan for the PHA fiscal year beginning 7-1-12 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 Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted 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 assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). 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 Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public 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, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those 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 maintain records reflecting 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 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; 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 list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(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 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 3 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.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 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 OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable 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 at the primary business office of the PHA and at all 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:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) 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.

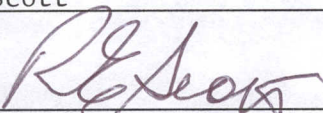
City of Sioux City Housing Authority
PHA Name

IA 018
PHA Number/HA Code

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

X Annual PHA Plan for Fiscal Years 2012 - 2013

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Bob Scott	Mayor
Signature	Date
	4-11-12