

PHA Plan

2011

Annual Plan

Year 2 of 3rd 5 Year Plan

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

OMB No. 2577-
0226
(exp. 04/30/2011)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

Annual PHA Plan

Fiscal Year Beginning July 1, 2012

PHA Name: Dallas County PHA MO216

Dallas County PHA Jurisdiction:

Barry, Christian, Dade, Dallas, Greene (excluding City of Springfield,
Lawrence, Polk, Stone, Taney and Webster Counties, Missouri

Headquarters: Ozarks Area Community Action Corporation
215 S. Barnes
Springfield, MO 65802
(417)864-3444

Board Approved

March 27, 2012

NOTE: This PHA Plan template (HUD-50075) is new in 2010. The template is the same for the 5 year Plan and the Annual Plan. All PHAs use the same template now regardless of whether the PHA is Section 8 only or High Performer, etc. pvw

1.0	PHA Information PHA Name: <u>DALLAS COUNTY PHA</u> PHA Code: <u>MO216</u> 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>07/2012</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>-0-</u> Number of HCV units: <u>572</u>																										
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.) Not Applicable.																										
	<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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5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. NOTE: Retained 5.1 and 5.2 for reference for 2012 Annual Plan.																										
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 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.																										
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. 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.																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: No changes have been made in the Plan Elements except the Calendar Year 2011 HCV financial resources listed in 6.2 and the Payment Standards for Stone and Taney Counties in 6.3.																										

- (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% MFI.

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% MFI;
- 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% MFI)

6.2 Financial Resources (Section 8 HCV only)

Calendar Year 2011 HUD HAP Budget Authority Disbursements = \$ 2,094,654

Calendar Year 2011 HUD Administrative Fee Disbursements = \$ 304,820 (HUD has not reconciled Admin Fees for CY 2011 yet.)

Calendar Year 2011 Port-In HAP Revenue Billed = \$ 196,145

Calendar Year 2011 Port-In Admin Fee Income Billed = \$ 20,933

6.3 Rent Determination. (Section 8 HCV only)

- Payment Standards (PS) are currently 90-93% of FY 2012 FMR (as of 12/1/11) depending on which county in the ten county legal jurisdiction, with the exception of Dade County where HUD decreased the FMR resulting in Dade County PS at 95%, and Polk County PS at 99% FMR for 0,1,2 bedroom sizes. The PHA increased the Stone and Taney County PS to meet the 90% FMR minimum.
- 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 FY ending 6/30/2011 is due to be submitted to HUD and the Audit Clearinghouse by 3/31/2012.

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	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. (NOT APPLICABLE)</i>
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. (Not Applicable. Public Housing Only.)
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	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <ul style="list-style-type: none"> • The Dallas County PHA serves Barry, Christian, Dade, Dallas, Greene (excluding Springfield), Lawrence, Polk, Stone, Taney and Webster counties. • The demand for the Section 8 Housing Choice Voucher Program remains strong in this region. • As of February 14, 2012 there are 2,212 households on the Dallas County PHA HCV Waiting List. The approximate wait time to be selected from the Waiting List is two and a half (2 ½) years. • 1,821 Applicants have income less than or equal to 30% Area Median Income (AMI). This is 82% of the Waiting List. • 391 Applicants have income greater than 30% AMI but less than or equal to 50% AMI. This is 18% of the Waiting List. • 1,355 Applicants are Families with children. This is 61% of the Waiting List. • 193 Applicants are Elderly families. This is 8.7% of the Waiting List. • 435 Applicants are Families with Disabilities. This is 19.7% of the Waiting List. • 2,096 Applicants are Caucasian. This is 94.8% of the Waiting List. • 81 Applicants are African American or 3.7% of the Waiting List. • 21 Applicants are Native American/Pacific Islander or .9% of the Waiting List. • 14 Applicants – Other/Mixed or .6%. • 41 Applicants are Hispanic or 1.9 % of the Waiting List.
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. (Note: Updated for 2012 Annual Plan even though not required for Section 8 only PHAs.)</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 500 households in Calendar Year 2012 to keep up with turnover in the program. The program is experiencing a 28% response rate from Applicants selected from the Waiting List to receive assistance. Approximately 1 in 4 applicants are successfully admitted to the program. CY 2012 funding is not yet known so it is difficult to plan leasing strategy except to be conservative until CY2012 funding is known.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested. (Note: Instructions state section 10 is not required for High Performing agencies. No changes were made in this section for 2011 Annual PHA Plan.)</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>

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> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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PLEASE SEE ATTACHMENTS:

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

DALLAS COUNTY PHA/OACAC RESIDENT ADVISORY BOARD COMMENTS MARCH 8, 2012

The Resident Advisory Board met with Patty Van Weelden, Program Director and Teresa Osborn, Administrative Assistant from 1:30 – 3:15 p.m. on March 8, 2012 to review the 2012 Draft Annual PHA Plan, results of the 2012 Utility Survey, 2011 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 10, 2011 were reviewed, no comments were made.

Ms. Van Weelden described the different housing programs that OACAC provides. Marjorie Lingerfelt started discussion that maybe the Department of Mental Health should be handling this type of program themselves. Patty explained that OACAC was simply the administrator and was paid a fee to operate the S + C program locally. Angela Thomas discussed the benefit of the S+C program for families who may not qualify for Section 8 or for families who are dealing with other issues.

The Residents reviewed the following issues relative to the 2011 Annual PHA Plan to be submitted for the PHA fiscal year beginning July 1, 2011.

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

2. Goals and Objectives. (5.2 PHA Plan)

- Van Weelden reviewed the goals and discussed that these basically have not changed from previous years. She explained that currently the Section 8 HCV program is fully utilized and that we are overspending each month by about \$ 9,000. She stated that staff will have to

decrease program size before CY 2012 ends to avoid overspending housing assistance funds by 12/31/12.

3. PHA Plan Update. (6.0 PHA Plan) Van Weelden informed the board the only changes were to the Payment Standard and financial resources. She stated a copy of the PHA plan is available to each board member and is on the OACAC website too.

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 ½ years. As of February 14, 2012 there were 2,212 households waiting.
- Selection Criteria is based on date and time order of Application. Van Weelden explained the possible waiting list preferences that we could consider but after discussion, all agreed that everybody has great need. **No change.**

5. Financial Resources. (6.2 PHA Plan) Van Weelden reviewed the Calendar Year 2011 data. Van Weelden stated we never really know what our administrative fee rates are until late in the year and how hard it is to plan a budget. Our final eligibility for CY2011 Administrative Fees has not yet been completed by HUD.

6. Rent Determination. (6.3 PHA Plan) Van Weelden explained Payments Standards. She told the board we had to make a few adjustments of the Payment Standard. The FMR had increased *and* to maintain the Payment Standard between 90 – 110% of the FMR, it was necessary to make a few adjustments in Stone and Taney Counties. Other counties were frozen at 2011 rates.

- Discussed the transfer policy. The housing department maintains a transfer policy that you can move only once every twelve months. Mid-year moves are granted on a case-by-case basis and approved only for good cause.

7. Grievance Procedures. (6.5 PHA Plan) Van Weelden stated there were no changes to the 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 OACAC will submit the Civil Rights Certification with the PHA plan along with the other forms as required by HUD.

9. Fiscal Year Audit. (6.11 PHA Plan) Van Weelden informed the group that the PHA Audit is being prepared to be submitted by the March 31, 2012 deadline.

10. Violence Against Women. (6.13 PHA Plan) Van Weelden reviewed the VAWA and the PHA policy. Van Weelden stated if the abuser leaves the home an Interim Re-exam would be done and continue assistance for the remaining family members. Angela Thomas discussed how women cannot be evicted due to abuse.

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 2/14/2012 was 2,212. Van Weelden explained the table provides some demographics of the people waiting for assistance.

Van Weelden explained no selection from the waiting list has been made since December, 2011. At this time, we don't know when we will be making our next selection. At this time we are over spending and there is no budget available to make new offers.

12. Strategy of Addressing Housing Needs. (9.1 PHA Plan) Van Weelden stated the goal is to serve as many people as we possibly can. However, at this time, families are not leaving the program as quickly as in prior years. Van Weelden stated we are not having large numbers of families leaving the program. She stated currently, we have an average of about 12 families leave per month. (Laurie Pendergrass thought the big loss occurred in previous years because women were marrying men with jobs, now there are no jobs).

13. Additional Information. (10.0 PHA Plan)

- Reviewed the 2012 Demographic profile of the 10 counties, families currently being served. Laurie Pendergrass responded with "God Bless OACAC".
- Discussed CY 2012 cuts in administrative fees. Currently operating with 3 part-time people and 4 full-time. The cut in hours occurred with last year's funding cuts.
- Discussed Public Hearing scheduled for March 19, 2012.
- Discussed proposed new federal legislation to reform the Section 8 HCV program. (Affordable Housing & Self Sufficiency Act of 2012/ AHSSIA) An example of a change could include inspections for elderly/disabled only required every 3 years. OACAC staff do not think this change is a good idea. Laurie Pendergrass stated and Angela Thomas agreed that some landlords would not make repairs without the housing program requirements. Another example is layered changes in income. Angela Thomas commented you get a cost of living increase and then other benefits are removed. Doug Cotter stated his electric bill has increased by 20%.
- Van Weelden reviewed Budget Analysis and Disbursements noting how the program administrative funding is shrinking over the years. Laurie Pendergrass remarked that HUD is cutting your man hours and then giving you triple the work. Van Weelden stated every thing is moving to the new HUD cash management system.
- Discussion on how to generate additional income into the program. Residents talked about different fund raisers they had participated in for other low-income projects.
- Van Weelden discussed how all expenses of the program come from the administrative fees. Currently there are 3 cars that need to be replaced, they have over 150,000 miles each and are 12 years old. It would take a large amount of the administrative reserves to replace them. Van Weelden stated the OACAC Area Board did approve to spend \$21,000 of the reserves just to get by this year.
- Van Weelden talked about cost saving measures. Considered make a preference for families selected off the waiting list. Elderly/Disabled households are generally one person households whose expense is far less than the 3 bedroom families.
- Discussed possible disgruntled applicants who complain about the lengthy amount of time it takes to get a response for an appeal. With the cut in hours and everything else on the runway, appeals take a back seat.
- All of the Resident Advisory Board members expressed their appreciation for the program and all of the work that staff does.

Meeting concluded at 3:15 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: Laurie Pendergrass - Greene County
John Shipman - Lawrence County
Paul Cotter - Stone County
Marjorie Lingerfelt - Dallas County
Angela Thomas - Greene County
Daisy Tolliver - Greene County

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

**PHA Certifications of Compliance
with PHA Plans and Related
R e g u l a t i o n s**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/30/2011

**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 2012 Annual PHA Plan for the PHA fiscal year beginning July 1, 2012, 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.

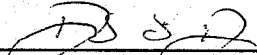
DALLAS COUNTY PHA
 PHA Name

MO216
 PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2010- 2015

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 TONY DELONG	Title BOARD CHAIRPERSON
Signature 	Date March 27, 2012

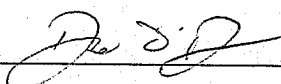
Civil Rights CertificationU.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 08/30/2011**Civil Rights Certification****Annual Certification and Board Resolution**

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.

DALLAS COUNTY PHA
PHA NameM0216
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		Title	
TONY DELONG		BOARD CHAIRPERSON	
Signature 		Date March 27, 2012	