

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 8/30/2011
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1.0	PHA Information PHA Name: <u>Menard County Housing Authority</u> PHA Code: <u>IL028</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2015</u>												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>126</u> Number of HCV units: <u>587</u>												
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input 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 <table border="1"> <thead> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> </tr> </tbody> </table>	PH	HCV	PHA 1:		PHA 2:		PHA 3:	
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 the same as that of the Department of Housing and Urban Development; 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.

Progress meeting previous PHA Plan goals (2010 – 2014):

- PHAS High-Performer status regained after dropping to Standard-Performer. MCHA is currently a Standard-Performer under SEMAP.
- MCHA has received another one-year FSS grant.
- No homes for homeownership were constructed during the current five-year PHA plan cycle. There are no plans to develop additional homeownership units, however Prairie Place, which is managed by MCHA, will reach the end of its initial tax credit compliance period during the next five-year PHA plan cycle, and some of the homes may be sold to qualified families.
- Prairie Meadows, the 48-unit Assisted Living Facility planned for Athens, is still in the financing phase. Several different financing structures have been pursued, so far unsuccessfully.
- MCHA's Section 8 program has grown from 140 vouchers in Menard County to 587 vouchers in 28 counties throughout the state.
- MCHA has agreements with Macoupin, Bond & Livingston counties to assist them, in various ways, with Low Income Housing Tax Credit developments.
- MCHA has an agreement with River Run Apartments in Macomb to administer approximately 93 Project Based Section 8 Vouchers.
- 33 units of Public Housing have been demolished under the RAD program. A new affordable housing development, owned by Parkside Homes Limited Partnership, is currently under construction on 7 different sites throughout Athens, including the 4 former Public Housing sites. All 33 units will have rental assistance through HUD's Project Based Rental Assistance (PBRA) program. Construction is scheduled to be completed by summer 2015.
- MCHA has submitted an application to HUD to convert the remaining 126 units of Public Housing to the PBRA program. The benefit of converting is to give MCHA greater flexibility financing future capital improvements, renovations or new construction.

Goals and objectives for the next 5 years (2015 – 2019):

- Maintain PHAS high-performer status and regain SEMAP high-performer status
- Maintain and upgrade existing units as needed
 - Renovate kitchens & bathrooms
 - Replace flooring
 - Replace windows
 - Resurface parking bays
 - Replace appliances
 - Upgrade maintenance vehicles & equipment
- Pursue alternative sources of revenue through contracts with other PHAs, not-for-profit organizations and private property owners and managers, in order to expand the Authority's scope of operations and improve its effectiveness.
- Identify financially struggling small PHAs that may benefit from consortium, consolidation or Public Housing or Section 8 program transfer and seek appropriate HUD approval with the goal of maintaining availability of affordable housing in rural areas throughout the state, where it is needed.
- Develop 48-unit Assisted Living Facility in Athens.
- Continue to implement new LIPH flat rents in accordance with HUD regulations.
- Ensure proper Environmental and Subsidy Layering Reviews are performed in conjunction with placement of Project Based Vouchers and RAD conversions.
- Begin conducting Section 8 HQS inspections on a biannual basis
- MCHA plan to convert remaining LIPH units to RAD program. After consultation with residents and the RAB, the Board of Commissioners approved submission of application to HUD under the Rental Assistance Demonstration (RAD) program to convert assistance for up to 126 LIPH Family units in Petersburg and Athens, IL (IL008111111) from Public Housing to Project Based Rental Assistance (PBRA). Assistance will be converted for 126 units, representing 100% of MCHA's remaining Low Income Public Housing Portfolio. The bedroom distributions of the units are as follows: 1BR – 78 Units 2BR – 26 Units 3BR – 19 Units 4 BR – 3 Units.
- There will be no reduction in the number of units, nor will there be any change in bedroom size distribution.
- The conversion to PBRA is being undertaken without substantial rehabilitation of the 126 existing public housing units, however the conversion will have an impact on future Capital Funds Program (CFP) and Replacement Housing Factor (RHF) funding. Following conversion, MCHA will no longer receive CFP grant funding. Capital improvements will be funded through a Replacement Reserve escrow that will be initially funded through unused CFP & RHF grant funds and funded on an ongoing basis through project cash flow.
- MCHA currently has no preferences for its waiting list and will not be adding preferences for the PBRA conversion. All eligible requirements that are in MCHA's current ACOP will be adhered to.
- The application of the Menard County Housing Authority to convert assistance under RAD does not propose any transfer of assistance.
- The authority is not under any Voluntary Compliance Agreement or Consent Decree with HUD.
- Site and Neighborhood Standards Certification. "The sites comply with the Site selection requirements set forth at Appendix III of PIH Notice 2012-32 Revision 1, the Fair Housing Act, Title VI of the Civil Rights Act of 1964 including implementing regulations at 24 CFR § 1.4(b)(3), Section 504 of the Rehabilitation Act of 1973 including implementing regulations at CFR § 8.4(b)(5), and the Americans with Disabilities Act."

6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>Attachment A: Plan Elements IL028A01</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <ul style="list-style-type: none"> • MCHA Central Office at 101 W. Sheridan Rd. Petersburg, IL 62675
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <ul style="list-style-type: none"> • Develop a 48 unit assisted living facility for the elderly. • Demolish or dispose of selected public housing properties in Petersburg where renovation costs exceed HUD’s published total development costs. • Develop selected new public housing units to replace demolished/disposed public housing • MCHA plan to convert remaining LIPH units to RAD program. After consultation with residents and the RAB, the Board of Commissioners approved submission of application to HUD under the Rental Assistance Demonstration (RAD) program to convert assistance for up to 126 LIPH Family units in Petersburg and Athens, IL (IL008111111) from Public Housing to Project Based Rental Assistance (PBRA). Assistance will be converted for 126 units, representing 100% of MCHA’s remaining Low Income Public Housing Portfolio. The bedroom distributions of the units are as follows: 1BR – 78 Units 2BR – 26 Units 3BR – 19 Units 4 BR – 3 Units. • There will be no reduction in the number of units, nor will there be any change in bedroom size distribution. • The conversion to PBRA is being undertaken without substantial rehabilitation of the 126 existing public housing units, however the conversion will have an impact on future Capital Funds Program (CFP) and Replacement Housing Factor (RHF) funding. Following conversion, MCHA will no longer receive CFP grant funding. Capital improvements will be funded through a Replacement Reserve escrow that will be initially funded through unused CFP & RHF grant funds and funded on an ongoing basis through project cash flow. • MCHA currently has no preferences for its waiting list and will not be adding preferences for the PBRA conversion. All eligible requirements that are in MCHA’s current ACOP will be adhered to. • The application of the Menard County Housing Authority to convert assistance under RAD does not propose any transfer of assistance. • The authority is not under any Voluntary Compliance Agreement or Consent Decree with HUD. • Site and Neighborhood Standards Certification. “The sites comply with the Site selection requirements set forth at Appendix III of PIH Notice 2012-32 Revision 1, the Fair Housing Act, Title VI of the Civil Rights Act of 1964 including implementing regulations at 24 CFR § 1.4(b)(3), Section 504 of the Rehabilitation Act of 1973 including implementing regulations at CFR § 8.4(b)(5), and the Americans with Disabilities Act.” • Convert up to 20% of MCHA’s HAP budget authority from Tenant Based Vouchers to Project Based Vouchers, in accordance with Administrative Plan and 24CFR983 requirements.
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>Submitted separately per PHA Plan/CFP decoupling</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>Submitted separately per PHA Plan/CFP decoupling</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>Menard County Illinois has experienced a population decrease of 0.8% since the 2010 Census and annual residential building permits have decreased by more than half over the past 5 years. As a result, the housing stock within the county has continued to age. Approximately 40% of the existing housing units are over 50 years old. MCHA will continue to maintain and modernize its Public Housing rental units, substantially rehabilitating and/or demolishing and replacing upon reaching the point of obsolescence.</p> <p>Private market rental property within Menard County is experiencing a vacancy rate of approximately 10%. MCHA will work with private landlords to convince them to participate in the Housing Choice Voucher program in order to decrease their vacancies by housing families from MCHA's Section 8 waiting list while at the same time improving living conditions by enforcing Housing Quality Standards upon more private market units.</p> <p>Per the U.S. Census Bureau and CHAS Data Book for Menard County, IL:</p> <ul style="list-style-type: none"> • Of the 973 renter households, 685 have 1 or 2 members, 242 have 3 to 4 members, 46 have 5 or more members with an average household size of 2.27; 36.9% of all renters have a cost burden greater than 30% of Household Income. • Of the 4,098 homeowner households, 2,563 have 1 or 2 members, 1,226 have 3 to 4 members, 309 have 5 or more members with an average household size of 2.51; 14.5% of all homeowners have a cost burden greater than 30% of Household income. • 74.8% of renter households have income <80% of AMI, and 43.8% of low income renter households are experiencing a housing problem. <p>Waiting List:</p> <ul style="list-style-type: none"> • The Authority's public housing waiting list is open, and its Section 8 waiting list is closed • Currently there are 126 families on the Public Housing waiting list and 267 families on the Section 8 waiting list
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9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <ul style="list-style-type: none"> • Minimize vacant unit turnaround time by contracting the cleaning and painting of vacant units • Implement landlord outreach program to draw more owner-participants to the Section 8 program. • Prepare and implement a homeownership program to sell existing single family detached tax credit homes currently managed by the Authority using lease purchase and other funding arrangements. • Request replacement housing choice vouchers for demolished/disposed public housing units that are not replaced with new public housing units. • Develop a 48 unit assisted living facility for the elderly. • Develop and implement HOME and Section 8 homeownership plans. • Develop affordable housing using available financing, such as Low Income Housing Tax Credits and HOME funds and place PBV where available in order to further availability of affordable housing in jurisdiction in which MCHA operates • Construct additional low income rental housing using a mixed-finance approach that may include Low Income Housing Tax Credits, HOME funds and other sources of funding. • Implement HUD Moving-To-Work Program • Participate in Illinois Statewide Referral Network
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10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <ul style="list-style-type: none"> • PHAS High-Performer status regained after dropping to Standard-Performer. MCHA is currently a Standard-Performer under SEMAP. • MCHA has received another one-year FSS grant. • No homes for homeownership were constructed during the current five-year PHA plan cycle. There are no plans to develop additional homeownership units, however Prairie Place, which is managed by MCHA, will reach the end of its initial tax credit compliance period during the next five-year PHA plan cycle, and some of the homes may be sold to qualified families. • Prairie Meadows, the 48-unit Assisted Living Facility planned for Athens, is still in the financing phase. Several different financing structures have been pursued, so far unsuccessfully. • MCHA’s Section 8 program has grown from 140 vouchers in Menard County to 587 vouchers in 28 counties throughout the state. • MCHA has agreements with Macoupin, Bond & Livingston counties to assist them, in various ways, with Low Income Housing Tax Credit developments. • MCHA has an agreement with River Run Apartments in Macomb to administer approximately 93 Project Based Section 8 Vouchers. • 33 units of Public Housing have been demolished under the RAD program. A new affordable housing development, owned by Parkside Homes Limited Partnership, is currently under construction on 7 different sites throughout Athens, including the 4 former Public Housing sites. All 33 units will have rental assistance through HUD’s Project Based Rental Assistance (PBRA) program. Construction is scheduled to be completed by summer 2015. • MCHA has submitted an application to HUD to convert the remaining 126 units of Public Housing to the PBRA program. The benefit of converting is to give MCHA greater flexibility financing future capital improvements, renovations or new construction. • MCHA has updated ACOP & Section 8 Admin Plan <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <ul style="list-style-type: none"> • Attachment B: PHA Definition of Significant Amendment & Substantial Deviation/Modification IL028B01
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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <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)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</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.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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ADDITIONAL ATTACHMENTS

A: PLAN ELEMENTS

B: STATEMENT OF DEFINITION OF SIGNIFICANT AMENDMENT & SUBSTANTIAL DEVIATION/MODIFICATION

C: CARBON MONOXIDE LETTER

D: CHALLENGED ELEMENTS/RAB COMMENTS

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.