

<b>Streamlined Annual PHA Plan</b> <i>(High Performer PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 02/29/2016</b>
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**Purpose.** 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, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A. PHA Information.						
A.1	<b>PHA Name: Pennington County Housing and Redevelopment Commission</b> <b>PHA Type:</b> <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer <b>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/2021</b> <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) <b>Number of Public Housing (PH) Units 500</b> <b>Number of Housing Choice Vouchers (HCVs) 1435</b> <b>Total Combined 1883</b> <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission				<b>PHA Code: SD045</b>	
<p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. 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 their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p>						
<input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)						
<b>Participating PHAs</b>		<b>PHA Code</b>	<b>Program(s) in the Consortia</b>	<b>Program(s) not in the Consortia</b>	<b>No. of Units in Each Program</b>	
					<b>PH</b>	<b>HCV</b>
Lead PHA:						

**B. Annual Plan Elements**

**B.1 Revision of PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| Y                                   | N                                   |  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Statement of Housing Needs and Strategy for Addressing Housing Needs.                  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Financial Resources.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Rent Determination.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Homeownership Programs.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Safety and Crime Prevention.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Pet Policy.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Substantial Deviation.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Significant Amendment/Modification   |

(b) The PHA must submit its Deconcentration Policy for Field Office Review.

(c) If the PHA answered yes for any element, describe the revisions for each element below:

**Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.**

The PCHRC conducted a complete review of its Public Housing Admissions and Continued Occupancy Policy and Section 8 Administrative Plan to ensure that these policies are in compliance with all statutory and regulatory requirements. Entirely new policies were adopted, effective June 1, 2020. No significant discretionary policy changes were made. These policies are available for review at [www.pchrc.com](http://www.pchrc.com).

**Homeownership Programs.**

The PCHRC has been approached about implementing a homeownership program with VASH vouchers. The PCHRC will work with the VA to determine if this program is feasible and beneficial use of VASH vouchers. If so, the PCHRC will establish a homeownership program for VASH Vouchers.

**Financial Resources:**

The Statement of Financial Resources has been updated and is on file in the office.

**Rent Determination:**

Section 8 Voucher Payment Standards were reviewed and revised based on HUD published Fair market Rents (FMRs). Payment Standards are set between 90% and 110% of the FMRs according to HUD regulations. They will be monitored and revised as necessary to remain in compliance with HUD regulations or to ensure an adequate supply of rental housing is available to Section 8 participants.

Public Housing Flat Rents are set at approximately 100% of HUD published Fair Market Rents (FMRs) with the exception of Prairie Village and Edwards Manor, which are set at approximately 80% of FMRs. Effective April 1, 2021 they will be adjusted to reflect current FMRs and updated Utility Allowances.

**B.2 New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| Y                                   | N                                   |  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Hope VI or Choice Neighborhoods.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Mixed Finance Modernization or Development.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Demolition and/or Disposition.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Conversion of Public Housing to Tenant Based Assistance.   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Conversion of Public Housing to Project-Based Assistance under RAD.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Project Based Vouchers.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Units with Approved Vacancies for Modernization.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). |

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

The PCHRC is seeking to develop additional affordable housing. Mixed Finance Development may be utilized. The PCHRC will also investigate the possibility of selling some of its scattered site single family homes under the Demolition/Disposition program to finance multifamily development.

	<p>The PCHRC will investigate current HUD programs to convert Public Housing to Tenant Based Assistance or Project Based Assistance.</p> <p>The PCHRC will consider Project Based Vouchers for its VASH program if requested to do so by the Veterans Administration.</p> <p>The PCHRC will consider applying to participate in HUD's expanded Moving to Work Program.</p> <p>The PCHRC intends on utilizing 20% of its Public Housing Operating Subsidy for Capital Improvements in accordance with HUD regulations.</p>
<p><b>B.3</b></p>	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>Goal: Expand the supply of assisted housing.  Objectives:  1. Apply for additional units of Tenant Based Assistance, including those targeting specific clientele.  2. Acquire land for future development.  3. Acquire or build additional units.  Progress:  Additional VASH Voucher funding became available in the past year, however the local VA office did not feel that applying for additional vouchers was warranted. The PCHRC applied for, and received, twenty-five vouchers under the Foster Youth to Independence Program. No additional land or rental units were acquired.</p> <p>Goal: Improve the quality of assisted housing:  Objectives:  1. Achieve High Performer Status under the Public Housing Assessment System (PHAS).  2. Achieve High Performer Status under the Section 8 Management Assessment Program (SEMAP).  Progress:  The PCHRC was designated as a High Performer under PHAS and SEMAP.</p> <p>Goal: Increase assisted housing choices.  Objectives:  1. Conduct outreach effort to potential voucher landlords.  Progress:  The PCHRC produces and distributes Landlord/Property Manager Handbooks to provide information on the Section 8 program to prospective landlords. Outreach is conducted through membership in the Black Hills Multifamily Housing Association.</p> <p>Goal: Provide an improved living environment.  Objectives:  1. Provide crime prevention activities, including additional police patrols and sector policing efforts in Public Housing developments.  2. Work with local law enforcement agencies to provide for the exchange of information to aid in applicant screening, lease enforcement, and local law enforcement efforts.  Progress:  The PCHRC contracts with the Rapid City Police Department for additional patrols of our Public Housing properties and other crime prevention activities. The contract also provides for the exchange of information to aid in applicant screening, lease enforcement and law enforcement efforts. The PCHRC is provided with arrest reports for all adult applicants and residents. A weekly report of calls for service from Public Housing developments is provided by the police department. Follow-up reports are provided as needed. Security cameras are utilized at PCHRC high-rises.</p> <p>Goal: Ensure equal opportunity and affirmatively further fair housing.  Objectives:  1. Provide staff with adequate training in the areas of Equal Opportunity, Fair Housing and Reasonable Accommodations.  2. Modernize Public Housing properties to fully comply with Section 504 Accessibility Standards.  Progress:  Property Managers met continuing education requirements for licensing. Maintenance Staff received online training on fair housing and workplace safety. The PCHRC continues to make progress in modernizing its facilities to fully comply with 504 Accessibility Standards.</p> <p>Goal: Maintain an efficient and capable team of employees who are willing and able to perform their duties to the highest professional standards.  Objectives:  1. Maintain an attractive work environment and competitive wage and benefit package in order to attract and retain high quality employees.  2. Provide adequate training, both in-house and through outside sources, to give employees the necessary skills to excel in their duties.  3. Establish appropriate certification and/or licensing requirements for staff.  Progress:  The PCHRC offers a competitive wage and benefit package to attract and retain quality employees. Wages and Benefits are reviewed periodically to ensure they remain competitive. Training is provided to staff on a regular basis. Licensing requirements have been established for property managers.</p> <p>Goal: Ensure full compliance with all applicable regulations and standards, including generally accepted accounting practices  Objectives:  1. Receive satisfactory scores on all HUD Compliance Reviews.  2. Have no significant audit findings.  Progress:  Satisfactory scores have been received on all Compliance Reviews in the past year. The PCHRC had no audit findings.</p>

	<p>Goal: Enhance the image of Public Housing in our Community.  Objectives:  1. Maintain all Public Housing units to standards that meet the surrounding neighborhood.  2. Respond to all complaints or concerns from local government or the citizens of our community within 48 hours  Progress:  Public Housing units meet or exceed neighborhood standards. Management makes every effort to ensure that all complaints are responded to in a timely manner however, we occasionally receive a complaint that a previous call was not answered. We will strive to ensure that all calls are promptly returned.</p> <p>Goal: Increase energy efficiency in our Public Housing units.  Objectives:  1. Implement energy saving projects in Public Housing properties.  Progress:  Boilers were replaced with high efficiency units at River Ridge Highrise. Windows replacement is in progress for 19 single family homes. A plan has been implemented to convert interior fluorescent lighting to LED. An energy audit of PCHRC Public Housing properties has recently been completed and recommendations for energy saving improvements are being evaluated.</p>
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<b>B.4.</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
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<b>Other Document and/or Certification Requirements.</b>	
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<b>C.1</b>	<p><b>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</b></p> <p><i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>
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<b>C.2</b>	<p><b>Civil Rights Certification.</b></p> <p><i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>
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<b>C.3</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
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<b>C.4</b>	<p><b>Certification by State or Local Officials.</b></p> <p><i>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>
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<b>D</b>	<b>Statement of Capital Improvements.</b> Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
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<b>D.1</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>See HUD Form 50075.2 approved by HUD on 04/15/20.</p>
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