

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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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	<p> PHA Name: <u>Jonesboro Urban Renewal and Housing Authority</u> PHA Code: <u>AR131</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/2020</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>191</u> Number of Housing Choice Vouchers (HCVs) <u>1342</u> Total Combined <u>1533</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. 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> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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B.	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(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.</p> <p>Units with Approved Vacancies for Modernization: With adequate CFP funding, we will continue to rehab units as they become vacant to increase marketability. Adequate rehab may include all or a combination of new floors, cabinets, and in some instances removal of outdated paneling to replace with new sheetrock. These modernization efforts will generally require 14-60-day approved vacancy exemption depending on how extensive the modernization.</p> <p>Other Capital Grant Programs: We are in the process of applying for grants to replace sewers and to install carbon monoxide detectors.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</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> <ul style="list-style-type: none"> • PHA Goal: Expand the supply of assisted housing. <p style="text-align: center;">Objectives:</p> <ul style="list-style-type: none"> • Apply for additional rental vouchers <p>Progress: The Executive Director and Section 8 Manager monitor the HUD Grants website to review HUD's annual SUPERNOFA for opportunities to apply for additional rental vouchers. There were only special purpose voucher opportunities under the 2019 SUPERNOFA. We current administer FUP voucher and cannot demonstrate a need for additional FUP voucher. We contacted the Veterans Affairs office to discuss the possibility of applying for VASH Vouchers. This would be a collaboration and based upon the meeting with the VA they would have to determine a need in our area. Therefore, we are making changes to our reports to identify the number of Veterans that are applying and how many</p>

are homeless. We were also invited to participate in the Continuum of Care of Craighead county which is one of the recommendations from the Veteran Affairs staff.

- **Maintain 98% or above occupancy rate in Public Housing**

Progress: FYE 2019, our adjusted average occupancy rate is 98.51%. We continue to strive for reduction of vacancies in our public housing developments. We continue to use CFP funds to improve properties to make them more desirable. We utilize resident input through resident surveys to develop our strategic improvement plan. We continue to market our developments to attract desirable residents. Our website features pictures of our public housing apartments and the playgrounds developed for our residents.

In addition, we have continued exceptional success with EIV in catching fraud and unreported income. The downside to that success is the necessary eviction when the resident fails to sign a repayment agreement or attempt repayment of the back-rent due. Increased evictions and subsequent vacancies make a backlog for maintenance and make meeting our occupancy goals more difficult.

In an effort to modernize our almost 40-year-old apartments and to make our aging units more marketable, JURHA will use CFP funds as needed for improvements. The modernization exemption in PIC will only be used if necessary to allow our maintenance staff and any required professional contractors adequate time to rehabilitate the interiors of our units.

- **Pursue funding to acquire or build units or developments**

PHA applied for tax credit funding. We had no deficiency in our application; however, we were not selected for funding.

- **PHA Goal: Improve the quality of assisted housing.**

Objectives:

- **Continue to maintain a high performance status for public housing PHAS and Section 8 HCV SEMAP**

Progress: We have maintained high performer status in Public Housing with a 93% for 2018. We were exempt from official PHAS scoring for 2019, however, our mock PHAS score for 2019 was estimated to be 97%. Through use of CFP funds, we have modernized numerous aspects of our public housing stock.

Indicator	Max Score	2019	2018	2017	2016	2015	2014	2013	2012	2011 Score
Physical	40	37	37	37	39	39	39	35	35	35
Financial	25	24	24	23	25	25	25	23	25	25
Management	25	22	22	21	24	24	24	25	25	25
Capital Fund	10	10	10	10	10	10	10	10	10	10
Resident	10-NA	N/A	N/A	N/A	N/A	N/A	N/A	NA	NA	NA
Total	100	EXEMP T	93	91	Exempt	Exempt	98	Exempt	95	95

Section 8 continues to maintain a high performer status in HCV SEMAP. JURHA final Section 8 HCV SEMAP score for the fiscal year ending 3/31/2019 is 100% and the overall agency performance is a high performer.

SEMAP INDICATOR	MAXIUM SCORE	2015 SCORE	2016 SCORE	2017 SCORE	2018 SCORE	2019 SCORE
Selection from Waiting List	15	15	15	15	15	15
Reasonable Rent	20	20	20	20	20	20
Determination of Adjusted Income	20	20	20	20	20	20
Utility Allowance Schedule	5	5	5	5	5	5
HQS Quality Control	5	5	5	5	5	5
HQS Enforcement	10	10	10	10	10	10
Expanding Housing Opportunities	5	5	5	0	5	5
Payment Standards	5	5	5	5	5	5
Timely Annual Reexaminations	10	10	10	10	10	10
Correct Tenant Rent Calculations	5	5	5	5	5	5
5Pre-Contract HQS Inspection	5	5	5	5	5	5

Annual HQS Inspection	10	10	10	10	10	10	
Lease-UP	20	20	15	20	20	20	
Family Self-Sufficiency	NA	NA	NA	NA	NA	NA	
Deconcentration Bonus	NA	NA	NA	NA	NA	NA	
TOTAL	135	135	130	130	135	135	

- **Improve customer satisfaction**

Progress: We have frequent staff meetings and customer service is an underlying focus in all the meetings as JURHA strives to provide superior customer service.

HCV has additional staff meetings where customer service is always an underlying focus in all the meetings as JURHA strives to provide superior customer service. We have had 4 HCV staff meeting since the last progress report which deal directly with providing better customer service. The minutes of each staff meeting are accessible to employees to review. **FY2020 Five Year and Annual Plan Work File in HCV Manager's office**

- **Continue to provide high standards in management functions**

Progress: We have frequent staff meetings covering new PIH notices and any changes that are necessary to comply with the notices. Between staff meetings, e-mails are sent to the appropriate staff regarding updates or procedural changes. All required Staff has viewed the mandatory EIV webcasts. For Annual Security Training each employee must complete [CyberAwareness Challenge Department of Defense version](#).

The Public Housing Manager reviews 100% of all annual and interim recertifications, and all move-in files.

HCV Manager reviews 100% of the new tenancy and the Housing Technician reviews 100% of the annual recertification conducted by caseworkers. Also, we review 100% of the interim file for new employees.

- **PHA Goal: Increase assisted housing choices.**

Objectives:

- **Conduct outreach efforts to landlords to interest them in the HCV program**

Progress: We publish a quarterly Landlord Newsletter that is mailed out to all current landlords covering program requirements and emphasizing responsibilities under the HCV program. All new Section 8 Landlords are provided a Nan McKay Landlord Handbook. We frequently update our "Landlord List" by calling landlords to list available units and posting units on a bulletin board for tenants to view. We also encourage owners to list available units on "GoSection8.com". See **NEA MEETING 4/1/2018 – 3/31/2019 and 4/1/2019 – 3/31/2020 folder in HCV Manager's office.**

- **Promote HCV Program through Landlord Association**

Progress: We are an associate member of the Northeast Arkansas Landlord Association (NEALA). NEALA is currently meeting on the last Thursday of the month except for July and December. The HCV Manager attends most meetings and passes out literature for the HCV program and answer questions regarding the program. See **NEA MEETING 4/1/2018 – 3/31/2019 and 4/1/2019 – 3/31/2020 folder in HCV Manager's office.**

- **Increase voucher payment standards in accordance with HCV budget**

Progress: The Voucher Payment Standard is reviewed annually. The VPS was reviewed on September 10, 2018 after HUD published the 2019 Fair Market rents. The 2019 FMR 4-bedroom, 5-bedroom, and 6-bedroom sizes were substantially increased and outside the basic range of 90% - 110% of FMR. After a required review of all the bedroom sizes the board approved an increase to the zero bedroom, 4-bedroom, 5-bedroom and 6-bedroom to 95% of the FMR. See **Annual VPS Review 10/1/2018 in the HCV Manager's office for full review.**

- **Review & Update Rent Reasonableness System to ensure paying appropriate rent**

Progress: The PHA contracted with Nan McKay to use their GoSeciton8.com website to conduct rent reasonableness determinations beginning April 1, 2015. GoSection 8 incorporates ongoing real-time data mining of open market rental data from hundreds of rental listing websites and newspapers. The comparable database is update daily, thus ensuring a current and accurate rent reasonable database.

- **Maintain and increase the number of families enrolled in the voucher homeownership program**

Progress: We currently have 11 active homeownership vouchers as of September 2019. We have maintained the same number of Homeownership assisted families from the previous fiscal year. Effective September 29, 2015 the Homeownership program was suspended because of insufficient funding and inability to keep trained staff to administer the Housing Choice Voucher Homeownership program.

- **Continue to offer three (3) JURHA owned homes to the general public**

Progress: We continue to offer the three properties owned by JURHA HCDO. Every new move-in is given a brochure with the featured homes for sale and a summary of the requirements for home ownership. We have recently provided home improvements to one of the three units to improve its marketability. We accept HCV vouchers on these units to qualified applicants.

- **PHA Goal: Provide an improved living environment.**

Objectives:

- **Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income complexes**

Progress: Public Housing continues to utilize a working income preference for selection for the waiting list. Utilization of the working income preference helps to ensure that we are moving incomes into our low income public housing properties.

- **Continue measures to promote income mixing in public housing by assuring access for lower income families into higher income complexes**

Progress: Public Housing continues to evaluate income mixes in public housing and offering accordingly to promote income mixing within the complexes. Since all developments are within a five-mile radius in north Jonesboro, all developments are now considered one scattered site development within the PIC system, and all developments are within the extremely low-income level, with considerations authorized in Step 4 of the Final Rule to Deconcentrate Poverty and Promote Integration in Public Housing, all JURHA developments fall within the Established Income Range. **See documentation in Income Deconcentration File in Public Housing Vault.**

- **Continue to share information with JPD as outlined in our Safety & Welfare Agreement to address criminal activity in Section 8 and Public Housing properties**

Progress: We have an excellent relationship with Jonesboro Police Department. The PHA can request reports or other information regarding arrests, or convictions that involves an Applicant, PH resident or HCV participant. An officer attends all informal hearings where JPD incidents were used as evidence by the PHA.

- **PHA Goal: Ensure accurate reporting of public housing tenant information in HUD's on-line Public & Indian Housing Information Center (PIC)**

Objective: Maintain an accuracy rate of reporting at 95% or better to PIC

Progress: Public Housing has 100% current reporting rate. The HCV program has a current rate of 99.92%.

- **PHA Goal: Promote self-sufficiency and asset development of assisted households.**
- **Increase the number and percentage of employed persons in assisted families; provide or attract supportive services to improve assisted recipients' employability; continue the HCV FSS Program as long as HUD funding is sufficient for said program.**

Progress: We achieved the above goal by securing HCV Family Self-Sufficiency grants since 2004 -2005 FY with the last 5 year funding listed below:

- | | |
|-------------|----------|
| • 2013-2014 | \$42,460 |
| • 2014-2015 | \$42,460 |
| • 2016-2017 | \$42,460 |
| • 2017-2018 | \$43,161 |
| • 2018-2019 | \$43,161 |

Currently, 26 families are enrolled in the HCV FSS Program. 14 participants are earning escrow funds resulting from increased earned income. Also, 6 participants are attending school and 21 participants are employed. Additionally, 2 participants graduated from the FSS program this year – 1 with an escrow balance of \$3,669.45 and the other participant with an escrow balance of \$17,497.37. The FSS program continues to provide case management through regular telecommunication, workshops and office meetings with participants, including contacts with service providers. Arkansas Single Parent Scholarship, New Door Real Estate Brokerage, and Dr. Paula Greer (local citizen) joined the PCC in 2019. The following workshops were conducted in 2019: Acing the Interview, Creating a Balanced Life, Home Ownership Seminar, A Touch of Nutrition, and Adult Art Therapy. The FSS Program will expand its caseload to 30 participants that want to work in the program and be successful; continue a balanced relationship with participants and continue to motivate them; continue to provide participants with informative/quality based workshops; continue to market the FSS program, including keeping the community informed about the FSS program and its benefits and gain more resources/supportive services for participants as they strive to achieve economic and housing self-sufficiency.

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

Objectives:

- **Keep residents and applicants informed of their rights**

Progress: Each JURHA employee has a Fair Housing Folder stocked with HUD Form 903.1 to give visitors, applicants or tenants upon request. Also, Fair housing and discrimination is covered in the HCV Briefings where HUD-903.1 Housing Discrimination Complaint Form is part of the

packet received by each new voucher holder. If a Fair Housing complaint is logged; a notice is sent to the Complainant on how to complete and file a Fair Housing Complaint, the owner is notified that a family has alleged a fair housing violation. The PHA Lobby also has a display with Fair Housing Material.

HCV Briefing sessions discuss Fair Housing tenant rights and provide them with Fair Housing Complaint Forms Form HUD-903.1 “Are you a victim of Housing Discrimination?”, and HUD-1686-1 FHEO “Fair Housing Equal Opportunity for All”. Each Tenant also watches a video called “Voucher Family Briefing” by Nan Mckay which covers Fair Housing. The PHA also has Fair Housing Material in the Lobby available to anyone who comes into the office. Public Housing move in orientation includes a video which covers Fair Housing.

Applicants and residents can also contact the PHA to report Discrimination and the PHA will assist them in filing a complaint. **See HCV Fair Housing Discrimination file and Briefing packets.**

- **Staff training will be required annually**

Progress: JURHA staff participated in Fair Housing training conducted by Pamela Abrams and Teresa Franklin of Legal Aid of Arkansas on August 9, 2019. The PHA has partnered with Legal Aid of Arkansas to affirmatively further fair housing and to conduct annual fair housing training for JURHA staff.

- **PHA Goal: Continue to enhance the marketability of JURHA’s Public Housing Units.**

Objectives:

- **Continue to encourage customer service for all residents with a friendly staff and a genuinely caring atmosphere.**

Progress: JURHA continues to encourage customer service for all residents with a friendly staff and a genuinely caring atmosphere. We utilize our social interaction with Facebook and maintain a quick response rate to questions asked through social media and website email.

- **Maintain curb appeal to improve with development wide clean-up, lawn maintenance, landscaping, playground maintenance and careful modernization evaluation and monitoring performance through CFP monies**

Progress: Curb appeal continues to improve with routine lawn maintenance, landscaping, playground maintenance and careful modernization evaluation and monitoring performance through CFP monies. The PHA hopes to update playground equipment to improve overall appeal of the developments.

- **PHA Goal: Maintain resident safety and community perception of safety and security in the JURHA’s Public Housing complexes.**

Objectives:

- **JURHA shall continue our cooperation with local law enforcement to continually assess and monitor resident activities, quickly investigate any reports of crime and take appropriate actions to insure a safe neighborhood.**

Progress: JURHA continues our cooperation with local law enforcement to continually assess and monitor resident activities, promptly investigate any reports of crime and take appropriate actions to insure a safe neighborhood. We receive reports provided by a staff sergeant and the street crimes unit. Based on a review of the reports, crime in the developments continues to diminish.

- **PHA Goal: Expand the range and quality of housing choices available to participants in the JURHA’s tenant-based assistance program.**

Objectives:

- **JURHA shall achieve and sustain a utilization rate of no less than 98% in its tenant-based program**

Progress: SEMAP INDICATOR # 13 - LEASE UP FOR CY 1/1/2018 - 12/31/2018

# Baseline units	# Units Leased	Difference	Lease-Up %
16,104	15,647	-457	97.2%

ACC Budget/NRA/HHR	HAP Expenses	Difference	Funding Used %
8,117,850	8,033,499	-84,351.00	98.96%

- **JURHA shall continue outreach programs that interest and attracts new landlords to participate in its program**

Progress: We encourage new briefing holder to advise their current landlord to participate in the Section 8 HCV program by contacting our agency to be added to our landlord list; we send them a “Section 8 Landlord Handbook” and a list of PHA-210 Summary of HQS Standards. We use GoSection8.com to determine Rent Reasonable which has more up-to-date data on rents in the private market. It also has a feature where owners can list available properties. The HCV Manager is attending landlord monthly meetings to answer questions, encourage new owners to participate, and to keep current owners on changes in our program.

- **Review units by census track annually to determine if it’s feasible to establish more than one payment standard**

Progress: The 2020 FMR were just published on August 30, 2019 and we have not determine if we will need to revise our VPS and/or if it is feasible to establish more than one payment standard. We did change the VPS based on the 2019 FMRs that were published on September 1, 2018 effective for January 1, 2019. The PHA revised the zero, four, five and size bedroom sizes to 95% of the FMR to comply with the basic range of 90% - 110%. This should allow a much greater housing choice for families who are looking for larger size units. At that time our data did not demonstrate that more than one payment standard should apply.

- **PHA Goal: Deliver timely and high-quality maintenance service that meet or exceed HUD guidelines to the Residents of JURHA's Public Housing.**

Objectives:

- **JURHA shall continue to maintain an average response time of less than 3 days in responding to routine work orders**

Progress: JURHA has continued to maintain an average response time of less than 3 days in responding to routine resident work orders. Average time for FYE 2019 was .67 days. The current completion time for resident requested routine maintenance is .55 days. **See report in FYE 2020 Annual Plan File in Public Housing Vault.**

- **JURHA shall maintain our appealing modern environment in Public Housing**

Progress: Our maintenance staff continues to meet or exceed HUD guidelines in response to routine work orders. All emergency work orders have been abated within 24 hours of notification. Through careful management and utilization of our Capital Fund Program (CFP) funds, JURHA has been able to maintain an appealing modern environment in each complex. In order to protect our high PHAS scores, JURHA will strive to strike a balance with occupancy and modernization. The Undergoing Modernization exemption in PIC will only be used when necessary.

- **PHA Goal: JURHA shall ensure equal treatment of all applicants, residents, tenant-based participants, employees, and vendors.**

Objectives:

- **JURHA shall continue to mix its populations as much as possible with respect to ethnicity, race and income within the Public Housing and HCV programs**

Progress: The HCV department distribute maps showing the high poverty areas within Craighead county and neighboring jurisdictions in the briefing packets and goes over the benefits of living in an area that does not have a high-poverty concentration. We display maps showing the high poverty areas within Craighead County in the office and they are available to any voucher holder. We give new voucher holder a resource sheet showing services, job opportunities and school rates in our jurisdiction and in our neighboring jurisdictions. We also distribute maps showing high opportunity areas in the briefing packets and have the areas posted on maps in our office. The Nan McKay video also has a portion on the advantages of renting outside of poverty areas and all new voucher holders are required to view the video. We also refer families to a website that gives characteristic of an address they are considering selecting (<https://geomap.ffiec.gov/FFIECGeocMap/GeocodeMap1.aspx>).

- **JURHA shall give all applicants equal consideration for employment opportunities including any residents that meet the qualification for the job.**

Progress: All residents and HCV participants that apply for and are equally qualified for a position will be offered the position before other qualified applicants.

- **Continue to implement Section 3 requirements in hiring and contract bidding and awards**

Progress: JURHA has continued to implement Section 3 requirements in hiring and contract bidding and awards.

- **PHA Goal: Ensure full compliance with all applicable standards and regulations including government generally accepted accounting practices.**

Objectives:

- **The JURHA shall operate so that income (including subsidy) exceeds expenses every year.**

Progress: JURHA has been successful in operating in a manner so that income (including subsidy) exceeds expenses every year. The past year has been difficult with the decrease in funding in both public housing and housing choice voucher program, specifically administrative fee funding only being prorated at 80% requiring the PHA to use admin reserves.

- **PHA Goal: Enhance the image of public housing in our community.**

Objectives:

- **JURHA shall continue to encourage staff participation and partnering with local service and support agencies.**

Progress: The local newspaper is growing thinner and has had a substantial decrease in staff so not as likely to report on our successes. With the elimination of the Public Housing Drug Elimination Funds, we do not offer the types of news that generate press interest. However, our FSS program has been able to generate media coverage.

JURHA has received the following positive media coverage:

Radio Station Coverage (KLEK 102.5 FM):

DATE: April 26, 2019 – Community Conversations: One-hour interview by Qubilah Jones-Harden with Kesha Haggans, FSS Coordinator regarding the FSS Program for marketing and outreaching.

DATE: July 10, 2019 -- Community Conversations: One-hour interview by Qubilah Jones-Harden with Kesha Haggans, FSS Coordinator and FSS Program Graduate T. Hilliard regarding FSS journey and success.

TV News Coverage (KJNB Fox 13):

DATE: July 01, 2019 - Interview by Alexis Padilla with Kesha Haggans, FSS Coordinator and FSS Program Graduate T. Hilliard regarding FSS journey and success.

NEWSPAPER ARTICLE (Jonesboro Sun):

DATE: July 14, 2019 - Interview by Brittany Williamson July 01, 2019 with Kesha Haggans, FSS Coordinator and FSS Program Graduate T. Hilliard regarding FSS program, journey and success.

- **PHA Goal: Improve economic opportunity (self-sufficiency) for the families and individuals that are assisted in our housing programs.**

Objectives:

- **The JURHA will continue partnerships with local agencies in order to enhance self-sufficiency services to our program participants.**

Progress: JURHA retains partnerships with UofA Extension, Parents as Teachers (PAT, Fisher Street Church of God, JETS, Craighead County Jonesboro Public Library, Crowley's Ridge Development Council, Inc., Mid-South Health Systems, Inc., Goodwill Career Center, BancorpSouth, Better Life Counseling, Legal Aid of AR, United Way of NEA, Familie Tiez, Helping Neighbors Food Pantry, AR Department of Workforce Services, City of Jonesboro, AR Early Learning, Inc., Jonesboro Pre-K Center, ASUN, City Youth Ministries, City Council, NLEDC. AR Single Parent Scholarship, New Door Real Estate and Dr. Paula Greer have joined the PCC in 2019. provided for mutual clients. **See MOUs and/or Membership Registration/Contact forms of PCC in the FSS Coordinator's office.**

- **The JURHA will more effectively utilize its community centers (partners) to provide resident services as measured by increasing their utilization.**

Progress: JURHA continues to recruit and maintain an array of service providers which make up the Program Coordinating Committee (PCC). Members of this committee are representatives of various local agencies that provide services to meet the needs of FSS clients. This committee meets every four months to discuss program updates, program input by PCC, future workshops, networking, upcoming community events and/or resources.

- **The JURHA will continue to work diligently on case management to aid participants in successfully reaching their goals to become self-sufficient.**

Progress: The FSS Program continues to perform case management which includes conducting initial and annual needs assessment, creating a 5-Year ITSP/Contract upon FSS enrollment, tracking participants' progress and connecting participants to community service providers to help meet their needs and successfully achieve their goals as listed in the ITSP. There are two mandatory goals: suitable employment and welfare free for the last 12 months prior to graduating from the FSS program. The following are common goals incorporated in FSS participants' ITSP to achieve self-sufficiency:

- Employment
- Education
- Financial Management (budgeting, credit and debt counseling)
- Homebuyer's Education and/or Homeownership Ready

Monthly contact is maintained between case manager and client which include bi-monthly workshops and/or office contacts. See FSS Workshop folder and FSS Participant files for progress notes and record of service referrals, verification of educational goals, monthly spending plans, credit reports and action plans.

- **PHA Goal: Ensure applicants and tenants are fully informed of their protections and rights under the Violence Against Women Act, including their right to confidentiality.**

Objectives:

- **Applicants are given an Applicant Information and Appointment Packet containing information regarding domestic abuse and how to receive help**

Progress: All current Section 8 participants and Public Housing Residents were mailed copies of the "Notice of Occupancy Rights under the Violence against Women Act HUD-5380 and "Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking, and Alternate Documentation HUD-5382" on June 23, 2017. All new voucher holders will receive these same notices in their briefing packet. Public Housing began issuing the 5380 & 5382 documents at recertification appointments July 1, 2017. Each new move-in to Public Housing is given the VAWA packet. These forms will also be given out at a participants' HCV annual reexamination appointment starting in August 2017. All applicants will be given these notices as part of the application packet when they apply for rental assistance and during their update appointment prior to being issued a voucher or leased up in Public Housing. We also make available the VAWA resource packet to all applicants and existing tenants on the HCV

program. The VAWA Resource Packet includes the “Notice of Occupancy Rights under the Violence against Women Act HUD-5380 and “Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking, and Alternate Documentation HUD-5382”, list of Arkansas Domestic Violence Shelters, Domestic Violence overview, and how to file for an order of protection or other legal remedies. **See VAWA Resource Packet. FY2020 Five Year and Annual Plan Work File in HCV Manager’s office and Briefing packets.**

- **HCV Briefings will verbally inform clients of their protections and rights under VAWA and have VAWA resource kits available**

Progress: We verbally go over the client’s right under VAWA in each briefing session where the briefing packet includes “Notice of Occupancy Rights under the Violence against Women Act HUD-5380 and “Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking, and Alternate Documentation HUD-5382”. The VAWA Resource Packet includes the HUD forms mentioned above, list of Arkansas Domestic Violence Shelters, Domestic Violence overview, and how to file for an order of protection or other legal remedies and are made available to every applicant, participant or visitor who requests information regarding VAWA.

- **JURHA will prominently display notice 16-1 and 16-2 and the Local and National Domestic Violence Hot line phone numbers**

Progress: The JURHA lobby displays notice 16-1, 16-2 and the local and National Domestic Violence Hot line phone numbers.

- **PHA Goal: Ensure owners and managers are fully informed of their rights and responsibilities under the Violence Against Women Act.**

Objectives:

- **Conduct quarterly owner (landlord) workshops which inform landlord of their responsibility under VAWA**

Progress: Attendance for quarterly owner workshops were discontinued in lieu of attending the Northeast Arkansas Landlord Association (NEALA) monthly meetings. NEALA has many landlords who participate in the HCV program and this was found to be a better avenue to distribute and discuss VAWA, Fair Housing, and to distribute other information.

- **Quarterly distribute Newsletters’ to HCV Landlords which inform landlords of their responsibility under VAWA**

Progress: All Newsletters beginning in May 2010 cover a variety of topics informing landlords of their responsibilities. At least annually we have an article covering “VAWA Protections” and each newsletter lists phone numbers of Legal Aide of North East Arkansas, Women’s Crisis Center of NEA and the National Domestic Violence Hotline. The November 1, 2018 included an article on “Notice to Housing Choice Voucher Owners and Managers Regarding the Violence Against Women Act (VAWA)”.

- **PHA Goal: To reduce operational costs due to funding cuts.**

Objectives:

- **Review rent reasonableness system to ensure PHA is not overpaying rent for units**

Progress: Effective April 1, 2015 we entered into a contract with GoSection8 which is a leader in rent reasonable comparison for PHAs. GoSection 8 incorporates ongoing real-time data mining of open market rental data from hundreds of rental listing websites and newspapers. The comparable database is update daily, thus ensuring a current and accurate rent reasonable database.

- **Utilize PHA website with links for landlord and tenant to obtain information regarding assistance**

Progress: Our website is www.jurha.org has limited information as it is time consuming for staff to update. We continue to explore the costs and benefits of out-sourcing the website but it not likely in the current funding environment.

- **Collect e-mail addresses for communication with owners and clients where possible**

Progress: We are collecting the Owner emails on the RTFA and utilize it during the inspection process and other points of contact. We began collecting email for clients in 2016 during the annual reexamination process. We commonly use email as one of our means of communication with individual owners or tenants. However, since not everyone has an email we have not use this means of communication for mass notifications.

Additional Priorities and Goals from AFH which were approved on March 29, 2017. Jonesboro Housing Authority participated with the City of Jonesboro, Arkansas to complete the mandatory AFH Plan. Since the AFH Plan states that it must be included in the PHA Annual Plan, we have listed contributing factors and goals specific to the PHA.

- **AFFH Goal # 1**

Objectives:

- **Determine the need to expand public transportation (JET) which may include operating after 6:00 p.m. and/or introduce weekend routes around Publicly Supported Housing and in R/ECAP.**

Contributing Factors

Lack of public investment in specific neighborhoods, including services and amenities - Transportation.
Disability and Access

The availability, type, frequency, and reliability of public transportation

Fair Housing Issues

Disparities in Access to Opportunity
Publicly Supported Housing Location and Occupancy
Disability and Access Issues

Metrics, Milestones, and Timeframe for Achievement

Request that a staff member from the Jonesboro Housing Authority be added to the City of Jonesboro's Transportation Committee to promote additional routes and expanded hours to meet the needs for elderly, minority and disabled families in Publicly assisted housing within 12 months of approval of the AFFH.

October - December 2017: City will host a series of public hearing in the R/ECAP to discuss the transportation needs (See Diversity and expand affordable means of transportation and affordable housing)

March 2018: Establish partnership and/or committees to review feasibility and possible implementation of recommendations

June: 2018: Team proceed with those recommendations that were determined feasible.

Responsible Program Participant(s)

Jonesboro, AR
Jonesboro Urban Renewal Housing Authority, AR

Discussion

The Jonesboro Housing Authority is unfamiliar with the challenges facing the city in providing transportation for more routes and extending hours to weekends. The PHA is requesting a representative from the Housing Authority be added to the committee to promote the needs of Publicly Assisted Housing residents who rely on JET for transportation. The limited schedule impacts their ability to access opportunity including jobs in the service industries, third-shift jobs, and other community amenities. Many residents who are impacted include the elderly, disabled and minorities.

PROGRESS:

An employee from JURHA was appointed to the Transportation Committee in October 2018 and was reappointment for a three-year term expiring February 28, 2018. The committee has added the following services:

- Saturday service changed from a few hours to same service as weekdays.
- Purchased 1 new Paratransit Van to accommodate disabled persons and 2 new regular buses.
- Added a new route.
- Added "13 Stop the bleed kits (emergency first aid kits) one for each bus and driver.
- Online route information made available on smart phones for users to check bus locations.
- All bus steps have been made Handicapped accessible.

See JET Meeting folder in the Housing Technicians office.

- **AFFH Goal #2**

Objectives:

Through the previously discussed outreach efforts of the CFHB, increase knowledge and understanding of fair housing among landlords and residents and affirmatively furthering fair housing, international property maintenance codes, and revised state landlord/tenant laws.

Contributing Factors

Fair Housing Enforcement, Outreach Capacity, and Resources

Lack of local private fair housing outreach and enforcement

Fair Housing Issues

Segregation
R/ECAPs
Access to Opportunity
Disproportionate Housing Needs
Publicly Supported Housing Location and Occupancy
Disability and Access
Fair Housing Enforcement/Outreach

Metrics, Milestones, and Timeframe for Achievement

- Immediately and ongoing - Schedule and facilitate workshops for consumers as well as providers of housing (Quarterly)
- Immediately and ongoing - Prominently display posters, flyers, and educational materials on City property. Utilize bus panels, pamphlets, Channel 24 and city website (Ongoing)
- June and October of each year (2017-2022) - Coordinate regular workshops, seminars, or training sessions on fair housing laws (biannual)
- June and October of each year (2017-2022) Partner with Hispanic Community Services and Arkansas United Coalition to coordinate translated fair housing presentations (in conjunction with all training for the general community.)
- JURHA will display fair housing material in their main lobby within 12 months of approval of AFH
- JURHA will display in lobby the HUD Channel for fair housing running a loop of videos on fair housing within 24 months of approval of AFH
- JURHA will update materials annually after set up.

Responsible Program Participant(s)

Jonesboro, AR
Jonesboro Urban Renewal Housing Authority, AR
Discussion

This addresses the issues because education of the public regarding their rights and responsibilities with regards to the fair housing law is an essential component of fair housing enforcement. This includes the education of landlords and tenants, housing and financial providers, as well as citizens. Potential victims of housing and/or lending discrimination law should be aware of fair housing issues, know what constitutes a violation, and what they can do in the event they believe they have been discriminated against. Likewise, it is important for lenders, housing providers, and their agents to know what their responsibilities are and when they may be violating fair housing law. The Community Development Office is responsible for conducting public education, training and outreach of fair housing rights and remedies in Jonesboro.

People are often unaware of their fair housing rights. Housing discrimination tends to be more subtle these days than it was in the past. Instead of saying no children are allowed, unreasonable occupancy standards may exclude families with children. Rather than saying, "We do not rent to Hispanics," a rental agent may say they have no vacancies, when, in fact, they have vacancies. In addition, a person who believes he/she may have been discriminated against will probably do nothing if he/she does not realize a telephone call can initiate intervention and a resolution, without expenditure of funds or excessive time.

JURHA already provided fair housing material during briefing sessions and upon request. Voucher holders and public housing residents are required to come into the office every year for their annual reexamination. Providing materials on fair housing in the lobby will provide on-going exposure to voucher holders as well as applicants.

PROGRESS:

On August 13, 2017 JURHA purchased a smart television and is using wireless internet to televise the HUD fair housing channel. An employee makes sure the television is on with the appropriate content when the Housing Authority is open to the public.

JURHA also has a display set up in the lobby with the following material available:

- Fair Housing Brochure – English and Spanish
- Are You a Victim of Fair Housing – complaint form – English and Spanish
- Notice of Occupancy Rights Under the Violence Against Women Act & Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking and Alternate Documentation
- Legal Aid of Arkansas Brochures – English and Spanish: A Fair Housing Guide for: Persons with Disabilities, Sex Discrimination, Domestic Violence, & Religious Discrimination

A JURHA employee has been assigned to ensure that the material is available. This is checked weekly.

- **AFFH Goal #3**

Objective:

Increasing awareness and enforcement of fair housing laws among publicly assisted families.

Contributing Factors

Lack of knowledge of Fair Housing among residents, landlords, real estate agents, and banker/lenders as well as the lack of agencies and/or organizations devoted to fair housing enforcement.

Fair Housing Issues

Segregation/Integration
R/ECAPs
Disparities in Access to Opportunity
Disproportionate Housing Needs
Publicly Supported Housing Location and Occupancy
Disability and Access Issues
Fair Housing Enforcement, Outreach Capacity, and Resources

Metrics, Milestones, and Timeframe for Achievement

Annually conducted Fair Housing training for JURHA Staff.

Annually provided Fair Housing materials at local landlord association meetings.

Develop a list of local, regional and state agencies that might serve as effective partners to educate residents of publicly supported housing and landlords within 12 - 18 months.

Partner with two local organizations to promote fair housing including education opportunities and enforcement of fair housing within 24-36 months.

Responsible Program Participant(s)

Jonesboro Urban Renewal Housing Authority, AR

Discussion

Jonesboro is one of the fastest growing cities in the State of Arkansas, with a population of over 68,000, an increase of 23.5% from 2000 per Jonesboro Regional Chamber of Commerce website. Surveys from the HCV and Public Housing Programs indicated that lack of knowledge amount residents, landlord, real estate agencies and bankers were a serious barrier. It also indicated that our area had a limited capacity of a local organization devoted to fair housing investigation/testing.

PROGRESS:

JURHA partnered with Legal Aid of Arkansas to provide Fair Housing Training for the JURHA staff to promote fair housing by educating staff on discriminatory practices and to provide clarification of meaningful actions that combat discrimination.

JURHA staff participated in Fair Housing training conducted by Pamela Abrams and Teresa Franklin of Legal Aid of Arkansas on August 9, 2019. All staff was required to attend the training.

The HCV Manager attends all Northeast Arkansas landlord Association meeting and makes fair housing material available during the meeting. Meetings are the last Thursday of each month excluding July and December.

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- **AFFH Goal # 4**

Objective:

Increase the number of property owners willing to accept Housing Choice Vouchers to open up available housing throughout the community due to the lack of affordable housing for Publicly assisted families in the Housing Choice Voucher Program.

Contributing Factors

Location and type of affordable housing

Fair Housing Issues

Disparities in access to opportunity

	<p>Segregation/integration R/ECAPs Publicly Supported Housing Location and Occupancy.</p> <p>Metrics, Milestones, and Timeframe for Achievement</p> <p>JURHA representative will attend monthly meeting with property owners to promote and educate property managers especially owners with properties in high opportunity areas to participant in the Housing Choice Voucher Program.</p> <p>Enlist 10 new owners annually.</p> <p>Responsible Program Participant(s)</p> <p>Jonesboro Urban Renewal Housing Authority, AR</p> <p>Discussion</p> <p>Jonesboro is one of the fastest growing cities in the State of Arkansas with an increase of 23.5% from 2000 per Jonesboro Regional Chamber of Commerce with an annual growth rate of 2%. It is a challenge to enlist owners who willing to participate in the HCV program because it is a "sellers' market" where there are more renters looking for units than there are rentals available.</p> <p>PROGRESS:</p> <p>The Section 8 Active Owners report has 30 verified new owners in 2019 and a total of 44 in 2018.</p>
<p>B.4.</p>	<p>Most Recent Fiscal Year Audit.</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>
<p>Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.2</p>	<p>Civil Rights Certification.</p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.3</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" 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>
<p>C.4</p>	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

D	Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
D.1	Capital Improvements. 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.

Instructions for Preparation of Form HUD-50075-HP Annual Plan for High Performing PHAs

A. PHA Information. All PHAs must complete this section.

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Annual Plan.

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(1\)](#)) and 24 CFR §903.12(b). 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. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#)) and 24 CFR §903.12(b).

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions. Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. ([24 CFR §903.7\(b\)](#)) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. ([24 CFR §903.7\(b\)](#)) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. ([24 CFR §903.7\(b\)](#))

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. ([24 CFR §903.7\(c\)](#))

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

Homeownership Programs. A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. ([24 CFR §903.7\(k\)](#)) and 24 CFR §903.12(b).

Safety and Crime Prevention (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. ([24 CFR §903.7\(m\)\(5\)](#))

Pet Policy. Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. ([24 CFR §903.7\(n\)](#))

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

Hope VI. 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. ([Notice PIH 2010-30](#))

Mixed Finance Modernization or Development. 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for 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>. ([Notice PIH 2010-30](#))

Demolition and/or Disposition. Describe any public housing projects owned by the PHA and subject to ACCs (including name, 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. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. 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. ([24 CFR §903.7\(h\)](#))

Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received 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>. ([24 CFR §903.7\(j\)](#))

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers. ([24 CFR §983.57\(b\)\(1\)](#)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.7\(r\)\(1\)](#))

B.4 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))

C. Other Document and/or Certification Requirements

C.1 Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 SM-HP.

C.2 Civil Rights Certification. Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the 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. ([24 CFR §903.7\(o\)](#))

C.3 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

C.4 Certification by State or Local Officials. 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. ([24 CFR §903.15](#))

D. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. ([24 CFR 903.7 \(g\)](#))

D.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: “See HUD Form 50075.2 approved by HUD on XX/XX/XXXX.”

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 the 5-Year and Annual PHA Plan. 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.

Public reporting burden for this information collection is estimated to average 16.64 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.