

Annual PHA Plan <i>(Standard PHAs and Troubled 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-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only 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 if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, 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>JEFFERSONVILLE HOUSING AUTHORITY</u> PHA Code: <u>IN023</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2020</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>369</u> Number of Housing Choice Vouchers (HCVs) <u>410</u> Total Combined Units/Vouchers <u>779</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. PHAs must have the elements listed below in sections B and C 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. 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: 15%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 25%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td>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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Lead PHA:																											

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?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input 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 checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency 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"/> Asset Management.</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) If the PHA answered yes for any element, describe the revisions for each revised element(s): See Attachment B.1</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</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"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input checked="" type="checkbox"/> <input 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"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</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 type="checkbox"/> <input checked="" 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. See Attachment B.2</p>
B.3	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.4	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>

<p>B.5</p>	<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 and Annual Plan. The Housing Authority has made significant progress in meeting goals and objective from the previous 5-Year Plan.</p> <ul style="list-style-type: none"> • <u>Goal - Expand supply of assisted housing by reducing vacancies:</u> Vacancies over the past few years were on the rise. Over the past year, JHA has reduced vacancies substantially through a modernization program to rehab over 50+ units and get them back on line for occupancy. These efforts have achieved a current occupancy level of nearly 96% in one AMP and 91% in a second AMP from occupancy levels of 68% back in January 2018. • <u>Goal - Improve quality of assisted housing:</u> Comprehensive modernization efforts over the past year has vastly improved the quality of JHA’s housing stock, along with ongoing efforts in capital improvements. • <u>Goal – Increase assisted housing choices:</u> Efforts continue to try and offer additional opportunities in housing. Outreach efforts to market the Authority’s Housing Choice Voucher Program have been made. Additionally, JHA has begun issuing VASH vouchers with a goal to expand this and other areas. • <u>Goal – Provide an improved living environment:</u> Not only improvements and modernization of housing stock have been accomplished, JHA continues to find ways to improve living conditions for their residents as well provide other support services. JHA created the Spring Hill Envision Center in 2019 establishing the 1st HUD designated EnVision Center in the State of Indiana thereby providing residents with support services and resource opportunities in economic empowerment, educational advancement, health and wellness, and character and leadership • <u>Goal – Promote self-sufficiency of assisted households:</u> In addition to the EnVision Center providing valuable resources to assist in self-sufficiency, JHA established a Construction Training Program whereby residents and local area citizens have the availability to gain sufficient skills in construction and maintenance repair that can provide employment options with the JHA or other local private companies.
<p>B.6</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>(c) 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>Conversations were held with RAB officers of the Housing Authority to discuss the planned objectives of the Housing Authority and needs of the residents. Information detailing these objectives/needs of the Authority’s modernization and improvement plans was presented by the Housing Authority. Items of discussion have been implemented within the 5-Year and Annual Plan of the Housing Authority as presented.</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <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>
<p>B.8</p>	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>The Authority as a result of prior fiscal year-end audit score has been listed as a troubled agency. JHA is currently working through the recovery plan put in place under the HUD Memorandum of Understanding. JHA has made major strides in addressing the needs in the plan and has nearly completed all addressed areas and hopes to be removed from troubled status and released from the recovery plan in the current fiscal year, with a return to a standard performer status.</p>
<p>C. Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>	
<p>C.1</p>	<p>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.</p> <p>Capital Fund 5-year action plan for 2020-2024 approved by HUD on 08/20/2020. See attachment C.1</p>

ATTACHMENT B.1: REVISION OF PHA PLAN ELEMENTS

● STATEMENT OF HOUSING NEEDS – 2020 Annual Plan

Based upon the PHA's waiting list, U.S. Census data, and the State of Indiana Consolidated Plan, the need for affordable rental housing continues to grow. Although the supply of rental units may be sufficient, not all are affordable and many are in deplorable condition. Assisted housing continues to be necessary for those on our waiting list because of the lack of quality and affordable rental housing in our city and county

PH Waiting List (08/31/2020)		# of Families	% of Total Families
Income:	Extremely low: <= 30% AMI	372	85.13%
	Very low: >30% but <=50% AMI	54	12.36%
	Low income: >50% but <80% AMI	11	2.52%
	Over 80% AMI	0	0.00%
Family Type:	Families with children	177	40.50%
	Single occupancy	243	55.61%
	Elderly families	32	7.32%
	Families with disabilities	20	4.58%
Race:	Caucasian	220	50.34%
	African American	216	49.43%
	Asian/Other	1	0.23%
Ethnicity:	Hispanic	17	3.89%
	Not Hispanic	420	96.11%
Characteristics by Bedroom Size			
	1 BR	255	58.35%
	2 BR	100	22.88%
	3 BR	63	14.42%
	4 BR	19	4.35%
	5 BR	0	0.00%

HCV Program Waiting List (08/31/2020)		# of Families	% of Total Families
Income:	Extremely low: <= 30% AMI	341	81.00%
	Very low: >30% but <=50% AMI	66	15.68%
	Low income: >50% but <80% AMI	13	3.09%
	Over 80% AMI	1	0.24%
Family Type:	Families with children	209	49.64%
	Single occupancy	182	43.23%
	Elderly families	47	11.17%
	Families with disabilities	30	7.13%
Race:	Caucasian	199	47.26%
	African American	220	52.26%
	Asian/Other	2	0.48%
Ethnicity:	Hispanic	17	4.04%
	Not Hispanic	404	95.96%
Characteristics by Bedroom Size			
	1 BR	186	44.18%
	2 BR	118	28.03%
	3 BR	83	19.71%
	4 BR	34	8.08%
	5 BR	0	0.00%

The **Public Housing** waiting list is currently **closed**. The **Housing Choice Voucher Program** waiting list is currently **closed**.

● Strategy for Addressing Housing Needs

Need: Shortage of affordable housing for all eligible populations

Strategy 1: Maximize the number of affordable units available to the Housing Authority within its current resources by:

- Employing effective maintenance and management policies to minimize the number of public housing units off-line.
- Reducing turnover time for vacated public housing units. Measures continue to be implemented to help achieve quicker turnaround time and releasing of units.
- Reducing time to renovate public housing units.
- Undertaking measures to ensure access to affordable housing among families assisted by the Housing Authority, regardless of unit size required.
- Maintaining or increasing HCV lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration.
- Maintaining or increasing HCV lease-up rates by effectively screening HCV applicants to increase owner acceptance of program.
- Participating in the Consolidated Plan development process to ensure coordination with broader community strategies.

Strategy 2: Increase the number of affordable housing units by:

- Applying for additional HCV/VASH units should they become available.
- Pursuing housing resources other than public housing or HCV tenant-based assistance.

Need: Specific Family Types: Families at or below 30% of median

Strategy: Target available assistance to families at or below 30% of AMI

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing.
- Adopt rent policies to support and encourage work

Need: Specific Family Types: Families at or below 50% of median

Strategy: Target available assistance to families at or below 50% of AMI

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

Need: Specific Family Types: Families with Disabilities

Strategy: Target available assistance to Families with Disabilities

- Carry out the modifications needed in public housing based on the Section 504 Needs Assessment for public housing
- Affirmatively market to local non-profit agencies that assist families with disabilities.

Need: Specific Family Types: Races or Ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of Housing Authority resources among families of races or ethnicities with disproportionate needs

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs by working with local NAACP Chapter and cooperative agreement with Housing Authorities in the Louisville Metropolitan area.

Strategy 2: Conduct activities to affirmatively further fair housing

- Counsel HCV tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate these units
- Market the HCV program to owners outside of areas of poverty/minority concentrations

Reasons for Selecting Strategies

The following factors influenced the Housing Authority's selection of the strategies it will pursue:

- Funding constraints.
- Extent to which particular housing needs are met by other organizations in the community.
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the Housing Authority.
- Influence of the housing market on Housing Authority programs.
- Community priorities regarding housing assistance.
- Results of consultation with local or state government.
- Results of consultation with residents and the Resident Advisory Board.
- Results of consultation with advocacy groups.

• DECONCENTRATION AND OTHER POLICIES THAT GOVERN ELIGIBILITY, SELECTION, AND ADMISSIONS

Since the last annual plan submission, there have been no major changes in eligibility, selection and admission policies:

- For both public housing and housing choice voucher programs, the HA utilizes a pre-application process.. Eligibility is not verified at the initial pre-application stage. Eligibility/income verification, rental history checks and background screens are performed as the applicant nears the top of the waiting list.
- For both public housing and housing choice voucher program, preference categories and values are being utilized.

• FINANCIAL RESOURCES

Sources	Amount	Planned use
Federal grants (2020)		
1. Public housing operating fund	1,260,000	Public housing operations
2. Public housing capital fund	882,217	Public housing modernization needs
3. Annual contributions for Section 8 tenant based assistance	1,854,929	Tenant housing assistance payments
Other revenues		
4. Public housing dwelling rental income	1,044,072	Public housing operations
5. investment income	1,000	Public housing operations
6. Tenant charges other than rent	44,680	Public housing operations
7. Miscellaneous income – lease income	20,000	Public housing operations
Total resources	5,106,898	

• RENT DETERMINATION

There has been no change in the Housing Authority's Rent Determination policies since the last Annual Plan submission. Pertinent aspects of these policies are:

Income Based Rent Policies:

- The Housing Authority employs discretionary policies for determining income based rent.
- The Housing Authority's minimum rent is best reflected by the range of \$26 to \$50.
- The Housing Authority has discretionary minimum rent hardship exemption policies, which are listed in the ACOP.
- The Housing Authority does not plan to charge rents at a fixed amount or percentage less than 30% of adjusted income.
- The Housing Authority plans to employ the following discretionary deductions and/or exclusions:
 - ✓ Eamed income of a previously unemployed household member
 - ✓ Increases in eamed income
 - ✓ Fifty (50%) percent of expense not to exceed \$100.00 per month for non-reimbursed medical expenses of non-disabled or non-elderly families.
 - ✓ Child support paid to someone outside of household
- The Housing Authority does not have ceiling rents.
- Rent re-determinations between rent re-examinations must be reported by tenants anytime the family experiences an income increase and within 10 days of change of family composition or change in income.
- The Housing Authority does not plan to implement savings accounts for residents as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year.

Flat Rents: To establish comparability and set market-based flat rents, the Housing Authority surveys similar unassisted units in the neighborhood.

Section 8 Tenant-Based Assistance:

- The payment standard is 100% of FMR
- Payment standards are reevaluated annually for adequacy.
- Factors considered in assessing adequacy are success rates and rent burdens of assisted families.

● OPERATION AND MANAGEMENT

Since the last Annual Plan submission, the Housing Authority's Operations and Management organization has undergone restructuring due to retirement and reorganization to improve efficiencies to better serve the Authority' mission. Pertinent operation and management information includes:

- **Management Structure:** A chart showing the Jeffersonville Housing Authority's management structure and organization is attached in Appendix 1.
- **Programs under Management:** Following is a list of Federal programs administered by the Housing Authority, number of families served at the beginning of the upcoming fiscal year and expected turnover.

Program Name	Units/Families Served, FY Beginning	Est. Turnover
Public Housing	369 Units	48
Housing Choice Voucher (Section 8)	410 Families	36

- **Management and Maintenance Policies:** Following is a list of management and maintenance policy documents and handbooks that contain the Housing Authority's rules, standards and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which include bed bugs, cockroach infestation) and the policies governing the Housing Choice Voucher management.

Public Housing		Housing Choice Voucher
ACOP	VAWA	Administrative Plan
Grievance Policy	Parking	Kentuckiana Assisted Housing Agency Providers Agreement
Lease	Pet	

● GRIEVANCE PROCEDURES

There has been no change in the Housing Authority's Grievance Procedures since the last Annual Plan submission. Pertinent grievance procedure information includes:

Public Housing: The Jeffersonville Housing Authority has established written grievance procedures in addition to the federal requirements found in CFR Part 966, Subpart B for residents of public housing. Residents should contact the Housing Authority's main office to initiate the grievance process.

Housing Choice Voucher (HCV) Tenant –Based Assistance: The Jeffersonville Housing Authority has established informal review procedures for applicants to and informal hearing procedures for families assisted by HCV tenant-based assistance in addition to federal requirement found in 24 CFR 982. Applicants or assisted families should contact the Housing Authority's main office to initiate the informal review or hearing process.

Jeffersonville Housing Services Corporation (JHSC): The Jeffersonville Housing Authority non-profit affiliate JHSC uses the established HCV informal hearing procedures.

● HOMEOWNERSHIP PROGRAMS

Jeffersonville Housing Authority through its affiliate JHSC continues in efforts to provide training and assistance of residents in homeownership.

● COMMUNITY SERVICE AND SELF-SUFFICIENCY PROGRAMS

The Authority has not made any major overall change in the Housing Authority's Community Service and Self-Sufficiency (CSSR) policies since the last Annual Plan submission but has enhanced the process of tracking CSSR. The Authority is looking into grants to provide funding for a Social Services Program Coordinator to support and assist or residents in various ways. Pertinent Community Service and Self-Sufficiency information includes:

Coordination with the Welfare (TANF) Agency: The Housing Authority entered into a cooperative agreement with the TANF Agency to share information and/or target supportive services on March 15, 2001. Other coordination efforts between the Housing Authority and the TANF agency are client referrals and information sharing for rent determination and otherwise regarding mutual clients.

Services and Programs Offered to Residents and Participants: The following Discretionary Self-Sufficiency policies will be employed to enhance the economic and social self-sufficiency of assisted families:

- Public housing rent determination policies
- Public housing admissions policies
- HCV admission policies
- Preference in admission to HCV for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for HCV homeownership option participation

● SAFETY AND CRIME PREVENTION

Since the last submission, the Housing Authority continues to implement new Safety and Crime Prevention measures by additional installation of security cameras at developments where installation has not been completed. Further installations are planned as funding becomes available and allows. Access control and identification card system has been installed for residents at Clark Arms Apartments. Tenant ID cards will also be implemented at all other developments. The developments most affected by safety and crime prevention measures are: IN02310000, Complex 1 – Northtown Terrace and Greenwood Apartment; and IN02320000, Complex 2 – Fulton Terrace and Clark Arms Apartments. Pertinent safety and crime prevention measures include:

Need for Measures to Ensure the Safety of Public Housing Residents

Description of the need:

- High incidence of violent and/or drug-related crime in some of all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People of waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime

Information or data used to determine the need for Housing Authority actions to improve resident safety:

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti-drug programs

Crime and Drug Prevention Activities Undertaken or Planned in the Next Fiscal Year

The Housing Authority has undertaken or plans to undertake the following crime prevention activities:

- Contracting with outside and/or resident organizations for the provision of crime and/or drug-prevention activities
- Crime Prevention through environmental design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Programs

Coordination between the Jeffersonville Housing Authority and Community Police

Description of coordination between the Housing Authority and the police for carrying out crime prevention measures and activities:

- Police involvement in development, implementation, and/or ongoing evaluation of criminal activity plan
- Police provide crime data to housing authority staff for analysis and action
- Established a physical presence on housing authority property (e.g. community policing office)
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services

• PET POLICY

There has been no change in the Housing Authority's Pet Policy since the last Annual Plan submission. A description of the pet policy is available in the ACOP.

• ASSET MANAGEMENT

The Housing Authority undertakes development based accounting and comprehensive stock assessment and there has been no change since the last Annual Plan submission

• SUBSTANTIAL DEVIATION / SIGNIFICANT AMENDMENT-MODIFICATION

The Jeffersonville Housing Authority defines the following actions to be significant amendments or modifications:

- Changes to rent or admission policies or organization of the waiting list;
- Additions of non-emergency work items (items not included in the current annual statement or 5-year action plan) or change in use of replacement reserve funds under the Capital Fund: and
Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.

ATTACHMENT B.2: NEW ACTIVITIES

• CONVERSION OF PUBLIC HOUSING TO PROJECT-BASED ASSISTANCE

The Housing Authority is exploring the feasibility and sustainability of voluntarily converting a portion of their low-rent public housing units to project-based vouchers.

• UNITS WITH APPROVED VACANCIES FOR MODERNIZATION

Jeffersonville Housing Authority is currently in the midst of a modernization plan approved by HUD where 56 units were moved offline for modernization needs. JHA continues to repair these units to place back online. At June 30, 2020, there were 22 units still undergoing modernization and remain offline.

ATTACHMENT C.1: CAPITAL IMPROVEMENTS

EPIC - U.S. Department of Housing and Urban Development | fyap.do

portalapps.hud.gov/app_epic/fyap.do?cmd=dolnit

Energy and Performance Information Center (EPIC)
MKD811, Welcome back!

Home | Core Activity/Energy Module | Development of New Housing | Activity Planning (CPP grant planning) | EPC | PNA | User and Group Tools

5-Year Action Plan | Annual Statement/Budget/P&E

Selected PHA: Housing Authority of the City of Jeffersonville | OMB CONTROL NUMBER: 2577-0274 | EXPIRATION DATE: 02/28/2022

5YAP1 » 5-Year Action Plan Reporting Help?

Legend

- This plan has been submitted and cannot be edited
- Create New
- Edit Plan
- Unsubmit Plan
- Delete
- Copy Forward
- View
- View PDF
- Export Report
- Comments

Five Year Action Plan

Plan	Type	Created Date	Last Modified	Report Year	Status	Submitted On	Approved By	Approved On	Options
5-Year Action Plan for 2020-2024 (0/1)	Rolling	08/18/2020	08/20/2020	2020-2024	Approved	08/20/2020	EPIC SYSTEM	08/20/2020	
5-Year Action Plan for 2015-2019 Rev. 2 (0/1)	Fixed	04/24/2019	08/18/2020	2015-2019	Approved	10/30/2019	NZEREM, BRUCE	11/20/2019	
5-Year Action Plan for 2015-2019 (0/1)	Fixed	07/31/2017	04/24/2019	2015-2019	Approved				

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Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled 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. All PHAs must complete this section.

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.” ([24 CFR §903.7](#))

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. ([24 CFR §903.7\(a\)\(1\)](#)) 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. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. 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\(b\)](#)) 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 maintain 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\(d\)](#))

Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance and 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. ([24 CFR §903.7\(e\)](#))

Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. ([24 CFR §903.7\(f\)](#))

Homeownership Programs. A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

Community Service and Self Sufficiency Programs. Describe how the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(l\)](#)) A description of: **1)** Any programs relating to services and amenities provided or offered to assisted families; and **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. ([24 CFR §903.7\(l\)](#))

Safety and Crime Prevention. Describe the PHA’s plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (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. ([24 CFR §903.7\(m\)](#)) 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))

Asset Management. State 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. (24 CFR §903.7(q))

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 CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; 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.

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements 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 or Choice Neighborhoods. 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods 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 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 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 as described in the PHA's last Annual and/or 5-Year PHA Plan submission. 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))

Designated Housing for Elderly and Disabled Families. Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. 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. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

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))

Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to project-based assistance under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32](#)

Occupancy by Over-Income Families. A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). (24 CFR 960.503) (24 CFR 903.7(b))

Occupancy by Police Officers. The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). (24 CFR 960.505) (24 CFR 903.7(b))

Non-Smoking Policies. The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: [Notice PIH 2009-21](#). (24 CFR §903.7(e))

Project-Based Vouchers. Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. 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. (24 CFR §903.7(b))

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

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

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

B.3 Civil Rights Certification. Form HUD-50077, *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))

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))

B.5 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.6 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)

B.7 Certification by State of 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). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

B.8 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A." (24 CFR §903.9)

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

C.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.

Public reporting burden for this information collection is estimated to average 9.2 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.

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