

5-Year PHA Plan (for All PHAs)

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

OMB No. 2577-0226
Expires: 02/29/2016

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-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A. PHA Information.																															
A.1	PHA Name: Housing Authority of Covington _____ PHA Code: KY002 _____ PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2022 PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission <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 on 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 websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>See A1 / 50075 -ST</p> <p>The Annual and 5Y Plans are available for review at the Central Office of the Consortium, each property management office, City Hall, Covington Public Library, Northern Kentucky Legal Aide, and the Housing Authority Web Site. A copy is also provided to each Resident Council.</p> <p><input checked="" type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <p>The Consortium currently administers 133 project-based units: Academy Flats (20), Eastside Revitalization I (18), Eastside Revitalization II (25), Eastside Revitalization III (25) and Lincoln Grant Scholar House (45). In the future, we may explore opportunities to increase this total, based on applicable funding and regulations.</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA1: Housing Authority of Covington</td> <td>KY-002</td> <td>Public Housing</td> <td>None</td> <td>490*</td> <td></td> </tr> <tr> <td>PHA2: City of Covington/HCV Department</td> <td>KY-133</td> <td>Housing Choice Voucher/Section 8</td> <td>None</td> <td></td> <td>1216</td> </tr> </tbody> </table> <p>*NOTE: 366 UNITS IN DISPOSITION STATUS</p>					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:						PHA1: Housing Authority of Covington	KY-002	Public Housing	None	490*		PHA2: City of Covington/HCV Department	KY-133	Housing Choice Voucher/Section 8	None		1216
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B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.
B.1	<p>Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p>PHA1 is committed to creating better neighborhoods by innovatively providing diverse housing opportunities for individuals and families in partnership with the greater community. These communities are focused on opportunities for our residents to flourish by achieving self-sufficiency.</p> <p>PHA2's purpose is to assist eligible elderly, disabled and/or very – low income households to obtain decent, safe and sanitary housing. In conjunction with PHA1, the City of Covington's Economic Development and Neighborhood Services departments work to expand and revitalize Covington's business and neighborhood opportunities.</p>
B.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.</p> <p>PHA1 and PHA2 Strategic Goals 2022-2026:</p> <p>Goal One: Strengthen the housing portfolio by disposition of obsolete assets and modernization of high demand assets.</p> <p>Goal Two: Expand affordable housing opportunities in the region.</p> <p>Goal Three: Analyze PHA1 and PHA2 processes to maximize efficiency and effectiveness of operations.</p> <p>Goal Four: Identify revenue and cost reduction strategies for improved fiscal performance.</p> <p>Goal Five: Strive toward continuous improvement and achievement of high performer status in both PHAS and SEMAP annually.</p> <p>See HUD 50075-ST – Annual Plan, B.5 for more information.</p> <p>Note:</p> <p>PHA2 has identified four priorities in its Consolidated Plan: 1) affordable housing, 2) public facilities/infrastructure improvements, 3) neighborhood and community services, and 4) business and economic development. Goals identified include, but are not limited to: expand homeownership opportunities, increase affordable homeownership units, increase affordable rental units, and improve existing owner occupied housing.</p>
B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>See Annual Plan/B5</p> <p>PHA1 and PHA2 Goals/Progress – Previous 5 Year Plan:</p> <p>Goal One: Strengthen the housing portfolio by disposition of obsolete assets and modernization of high demand assets. PHA1 received approval for the disposition of City Heights on 9/30/21. Focus now includes the successful transition of affected residents to comparable or improved housing.</p> <p>Goal Two: Expand affordable housing opportunities in the region. PHA1 seeks new partnerships that promote quality, affordable housing in the Greater Cincinnati/Northern Kentucky market. PHA2 is working to expand the number of landlords in the HCV program.</p> <p>Goal Three: Analyze PHA1 and PHA2 processes to maximize efficiency and effectiveness of operations. PHA1 implemented new software (Yardi) in 2021, which is substantially complete. However, PHA1 intends to engage consultants for assistance in streamlining core functions. PHA2 likewise implemented new software (SACS) in 2021 which has improved operating efficiencies.</p> <p>Goal Four: Identify revenue and cost reduction strategies for improved fiscal performance. PHA1 is reworking its financial reporting system under the agency's new software to develop new financial performance tracking tools. These new tools will be instrumental in developing strategies that will lower costs and increase revenues. However, we have been delayed in our progress by the challenges experienced with Yardi implementation. Once resolved, greater emphasis will be placed on detailed financial analyses by AMP, as well as PHA wide inventory practices.</p> <p>Goal Five: Strive toward continuous improvement and achievement of high performer status in both PHAS and SEMAP annually. 2019-2021 Scores – NA; Work continues to achieve incremental increases in PHA1's PHAS scores. Strategies include talent acquisition, staff training and process improvements.</p>

<p>B.4</p>	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>PHA1 and PHA2 fully comply with the Violence Against Women Act (VAWA). It is our objective to work with others to prevent offenses covered by VAWA to the degree we are able.</p> <p>We work closely with local non-profits positioned to serve child or adult victims of domestic violence, dating violence, sexual assault, stalking, physical neglect and emotional abuse. These agencies include but are not limited to: Welcome House, Women's Crisis Center, Child Protective Services, and Adult Protective Services.</p> <p>PHA1 has a wait list preference for victims of domestic violence and a trespass list for abusers. PHA2 gives preference points to families in the Safe Havens program.</p> <p>We periodically partner with local non-profits to co-sponsor seminars/ webinars on issues surrounding domestic violence, abuse and neglect.</p> <p>VAWA is discussed at new tenant orientations and covered again during re-certification appointments.</p> <p>PHA1 issues tenants a Resource Directory that contains agency information for those who offer crisis and support services.</p> <p>VAWA is also covered in each PHA's ACOP.</p>
<p>B.5</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Significant Amendments/Modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners. Proposed demolition, disposition, homeownership, Capital Fund Financing, development, mixed finance proposals, changes to the rent or admission policies, organization of the waiting list, or the additions of non-emergency work items not included in the approved CFP annual or five-year plan are considered to be significant amendments to the CFP 5 Year Action Plan. Changes in plans that do not involve federal funds are excluded from the HUD planning process.</p> <p>See B1 / 50075-ST</p> <p>Due to the approved disposition of City Heights on 9/30/21, PHA1's Capital Fund budget was modified to account for consultant fees, tenant relocation expenses, and labor and material expenses to clean out/secure vacated units.</p> <p>In addition, PHA1's Golden Tower senior housing community will undergo significant modernization in 2022, affecting a total of 59 units or 38% of the community. Replacement of the sanitary stack lines is necessary due to the age of the building and on-going maintenance and cost issues. Due to the extensive scope of work required for the affected units, tenants will be temporarily displaced in order to renovate both plumbing, drywall, kitchens and possibly bathrooms. The BOC approved this project, with funding through Capital Funds, as well as taking up to 8 units off-line at Golden Tower for use as temporary housing for tenants who may be displaced by the project. The # of off-line units may increase with BOC approval.</p>
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>The Housing Authority of Covington requested the Resident Advisory Board, including all members of the Resident Councils, participate in a meeting on February 11, 2022 to review proposed changes to the lease, ACOP, maintenance charges and flat rent increases, as well as the Five Year Capital Fund Project Plan. Notes were taken and are attached. See Exhibit 3.</p> <p>The proposed increases in flat rents are within the required 80% FMR.</p>
<p>B.7</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>

Instructions for Preparation of Form HUD-50075-5Y

5-Year PHA Plan for All PHAs

A. PHA Information 24 CFR §903.23(4)(c)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. (24 CFR §903.6(a)(1))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. (24 CFR §903.6(b)(1)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

B.3 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. (24 CFR §903.6(b)(2))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR §903.6(a)(3))

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit 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 §903.17(a), 24 CFR §903.19)

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 PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 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.

Annual PHA Plan (Standard PHAs and Troubled PHAs)	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>Housing Authority of Covington</u> PHA Code: <u>KY002</u></p> <p>PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2022</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>490*</u> Number of Housing Choice Vouchers (HCVs) <u>1216</u> Total Combined Units/Vouchers <u>1706</u></p> <p>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>The Annual Plan is available for review at the Central Office of the Consortium, each property management office, City Hall, Covington Public Library, Northern Kentucky Legal Aide, and the Housing Authority Web Site. A copy is also provided to each Resident Council.</p> <p><input checked="" type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <p>The Consortium currently administers 133 project-based units: Academy Flats (20), Eastside Revitalization I (18), Eastside Revitalization II (25), Eastside Revitalization III (25) and Lincoln Grant Scholar House (45). In the future, we may explore opportunities to increase this total, based on applicable funding and regulations.</p> <p>Analyses of local Housing Needs, based on Wait List statistics is included in Exhibits 1 and 2 attached.</p> <table border="1" style="width: 100%;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1: Housing Authority of Covington</td> <td>KY-002</td> <td>Public Housing</td> <td>None</td> <td>490*</td> <td></td> </tr> <tr> <td>PHA 2: City of Covington Housing Department</td> <td>KY-133</td> <td>Housing Choice Voucher/Section 8</td> <td>None</td> <td></td> <td>1216</td> </tr> <tr> <td>*NOTE: 366 UNITS IN DISPOSITION STATUS</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	PHA 1: Housing Authority of Covington	KY-002	Public Housing	None	490*		PHA 2: City of Covington Housing Department	KY-133	Housing Choice Voucher/Section 8	None		1216	*NOTE: 366 UNITS IN DISPOSITION STATUS					
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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?</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</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"/> De-concentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p>Statement of Housing Needs/Strategies: A disposition application for PHA1's City Heights' community (KY002000003) was approved by HUD on 9/30/21. The property will be sold and sales proceeds used to renovate/upgrade other properties in the portfolio. Tenants will be relocated, using a phased approach over a three+ year period and TPVs. A Relocation Plan was drafted and approved by the BOC 1/19/22, which details operating procedures for the relocation of City Heights residents. See HUD-50075-5Y.</p> <p>Financial Resources: See Tab 3.</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 Program.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Safety and Crime Prevention.</p> <p>Safety and Crime Prevention: A Safety and Security Grant was awarded in 2021 for PHA1's senior housing community. Upgraded safety and security equipment (cameras, wiring, software) will be installed in 2022, providing coverage inside the lobby, stairwells, corridors and community spaces at Golden Tower. Total grant award: \$95,000.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Pet Policy. (Language was added to include Assistance Animals)</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 checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>Significant Amendments/Modifications are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners. Proposed demolition, disposition, homeownership, Capital Fund Financing, development, mixed finance proposals, changes to the rent or admission policies, organization of the waiting list, or the additions of non-emergency work items not included in the approved CFP annual or five-year plan are considered to be significant amendments to the CFP 5 Year Action Plan. Changes in plans that do not involve federal funds are excluded from the HUD planning process.</p> <p>Due to the approved disposition of City Heights on 9/30/21, PHA1's Capital Fund budget was modified to account for consultant fees, tenant relocation expenses and labor and material expense to clean out/secure vacated units.</p> <p>In addition, PHA1's Golden Tower senior housing community will undergo significant modernization in 2022, affecting a total of 59 units or 38% of the community. Replacement of the sanitary stack lines is necessary due to the age of the building and on-going maintenance and cost issues. Due to the extensive scope of work required in the affected units, tenants will be temporarily displaced in order to renovate both plumbing, drywall, kitchens and possibly bathrooms. The BOC approved this project, with funding through Capital Funds, as well as taking up to 8 units off-line at Golden Tower for use as temporary housing for tenants who may be displaced by the project. The # of off-line units may increase with BOC approval.</p> <p>(c) The PHA must submit its De-concentration Policy for Field Office review.</p> <p>After review, PHA1 is not subject to the de-concentration requirements according to 24 CFR 903.2.</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>(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>

Y N

- ☐ ☒ Hope VI or Choice Neighborhoods.
☐ ☒ Mixed Finance Modernization or Development.
☒ ☐ Demolition and/or Disposition.

Disposition:

Following approval of HAC's disposition application on 9/30/21, a Relocation Plan was drafted to establish procedures in support of the resident relocation process. A dedicated Relocation Specialist and Relocation Office have been established in City Heights to assist families with their relocation questions and needs. A resident representative and a group of local service providers encompassed a review panel that read through all Relocation Plan documents and offered suggestions for improvements. HAC staff responded in writing to the suggestions made, some of which were adopted while others were not. The Board approved the Relocation Plan, as amended, on 1/19/22. The Relocation Plan includes a housing needs assessment, resident relocation timeline, operating procedures and forms, budget, narrative about the tenant protection vouchers which will be administered by PHA2, resident financial assistance, and two comprehensive resource directories. A copy of the Relocation Plan has been posted to the agency's website and is available in the Relocation Office for public viewing.

Our intent is to relocate City Heights' residents into other public housing or affordable housing according to the preferences of the affected family, to the best of our ability. We have planned for a three+ year sale and relocation period to accommodate residents participating in the Jobs Plus grant program in City Heights, and to minimize the impact on the private rental marketplace.

Y N

- ☐ ☒ Designated Housing for Elderly and/or Disabled Families.
☐ ☒ Conversion of Public Housing to Tenant-Based Assistance.
☐ ☒ Conversion of Public Housing to Project-Based Assistance under RAD.
☐ ☒ Occupancy by Over-Income Families
☐ ☒ Occupancy by Police Officers.
☐ ☒ Non-Smoking Policies. **(Implemented 7/2014)**

As of this writing, an initial 50 TPVs have been approved for PHA2 to administer to City Heights' residents affected by disposition. More TPVs will be requested based on need.

- ☐ ☒ Project-Based Vouchers.
☒ ☐ Units with Approved Vacancies for Modernization.

See B1 above, which references the Golden Tower Modernization Project – 8 approved vacancies, which may increase with BOC approval.

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

See B1 above, which references the safety and crime prevention efforts at Golden Tower – A \$95,000 Safety and Security Grant was awarded in 2021 and will be implemented in 2022.

B.3 Civil Rights Certification.

Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

B.4 Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

Y N

- ☐ ☒

(b) If yes, please describe:
Have not received the 2021 audit.

B.5 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

Goal One: Strengthen the housing portfolio by disposition of obsolete assets and modernization of high demand assets	PHA1 received approval for the disposition of City Heights on 9/30/2021. Focus now includes the successful transition of affected residents to comparable or improved housing.
Goal Two: Expand affordable housing opportunities in the region	PHA1 seeks new partnerships that promote quality, affordable housing in the Greater Cincinnati / Northern Kentucky market. PHA2 will expand the number of landlords participating in the program.

	<p>Goal Three: Analyze PH1 and PH2 processes to maximize efficiency and effectiveness of operations.</p> <p>Goal Four: Identify revenue and cost reduction strategies for improved fiscal performance.</p> <p>Goal Five: Strive toward continuous improvement and achievement of high performer status in both PHAS and SEMAP annually.</p>	<p>PHA1 implement new software in 2021, which is substantially complete. However, PHA1 intends to engage consultants for assistance in streamlining core functions. PHA2 implemented new software which has improved operating efficiencies in all functional areas.</p> <p>PHA1 is reworking its financial reporting system under the agency's new software to develop new financial performance tracking tools. These new tools will be instrumental in developing strategies that will lower costs and increase revenues. However, we have been delayed in our progress by the challenges experienced with Yardi implementation. Once resolved, greater emphasis will be placed on detailed financial analyses by AMP, as well as PHA wide inventory practices.</p> <p>2019-2021 Scores – NA; Work continues to achieve incremental increases in PHA1's PHAS scores. Strategies include talent acquisition, staff training and process improvements. PHA2 achieved High Performer status in previous fiscal years.</p>
<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 checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) 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>The Housing Authority of Covington requested the Resident Advisory Board, including all members of the Resident Councils, participate in a meeting on February 11, 2022 to review proposed changes to the lease, ACOP, maintenance charges and flat rent increases, as well as the Five Year Capital Fund Project Plan. Notes were taken and are attached. See Exhibit 3.</p> <p>The proposed increases in flat rents are within the required 80% FMR.</p>	
<p>B.7</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>	
<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 type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>	
<p>C.</p>	<p>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.</p> <p>The 5YCF Plan (2021-2025) was entered to the EPIC system in late 2/2021, approved by the BOC on 4/21/21 and submitted to HUD in EPIC on 4/28/21. It was approved by the HUD Field Office on 6/15/21. See HUD Form- 50075.2.</p> <p>A summary of the 5YCF Plan for 2022-2026 was presented to the Resident Advisory Board on 2/11/22 and made available for public viewing 2/25/22-4/4/22.</p> <p>The 2022-2026 5Y CF Plan will be presented to the BOC for approval on 4/20/22, along with the Annual Plan, and submitted for Field Office Review in EPIC thereafter by the Procurement Officer.</p> <p>The Bond for Golden Tower (~\$250,000 annually) was paid in full with Capital Funds in August 2021 from KY36P00250119.</p>	

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)(c))

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 VI 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(i))

☐ **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 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). 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.

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.

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists
 State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

EXHIBIT 1

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	212		117
Extremely low income <=30% AMI	165	78	
Very low income (>30% but <=50% AMI)	41	19	
Low income (>50% but <80% AMI)	6	2	
Families with children	57	27	
Elderly families	3	1	
Families with Disabilities	3	1	
Race/ethnicity – Black	127	60	
Race/ethnicity – White	83	40	
Race/ethnicity – Indian	0	0	
Race/ethnicity – Asian	2	1	

Characteristics by Bed- room Size (PH Only)			
1BR	76	36	
2 BR	78	36	
3 BR	58	27	
4 BR	0	0	
5 BR	n/a	n/a	
5+ BR	n/a	n/a	

Is the waiting list closed (select one)? ☐ No ☒ Yes If yes: How long has it been closed (# of months)? 11
 Does the PHA expect to reopen the list in the PHA Plan year? ☒ No ☐ Yes
 Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☒ No
☐ Yes

NOTE: Our waiting list is currently closed, so that we may use vacant units to transfer displaced families from City Heights. This is due to a HUD approved disposition for City Heights.

EXHIBIT 2

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1,438		29%
Extremely low income <=30% AMI	1,237	86.02	
Very low income (>30% but <=50% AMI)	169	11.75	
Low income (>50% but <80% AMI)	27	1.88	
Families with children	541	38	
Elderly families	71	5	
Families with Disabilities	215	15	
White	715	49.5	
Black	707	49.3	
Native American / Alaska Native	10	>1	
Asian	1	>1	
Native Hawaiian / Pacific Islander	5	>1	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

