

**Streamlined Annual
PHA Plan
(High Performer PHAs)**

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

OMB No. 2577-0226
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low-income, very low-income, and extremely low-income families.

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

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a higher performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management 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 the 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 PHA Name: Housing Authority of Danville PHA Code: KY014
 PHA Type: Small High Performer
 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/2021
 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning above)
 Number of Public Housing (PH) Units: 394
 PHA Submission Type: Annual Submission Revised Annual Submission

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,

A.1 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.

The following are the specific locations where the public may obtain copies of the 2021 Annual PHA Plan:

- Administrative Office – 1014 Rosemont Avenue, Danville, KY 40422

PHA Consortia: (Check box if submitting a joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead HA:					

B Annual Plan Elements

B.1 Revision of PHA Plan Elements.

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

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Homeownership Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Substantial Deviation.
- Significant Amendment/Modification

(b) The PHA must submit its Deconcentration Policy for Field Office Review (*See attachment ky014b01*).

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

B.1 Statement of Housing Needs and Strategy for Addressing Housing Needs

Statement of Housing Needs:

Waiting List for Public Housing:

Total: 59
Extremely Low Income: 47-80%
Very Low Income: 6-10%
Low Income: 4-7%
Families with children: 15-25%
Elderly families: 15-25%
Families with Disabilities: 21-36%
White: 45-76%
Black/African American: 10-17%
Hispanic: 2-3%
Multi-Racial: 2-3%

Bedrooms:
0 BR & 1 BR: 37-63%
2 BR: 15-25%
3 BR: 5-8%
4 BR: 1-2%
5 BR: 1-2%

The waiting list is not closed.

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions

Public Housing:

Deconcentration and Income Mixing:

The PHA has performed its annual deconcentration and income mixing analysis to determine if the PHA has any general occupancy public housing developments covered by the deconcentration rule. The analysis results follow:

The PHA does have general occupancy public housing developments covered by the deconcentration rule.

The following covered development has an average income that falls above or below the Established Income Range.

B.1

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
14-09 Burckley Homes	46	C. The Covered Development's or Development size, location, and/or configuration promote income deconcentration, such as scattered site or small development's	

Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2021 grants)		
a) Public Housing Operating Fund	618,000.00	
b) Public Housing Capital Fund	936,000.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant	168,850.00	
h) HOME		
Other Federal Grants (list below)		
CARES Act	72,450.00	Other
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2020 Capital Fund	936,509.00	Public housing capital improvements
3. Public Housing Dwelling Rental Income	1,290,670.00	Public housing operations
4. Other income (list below)		
Excess Utilities	137,110.00	Public housing operations
Interest on Investments	2,480.00	Public housing operations
Stanford HA Management	95,000.00	Public housing operations
5. Non-federal sources (list below)		
Total resources	\$4,257,069.00	

B.2 New Activities.

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

Y N

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

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

Demolition/Disposition Activity Description

Demolition/Disposition Activity Description
1a. Development name: Linietta Homes Community Building
1b. Development (project) number: KY14-07
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or <i>planned</i> for submission: 01/2021
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 04/2021 b. Projected end date of activity: Unknown

B.3 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.

PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #1:

- Reduce public housing vacancies
- Leverage private or other public funds to create additional housing opportunities
- Acquire or build units or developments

Progress Statement: *Applied for Kentucky Housing Corporation's Emergency Housing grant to provide transitional housing. Continuing to keep vacancies at a minimum. Created vacancy/unit turn-around reports to speed up turn-around time for vacant units.*

PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #2:

- Improve public housing management (PHAS score)
- Increase customer satisfaction
- Renovate or modernize public housing units
- Provide replacement public housing

Progress Statement: *Bid package to renovate floors, ceilings, bathrooms, community space, closets, etc. at Arnold Towers to come out in October. Bid package to renovate Bate-Wood Homes windows, bathrooms, roofs, living space to come out in the Spring.*

PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES

The PHA established the following objectives to strive in meeting goal #3

- Implement public housing or other homeownership programs
- Convert public housing to vouchers

Progress Statement: *Bids for RFP for Public Housing consultant for long-term housing planning has been received and look to have consultant in place by January 2021.*

PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT

The PHA established the following objectives to strive in meeting goal #4

- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

Progress Statement: *N/A*

B.3	<p align="center">PHA GOAL #5: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS</p> <p>The PHA established the following objectives to strive in meeting goal #5</p> <ul style="list-style-type: none"> ▪ Increase the number and percentage of employed persons in assisted families ▪ Provide or attract supportive services to improve assistance recipients' employability ▪ Provide or attract services to increase independence for the elderly or families with disabilities <p><u>Progress Statement:</u> <i>Received ROSS-SC grant and hired a case worker to work directly with our elderly/disabled residents. This allows the Resident Services Coordinator to work more with the FSS participants and begin a youth program.</i></p> <p align="center">PHA GOAL #6: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING</p> <p>The PHA established the following objectives to strive in meeting goal #6</p> <ul style="list-style-type: none"> ▪ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability ▪ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status and disability ▪ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required <p><u>Progress Statement:</u> <i>Ongoing</i></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 <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe: <i>N/A</i></p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>

C.2	<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>
C.3	<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 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. <i>(See attachment ky014a01)</i></p>
C.4	<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>
D.	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administers public housing and receive funding from the Capital Fund Program (CFP).</p>
D.1	<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><i>See HUD Form 50075.2 approved by HUD on <u>06/28/2019</u></i></p>
	<p>Challenged Elements.</p>

Attachment: ky014a01
Housing Authority of Danville
Resident Advisory Board Consultation Process and Comments – FYB 2021

1. Resident notification of appointment to the Advisory Board

At beginning of PHA Plan process, sent out letter to all residents/participants of opportunity to serve on Resident Advisory Board **September 21, 2020**

2. Resident Advisory Board Selection

Selection made from resident/participant response **October 5, 2020**

3. Meeting Organization

Schedule date to meet with Resident Advisory Board for input to PHA Plan

Notify Resident Advisory Board of scheduled meeting **October 5, 2020**

Hold Resident Advisory Board meeting **October 19, 2020**

4. Notification of Public Hearing

Schedule date for Public Hearing and place ad

Notify Resident Advisory Board **November 18, 2020**

Hold Public Hearing meeting **December 2, 2020**

5. Documentation of resident recommendations and PHA's response to recommendations

Please provide the residents' recommendations/comments and the PHA response to each comment after each RAB meeting.

Attachment: ky014b01
Housing Authority of Danville
Deconcentration Policy

Deconcentration of Poverty and Income-Mixing [24 CFR 903.1 and 903.2]

The Housing Authority of Danville's admission policy must be designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects. A statement of the Housing Authority of Danville's deconcentration policies must be included in its annual plan [24 CFR 903.7(b)].

The Housing Authority of Danville's deconcentration policy must comply with its obligation to meet the income targeting requirement [24 CFR 903.2(c)(5)].

Developments subject to the deconcentration requirement are referred to as 'covered developments' and include general occupancy (family) public housing developments. The following developments are not subject to deconcentration and income mixing requirements: developments operated by a Housing Authority of Danville with fewer than 100 public housing units; mixed population or developments designated specifically for elderly or disabled families; developments operated by a Housing Authority of Danville with only one general occupancy development; developments approved for demolition or for conversion to tenant-based public housing; and developments approved for a mixed-finance plan using HOPE VI or public housing funds [24 CFR 903.2(b)].

Steps for Implementation [24 CFR 903.2(c)(1)]

To implement the statutory requirement to deconcentrate poverty and provide for income mixing in covered developments, the Housing Authority of Danville must comply with the following steps:

Step 1. The Housing Authority of Danville must determine the average income of all families residing in all the Housing Authority of Danville's covered developments. The Housing Authority of Danville may use the median income, instead of average income, provided that the Housing Authority of Danville includes a written explanation in its annual plan justifying the use of median income.

Housing Authority of Danville Policy

The Housing Authority of Danville will determine the average income of all families in all covered developments on an annual basis.

Step 2. The Housing Authority of Danville must determine the average income (or median income, if median income was used in Step 1) of all families residing in each covered development. In determining average income for each development, the Housing Authority of Danville has the option of adjusting its income analysis for unit size in accordance with procedures prescribed by HUD.

Housing Authority of Danville Policy

The Housing Authority of Danville will determine the average income of all families residing in each covered development (adjusting for unit size) on an annual basis.

Step 3. The Housing Authority of Danville must then determine whether each of its covered developments falls above, within, or below the established income range (EIR), which is from 85% to 115% of the average family income determined in Step 1. However, the upper limit must never be less than the income at which a family would be defined as an extremely low-income family (30% of median income).

Step 4. The Housing Authority of Danville with covered developments having average incomes outside the EIR must then determine whether or not these developments are consistent with its local goals and annual plan.

Step 5. Where the income profile for a covered development is not explained or justified in the annual plan submission, the housing authority must include in its admission policy its specific policy to provide for deconcentration of poverty and income mixing.

Depending on local circumstances the Housing Authority of Danville's deconcentration policy may include, but is not limited to the following:

- Providing incentives to encourage families to accept units in developments where their income level is needed, including rent incentives, affirmative marketing plans, or added amenities
- Targeting investment and capital improvements toward developments with an average income below the EIR to encourage families with incomes above the EIR to accept units in those developments
- Establishing a preference for admission of working families in developments below the EIR
- Skipping a family on the waiting list to reach another family in an effort to further the goals of deconcentration
- Providing other strategies permitted by statute and determined by the Housing Authority of Danville in consultation with the residents and the community through the annual plan process to be responsive to local needs and Housing Authority of Danville strategic objectives

A family has the sole discretion whether to accept an offer of a unit made under the Housing Authority of Danville's deconcentration policy. The Housing Authority of Danville must not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the Housing Authority of Danville's deconcentration policy [24 CFR 903.2(c)(4)].

If, at annual review, the average incomes at all general occupancy developments are within the EIR, the Housing Authority of Danville will be considered to be in compliance with the deconcentration requirement and no further action is required.

Housing Authority of Danville Policy

For developments outside the EIR the Housing Authority of Danville will take the following actions to provide for deconcentration of poverty and income mixing:

Establishing a preference for admission of working families and working singles in developments below the EIR

Order of Selection [24 CFR 960.206(e)]

The Housing Authority of Danville system of preferences may select families either according to the date and time of application or by a random selection process.

Housing Authority of Danville Policy

Families will be selected on a first-come, first-served basis according to the date and time their complete application is received by the Housing Authority of Danville with preferences given to Vista workers, working families, working singles and elderly/disabled.

When selecting applicants from the waiting list the Housing Authority of Danville will match the characteristics of the available unit (unit size, accessibility features, unit type) to the applicants on the waiting lists.

By matching unit and family characteristics, it is possible that families who are lower on the waiting list may receive an offer of housing ahead of families with an earlier date and time of application or higher preference status.

Factors such as deconcentration or income mixing and income targeting will also be considered in accordance with HUD requirements and Housing Authority of Danville policy.