

Public Notice

HOUSING AUTHORITY OF JOHNSON COUNTY, KS 5 Year and Annual PHA Plan (2020-2024) NOTICE OF PUBLIC HEARING

Johnson County Housing Authority presents its proposed 5 Year and Annual Public Housing Authority Plan for Fiscal Years 2020 through 2024 to the citizens of Johnson County, Kansas for a 45-day public review and comment period, August 4, 2019 through September 18, 2019. The proposed 5 Year PHA Plan for FY 2020 through 2024, the required attachments and all information relevant to the public hearing will be available for review at the Johnson County Housing Authority Administrative Office, located at 12425 W. 87th St. Parkway, Suite 200, Lenexa, KS, and the official website for Johnson County Housing Authority, www.jocogov.org/dept/human-services.

Citizens are also invited to present their comments at a public hearing to be held on Thursday, September 19, 2019 at 9:30 a.m. in the 3rd floor hearing room of the Board of County Commissioners, County Administration Building, 111 S. Cherry St., Olathe, KS. If an interpreter is requested, please contact David M. Ward at (913)715-6601 at least 72 hours in advance of public hearing.

Your comments are welcome and may be addressed to:

Johnson County Board of County Commissioners
County Administration Building
111 S. Cherry St., Ste. 3300
Olathe, KS 66061-3486

Or to

David M. Ward
Director of Housing Services
12425 W. 87th St. Pkwy, Suite 200
Lenexa, KS 66215-4524

Phone (913)715-6601

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E-mail: David.Ward@jocogov.org

All public comments that are received will receive a response, and both comment and response will be included in the final 5 Year and Annual Plan for FY 2020 through 2024 to be presented to the U.S. Department of Housing and Urban Development (HUD).



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

A.	PHA Information.					
A.1	PHA Name: Johnson County Housing Authority			PHA Code: KS162		
PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2020 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>						
<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)						
Participating PHAs		PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
Lead PHA:					PH	HCV

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>The Johnson County Housing Authority (JCHA) will administer the Housing Choice Voucher (HCV) Program in a manner that is consistent with the policies of the U.S. Department of Housing and Urban Development (HUD) and the Johnson County Human Services Department. The JCHA will not, because of race, color, religion, sex, handicap, familial status or national original deny families or individuals the opportunity to lease dwelling units suitable for their need, if eligible. JCHA will promote safe, decent and sanitary affordable housing, economic opportunity and a suitable living environment free from discrimination.</p> <p>JCHA will perform our mission with:</p> <ul style="list-style-type: none"> • Compliance • Accountability • Communication • Customer Focus • Dignity • Fairness • Respect • Sensitivity
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>The HCV Program is designed to achieve the following major goals and objectives to:</p> <ul style="list-style-type: none"> • Assist 75% of extremely low- income families (incomes that are 30% of Area Median Income or below) before serving 25% of very low- income families (incomes that are between 31% and 50% Area Median Income) with rent subsidy. • Increase assisted housing choices by conducting outreach efforts to potential landlords. • Work collaboratively with partnering agencies in the community to promote family self-sufficiency and identify opportunities which address educational and socio-economic needs. • Expand the supply of assisted housing by applying for additional rental vouchers from HUD when available through Notice of Funding Availability (NOFA). • Work collaboratively with the County Grants Compliance Officer in identifying other grant opportunities to expand the current HCV Program. • Manage the HCV Program to achieve high-performer ratings on Section Eight Management Assessment Program (SEMAP). • Provide referrals to HCV Program participants, as available, to address special needs of the elderly/disabled, unemployed participants, those seeking to complete educational goals, family health services and homebuyer education. • Promote Fair Housing and the opportunity for all very low- income families allowing access to the widest possible choice of appropriate housing units. • Administer an efficient, high performing PHA through continuous improvement of support systems and commitment to employees, development, and maintenance of high standards and professionalism. • Expand affordable housing opportunities in areas outside a high poverty concentration. • Create a positive public awareness and expand the level of family, owner and community support in accomplishing the PHA's mission. • Ensure compliance with Title VI of the Civil Rights Act of 1964 and all other applicable Federal laws and regulations so HCV Program admissions and continued occupancy are conducted without regard to race, color, religion, creed, sex, national origin, handicap or familial status. • Promote a safe environment by denying initial or continued occupancy, after individual review, to applicants who have demonstrated a history of violent criminal, sex offense or drug related activity.

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.

JCHA is meeting the goal of serving 75% of the extremely low-income (ELI) families by ensuring that when families are activated from our waiting list we activate 75% from this ELI category first. Once activated from the waiting list, the family's income is verified to ensure that their income does not exceed 30% of Area Median Income according to the family's composition.

JCHA maintains partnerships with many community stakeholders. From the Program Coordinating Committee for the FSS program to participation in State and Regional National Association of Housing and Redevelopment Officials (NAHRO). Proactive measure and industry best-practices are studied in an effort to maximize the impacts of our program and mitigate barriers.

JCHA has received a High-Performer SEMAP score every year since 2001. We continue to incorporate and implement new program guidance based on Federal regulations to ensure that we remain in compliance and maintain a high standard of performance, with our client's best interest as a driving factor for all that we do.

JCHA continues the HCV Program Survey, which is a basic customer service survey. The feedback that we receive from these surveys is used to improve upon the service we provide to our clients and to understand the areas of the program in which more thorough information needs to be provided to participants.

A landlord workshop has been held annually to update management of housing units in Johnson County, KS with HCV program guidelines as it relates to landlord and tenant participation on the JCHA HCV Program. To reach more landlords than just those who attend the workshop, a newsletter is utilized to provide updates to landlords in areas where additional focus is needed. While we will continue to hold periodic on-site landlord workshops to give landlords an avenue to have their questions addressed personally by Johnson County HCV staff, our main source of communication will be by way of the newsletter or other written correspondence.

JCHA is a member of the Johnson County, Kansas Continuum of Care on Homelessness (CoC). Each month a member of Housing Services attends the meeting to learn from other social service agency resources that are available and may be of benefit to our existing or potential housing clients.

To decentralize our clients from high poverty census tract areas, a map was created which will be provided to new participants and existing participants of the HCV program who are looking for appropriate units to lease. Additionally, a Housing Resource Recruiter position has been employed to retain and recruit landlord participation in the HCV program to further deconcentration efforts.

JCHA has instituted an online application process. This development streamlines the application process for applicants. JCHA limits the number of applicants accepted during an open waiting list period to allow those on the waiting list to be served within 18 to 24 months from the time they make application. For any applicant requesting a reasonable accommodation, JCHA will accommodate.

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.

JCHA Goal and Objective: Implement the requirements of the Violence Against Women Act (VAWA)

The JCHA will exercise its right to act in accordance with the Violence Against Women Act and Department of Justice Act of 2005, as amended, which prevents the removal of assistance from certain persons living in Section-8 assisted housing if the asserted grounds for such action is an instance of domestic violence, dating violence, sexual assault, or stalking.

- Provide an unweighted wait list preference for victims of domestic violence, dating violence, sexual assault or stalking.
- Protect victims of domestic violence, dating violence, sexual assault, or stalking (in addition to members of the victims' immediate families) from losing their HUD-assisted housing because of being a victim of domestic violence.
- Undertake affirmative measures to make tenants participating in the HCV program aware of VAWA requirements.
- Undertake affirmative measures to make owners participating in the HCV program aware of VAWA requirements.

To meet this goal, the denial of assistance to an applicant or termination of assistance of a participant for criminal activity are subject to the provisions of the Violence Against Women Act of 2005, as amended, and reviewed on a case by case basis.

<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>The JCHA defines a significant amendment/modification to the 5-Year Plan as follows:</p> <ul style="list-style-type: none"> • Any collective change in the planned or actual use of Federal funds for activities that would prohibit or redirect strategic goals or mission of sustaining or increasing the availability of decent, safe, sanitary and affordable housing while promoting self-sufficiency of families and individuals from being implemented as identified in the 5-Year Plan. • This includes elimination or major changes in any activities proposed, or policies provided in the agency plan that would critically affect services or programs provided to residents. • Changes of a sufficient nature to the PHA rent, or admissions policies, or the waiting list policies not required by Federal regulatory requirements but instead arising from a change in the HCV Administration Plan. <p>This definition does not include budget revisions, changes in organizational structure, changes resulting from HUD-imposed regulations, or minor policy changes.</p> <p>In the case of a significant amendment or modification, the JCHA will take the following actions as required:</p> <ol style="list-style-type: none"> 1) Consult with the Resident Advisory Board; 2) Ensure consistency with the current Consolidated Plan of Johnson County, KS; 3) Provide for a review of the significant amendments or modifications by the public during a 45-day public review period and comment; 4) Provide notification of the significant amendment or modification and await approval by HUD in accordance with HUD's plan review procedures before implementing the significant amendment or modification; 5) Conduct a public meeting of the Board of County Commissioners to adopt the significant amendment or modification.
<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 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>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>

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.

Streamlined Annual PHA Plan (HCV Only 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-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

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 and 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: Johnson County Housing Authority PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2020 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) 1,447 PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission		PHA Code: KS162 _____		
<p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p>					
<input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)					
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program
	Lead HA:				

B.	Annual Plan.
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</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 element(s):</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"/> Project Based Vouchers.</p> <p>(b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.</p>
B.3	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
B.4	<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.5	<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.6</p>	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p> <p>Although this is the first year of JCHA's 5-Year plan, many Mission and Goal topics carry forward from its prior 5-Year PHA plan.</p> <p>JCHA is meeting the goal of serving 75% of the extremely low-income (ELI) families by ensuring that when families are activated from our waiting list we activate 75% from this ELI category first. Once activated from the waiting list, the family's income is verified to ensure that their income does not exceed 30% of Area Median Income according to the family's composition.</p> <p>JCHA maintains partnerships with many community stakeholders. From the Program Coordinating Committee for the FSS program to participation in State and Regional National Association of Housing and Redevelopment Officials (NAHRO). Proactive measure and industry best-practices are studied in an effort to maximize the impacts of our program and mitigate barriers.</p> <p>JCHA has received a High-Performer SEMAP score every year since 2001. We continue to incorporate and implement new program guidance based on Federal regulations to ensure that we remain in compliance and maintain a high standard of performance, with our client's best interest as a driving factor for all that we do.</p> <p>JCHA continues the HCV Program Survey, which is a basic customer service survey. The feedback that we receive from these surveys is used to improve upon the service we provide to our clients and to understand the areas of the program in which more thorough information needs to be provided to participants.</p> <p>A landlord workshop has been held annually to update management of housing units in Johnson County, KS with HCV program guidelines as it relates to landlord and tenant participation on the JCHA HCV Program. To reach more landlords than just those who attend the workshop, a newsletter is utilized to provide updates to landlords in areas where additional focus is needed. While we will continue to hold periodic on-site landlord workshops to give landlords an avenue to have their questions addressed personally by Johnson County HCV staff, our main source of communication will be by way of the newsletter or other written correspondence.</p> <p>JCHA is a member of the Johnson County, Kansas Continuum of Care on Homelessness (CoC). Each month a member of Housing Services attends the meeting to learn from other social service agency resources that are available and may be of benefit to our existing or potential housing clients.</p> <p>To decentralize our clients from high poverty census tract areas, a map was created which will be provided to new participants and existing participants of the HCV program who are looking for appropriate units to lease. Additionally, a Housing Resource Recruiter position has been employed to retain and recruit landlord participation in the HCV program to further deconcentration efforts.</p> <p>JCHA has instituted an online application process. This development streamlines the application process for applicants. JCHA limits the number of applicants accepted during an open waiting list period to allow those on the waiting list to be served within 18 to 24 months from the time they make application. For any applicant requesting a reasonable accommodation, JCHA will accommodate.</p>
<p>B.7</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 type="checkbox"/></p> <p>(a) 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>

Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV Only PHAs

A. PHA Information. All PHAs must complete this section. [\(24 CFR §903.23\(4\)\(e\)\)](#)

A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), Number of 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.

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. [\(24 CFR §903.11\(c\)\(3\)\)](#)

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.”

Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income families who reside in the PHA’s jurisdiction and other families who are on the Section 8 tenant-based waiting list. 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) and 24 CFR §903.7(a)(2)(i)). 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. A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. (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 HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support 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 rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. (24 CFR §903.7(d))

Operation and Management. A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. (24 CFR §903.7(e)(3)(4)).

Informal Review and Hearing Procedures. A description of the informal hearing and review procedures that the PHA makes available to its applicants. (24 CFR §903.7(f))

Homeownership Programs. A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA’s partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA’s partnerships with other entities, and activities under section 3 of the Housing and Community Development Act of 1968 and under requirements for the Family Self-Sufficiency Program and others. Include the program’s size (including required and actual size of the FSS program) and means of allocating assistance to households. (24 CFR §903.7(l)(i)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(l)(iii)).

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; or b) any change with regard to homeownership programs. See guidance on HUD’s website at: [Notice PIH 1999-51](#). (24 CFR §903.7(r)(2)(iii))

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

B.2 New Activity. If the PHA intends to undertake new activity using Housing Choice Vouchers (HCVs) for new Project-Based Vouchers (PBVs) in the current Fiscal Year, mark “yes” for this element, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake this activity, mark “no.” (24 CFR §983.57(b)(1) and Section 8(13)(C) of the United States Housing Act of 1937.

Project-Based Vouchers (PBV). Describe any plans to use HCVs for new project-based vouchers. If using PBVs, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

B.3 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 §903.11(c)(3), 24 CFR §903.7(p))

B.4 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.5 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, including the manner in which the applicable plan contents are consistent with the Consolidated Plans, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15)

B.6 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 §903.11(c)(3), 24 CFR §903.7(r)(1))

B.7 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](#))

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 Annual PHA Plan. The Annual PHA Plan provides 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 for serving the needs of low-income, very low-income, and extremely low-income families.

Public reporting burden for this information collection is estimated to average 4.5 hour 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

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ^x 5-Year and/or ^x Annual PHA Plan for the PHA fiscal year beginning 1/01/20, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Johnson County Housing Authority
 PHA Name

KS162
 PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2020

5-Year PHA Plan for Fiscal Years 2020 - 2024

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official Ed Eilert	Title Board Chairman
Signature	Date

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Ed Eilert, the Chairman, Board of County Commissioners
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Johnson County Housing Authority (KS162)
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

Johnson County, Kansas
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

The Johnson County Housing Authority plan is consistent with the County's Consolidated Plan and considers Analysis of Impediment factors previously identified.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Ed Eilert	Board Chairman
Signature	Date

PHA Annual Plan FY 2020
Attachment "A"

6.0 PHA Plan Update.

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.

NONE

- (b) Identify where the 5-Year and Annual Plan may be obtained by the public.

The public may obtain/view a copy of the 2020-2024 5-year PHA Plan and FY 2020 Streamlined Annual PHA Plan at the Johnson County Housing Authority offices (12425 West 87th Street Parkway, Suite 200, Lenexa, KS 66215) or on-line at www.jocogov.org/dept/human-services/housing/housing-authority.

There were no material changes to the 5-year PHA Plan or Streamlined Annual PHA Plans previously submitted.