

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 origin 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.

<p>B.3</p>	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <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.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>JCHA Goal and Objective: Implement the requirements of the Violence Against Women Act (VAWA)</p> <p>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.</p> <ul style="list-style-type: none"> • 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. <p>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>

<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.
