

JOHNSON COUNTY HOUSING AUTHORITY
PHA Code: KS162

PROPOSED
Five Year and Annual Public Housing Authority Plan
2015 through 2019
PHA Fiscal Year Beginning 01/2015

Submitted to:
U.S. Department of Housing and Urban Development

Submitted by:
Stacy T. Copeland, Executive Director

1.0 PHA Information

PHA Name: Johnson County Housing Authority PHA Code: KS162

PHA Type: High Performing

PHA Fiscal Year Beginning: 01/2015

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)

Number of PH units: 0 Number of HCV units: 1,447

3.0 Submission Type

5-Year and Annual Plan

4.0 PHA Consortia

N/A

5.0 5-Year Plan. Complete 5.1 and 5.2 only at 5Year Plan update

N/A

5.1 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.

The Johnson County Housing Authority (JCHA) will administer the Housing Choice Voucher Program in a manner that is consistent with the policies of the U.S. Department of Housing and Urban Development and the Johnson County Human Services Department. The JCHA will not, on account 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 affordable housing, economic opportunity and a suitable living environment free from discrimination.

We will perform our mission with:

- Compliance
- Accountability
- Communication
- Customer Focus
- Dignity
- Fairness
- Respect
- Sensitivity

5.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of the low-income and very low-income and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5 year Plan.

The HCV Program is designed to achieve these major objectives:

- To 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 voucher landlords.
- Provide opportunities for participants of the Housing Choice Voucher/Family Self Sufficiency Programs to participate in the Homebuyer Assistance Program.
- 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), Project Based Conversions (private owners of assisted properties have prepaid a HUD-insured mortgage or opted out of a project-based HAP contract, or funding to assist special categories of families, i.e. Family Unification Program: Family unification program (FUP) allocations are provided to PHAs to assist families who have lost, or are in danger of losing, their children to foster care, but who may be able to retain custody of their children or reunite the family if they can obtain adequate housing; Welfare to Work Program: requires PHAs that receive funding to work with service agencies in the locality, providing a coordinated service package to help families move from welfare to work.
- Work collaboratively with the County Grants Compliance Officer in identifying other grant opportunities to expand current rental assistance program.
- Manage the HCV Program to achieve high performance rating on Section Eight Management Assessment Program (SEMAP).
- Provide resources for services to participants of the program targeting special needs of the elderly/disabled, unemployed participants, those seeking to complete educational goals, family health services and homebuyer education.
- To promote fair housing and the opportunity for very low-income families of all ethnic backgrounds to have access to the widest possible choice of housing to meet their housing needs;
- To administer an efficient, high performing Authority through continuous improvement of the PHA's support systems and commitment to our employees, their development, and maintenance of high standards and professionalism.
- To expand affordable housing opportunities in areas outside of a high concentration of poverty
- To create a positive public awareness and expand the level of family, owner and community support in accomplishing the PHA's mission
- To ensure compliance with Title VI of the Civil Rights Act of 1964 and all other applicable Federal Laws and regulations so the admissions and continued occupancy are conducted without regard to race, color, religion, creed, sex, national origin, handicap or familiar status;
- To promote a safe environment by denying initial or continued assistance to applicants who have demonstrated a history of violent criminal or drug related activity.
- To exercise the housing authority's right to act according to the Violence Against Women Act and Department of Justice Reauthorization Act of 2005 (VAWA) 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, as those terms are defined in Section 3 of the United States Housing Act of 1937 as amended by VAWA (42 U.S.C. 13925).

6.0 PHA Plan Update

The Johnson County Administrative Plan is available at Johnson County Housing Authority Main Office, located at 12425 W. 87th Street Parkway, Suite 200, Lenexa, KS 66215 and Johnson County Human Services Official Website www.jocogov.org/dept/human-services

Chapter 3 – Applying for Admission

A. Opening and Closing of the Waiting List [24 CFR 982.206, 982.54(d)(1)]

When the waiting list is open any family asking to be placed on the waiting list for Section 8 HCV rental assistance will be given the opportunity to complete a pre-application.

When the PHA opens the waiting list, the PHA will advertise through public notice in one or more of the following newspapers, minority publications and media entities. (The PHA may announce the opening and closing dates of the waitlist along with the number of applications that will be accepted at the time of publication.)

- Local and minority newspapers (i.e., The Olathe News, The Kansas City Star, The Kansas City Call, The Kansas City Globe, Dos Mundos)
- The PHA will distribute fact sheets to broadcast media and may utilize public service announcements.
- City and County Offices, and
- Local Community service providers
- Official Human Services Dept. website

This notice will contain:

- The date, time, and telephone number where appointments can be schedule for to submit a pre-application.
- The program for which the applications are being taken
- A brief description of limitations, if any, on whom may apply.

Limits on Who May Apply

When the waiting list is open:

Depending on the composition of the waiting list with regard to the family types and preferences and to better serve the needs of the community, the PHA may choose to only accept applications from families claiming preferences under one or more of the local preference categories (Elderly/Disabled or Victims of Domestic Violence).

Chapter 4 - Establishing Preferences and Maintaining the Waiting List

C. Local Preferences

- **Victims of Domestic Violence:** Domestic violence means actual or threatened violence by a member of a household directed at him/herself or another member of his/her household. The domestic violence should have occurred recently or be of a continuing nature. An applicant may qualify for a preference for victims of domestic violence if the applicant vacated a unit because of domestic violence or lives in a unit with a person who engages in violence. An applicant who qualifies for this preference should certify that the person who engaged in the violence will not reside with the applicant family unless the PHA gives advance written approval. If the family is admitted, Johnson County Housing Authority may terminate assistance for breach of the agreement.

Eligibility for this preference will be determined by a partnering domestic violence shelter utilizing established criteria, including victims counseling for a minimum of 30 days, for referring victims of domestic violence. There will be a set-aside of 10 vouchers for this preference and as referrals are made and a voucher becomes available, domestic violence clients will be issued a voucher immediately and considered the highest preference on the waiting list. All other HUD regulated and Johnson County policy related eligibility requirements will apply.

- 7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.** Include statements related to these programs as applicable.

N/A

8.0 Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.

N/A

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the Capital Fund Program Annual Statement Performance and Evaluation Report, form HUD-50075.1, for each current and open CFP grant and CFFP financing.

N/A

8.2 Capital Fund Program Five Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the Capital Fund Program Five-Year Action Plan, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five Year Action Plan.

N/A

8.3 Capital Fund Financing Program (CFFP).

Check if the PHA proposes to use any portion of its Capital Fund Program (CFP) Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

N/A

9.0 Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting list. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Currently in the State of Kansas, single person households represent 16% of the participants on the Housing Choice Voucher Program. Johnson County Housing Authority reports that single family households represent 26% of its remaining waiting list from applications accepted in February 2013. The elderly population in Johnson County continues to grow. According to United Community Services of Johnson County (UCS) senior adults age 65 and over account for 11.5% of the population. Further, 7% of these senior adults, age 65 and over, live in poverty. Seniors need affordable housing to transition into from the homes they may have shared with spouses and now no longer are affordable to maintain to a livable condition. Additionally, millennium aged adults who are completing college and have not secured employment that provide a financial means to readily afford living in Johnson County also are represented amongst the population of families in needs of housing assistance.

Johnson County Housing Authority reports that 6% of its waiting list from applications taken in February 2013 reported to be victims of domestic violence. Currently there is only one domestic violence shelter in Johnson County, KS. Safe Home reports 311 women and children were served for 50 days during 2013.

The 2014 Median Income for the Kansas City Metropolitan Statistical Area is \$69,900. According to UCS, 1 in 15, or about 37,400 of Johnson County's population had incomes below 100% of the federal poverty level (less than \$20,000 for a family of 3). Further, 97,200 of Johnson County's population had incomes 200% of the federal poverty level. The data shows that most adults who are poor work. For those who work full-time, wages are not adequate to move them above the poverty level and for thousands more who are low-income, working full-time does not provide a living wage. One in three jobs in Johnson County pays less than \$30,000 in annual wages (based on median wages). There are about 300,000 total jobs in Johnson County, with about 100,000 paying less than \$30,000. Projected job growth is expected to include a large number of low wage jobs.

Not finding an adequate job to secure or sustain housing would be one of the major risks of homelessness. Additionally, public transportation is an issue in Johnson County. The working poor cannot afford the expense of

a vehicle and are likely to need public transportation. Only limited public transportation is provided in Johnson County making it difficult for individuals to get to areas where they may be able to find work. Additionally, not having an adequate education limits the job pool for some individuals seeking employment that would be sufficient to sustain housing. The cost of child care without any federal assistance can limit the ability of those wanting to work with substantial enough income to cover childcare cost and pay rent in Johnson County, KS.

According to hotpads.com, the median price for all apartments 0 to 5 bedrooms in Johnson County, KS is \$948. The average bedroom size needed for applicants of the Johnson County Housing Authority are two and three bedroom units. The average rent according to hotpads.com for a two bedroom unit is \$903 and for a three bedroom unit it is \$1,295.00. The salary of the working poor is not sufficient to sustain the outpaced housing cost.

Johnson County is part of a metropolitan region where residents move about mainly in the counties of Jackson, Wyandotte and Johnson, Kansas. UCS published in February 2014 that two in seven (28%) residents of the region belong to a racial or ethnic minority. The ratio was one in four (25%) in 2008. African Americans comprise 13% of the population; Hispanic or Latinos 9%. Between 2008 and 2012, the white population decreased by 10,000, while the diverse population increased by 70,000; resulting in a net increase of 60,000. African Americans and Hispanic/Latinos grew by 27,000 and 26,000 respectively. More specifically, UCS reports that in 2012, nearly 1 in 5 residents of Johnson County belong to a racial or ethnic minority. The white population grew by 1% between 2008 and 2012, compared to 24% for all minority groups. Diverse populations accounted for 80% of Johnson County's population growth between 2008 and 2012. In about 2% of the County's household, or 4,200 households, no one 14 or over speaks English or speaks English very well. Spanish is spoken in 6 in 10 of those households, and Asian/Pacific Islander languages in 3 in 10.

The Urban Institute reports that significant numbers of people move into poverty throughout their lives and the likelihood of becoming poor is higher for Blacks, Hispanics, single female headed households, and those with lower levels of education. Job losses or pay cuts most often trigger poverty spells.

Currently, 50% of the families served by Johnson County Housing Authority are Black/African American. They are most generally living in the Northeast corridor of the County where rents tend to be more affordable and where landlords are agreeable to participating on the Housing Choice Voucher Program.

- 9.1 Strategy for Addressing Housing Needs.** Provide a brief 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan Submission with the 5-Year Plan.

N/A – Only required with the 5 Year Plan

- 10.0 Additional Information.** Describe the following, as well as any additional information requested by HUD:

- a) Progress in Meeting Mission and Goals.** PHA must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5 Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment of modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

JCHA is meeting the goal of serving 75% of the extremely low income (ELI) families by ensuring that when we activate families from our waiting list we activate 75% of the people from the 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 number of people who will live in the household.

JCHA continues to expose participants of the Housing Choice Voucher (HCV) and Family Self Sufficiency (FSS) programs to opportunities for homeownership through our Homebuyer Assistance Program. Informational workshops have been sponsored periodically which have included lenders, realtors, Fair Housing staff and other social service staff as panel presenters. This exposes those attending to the expectations of each entity involved in the homeownership process and what things they need to know before considering becoming a homebuyer. Johnson County Housing Authority/Services Homebuyer Assistance Program is open to anyone whose income does not exceed 80% of AMI and who lives in Johnson County, KS or has worked in Johnson County for a minimum of 2 years consecutively.

JCHA has a partnership with the Program Coordinating Committee for the FSS program to include Valley View Bank, Workforce Partnership, Department of Children and Families, Catholic Charities, Head Start of Shawnee, Johnson County Community College (Adult Basic Education), Johnson County Corrections. These agencies offer a lot of different options to break down various barriers that face participants of this program. This pool of agencies has resources that benefit our clients in education, budget and financial stability, job skill preparation, employment, and transportation.

JCHA in connection with the FSS program has sponsored an annual job fair every year since 2007. Employers are brought to a centralized location and the general public is invited to attend. Each year attendees are surveyed for feedback on their satisfaction with the employers that participate and to provide us with the type of employment they are seeking so in future years we will solicit employers to meet the need of the job seeker.

JCHA has received a High Performance 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 at the forefront of everything we do.

JCHA has instituted a HCV Program Survey which is a basic customer service survey. The original implementation date was August 2009. The feedback that we receive from these surveys will be 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 new management of housing units in Johnson County, KS with HCV program guidelines as it relates to landlord participation and in some part tenant participation on the Johnson County HCV Program. In an effort to reach more landlords than just those who attend the workshop, a newsletter has been incorporated to provide updates to landlords in areas where there needs to be additional focus given. 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.

Johnson County Housing Authority is a member of the Johnson County, Kansas Continuum of Care on Homeless (COC). Each month the Executive Director/Director of Housing Services or other staff attends the meeting to learn from other social service agencies resources that are available and may be of benefit to our existing housing clients.

In an effort to decentralize our clients from high poverty census tract areas, Johnson County Housing Authority has been working with the Johnson County AIMS Department to identify housing units outside the high concentrated areas. A map was created which will be provided to new participants and existing participants of the HCV program who are looking for units to move into. Additionally, the Executive Director/Director of Housing Services chairs the Housing Committee of the Johnson County COC. Progress has been made towards pooling resources of landlords to begin a bi-annual or quarterly meeting forum to provide landlords with information on the clients we serve and how they can be of benefit to our

programs in working with our clients who may have had past credit issues or evictions preventing them from being housed. This will also be a forum where landlords can share their concerns and seek support from COC agencies to assist them in addressing them.

JCHA has instituted a new application process which became effective in February 2012. This process streamlines the application process for applicants. JCHA limits the number of applicants accepted during an open waiting list period in an effort to get those on the waiting list served within 18 to 24 months from the time they make application.

- b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of “significant amendment” and “substantial deviation/modification”. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

For the purpose of this plan, JCHA’s definition of Significant Amendment/Substantial Deviation/Modification means significant changes to rent or admission policies or organization of waiting list. Additionally, changes to the administration of HCV funding designated for tenant based assistance, which could be designated for other HUD allowable activities such as Section 8 Homeownership Program, or Project Based Vouchers. A significant amendment would not be necessary for an emergency opening of the waiting list for a specific target market, i.e., victims of a disaster.

- c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Stand and Trouble PHAs complete annually)**

N/A

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g) with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- a) Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations.(Attached)
- b) Form HUD-50070, Certificate for a Drug-Free Workplace **(PHAs receiving CFP grants only)**
N/A
- c) Form HUD-50071, Certification of Payments to Influence Federal Transactions **(PHAs receiving CFP grants only)** N/A
- d) Form SF-LLL, Disclosure of Lobbying Activities **(PHAs receiving CFP grants only)** N/A
- e) Form SF-LLL-A, Disclosure of Lobbying Activities Continuation Sheet**(PHAs receiving CFP grants only)** N/A
- f) Resident Advisory Board (RAB) comments. (See Attached)
- g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
None.
- h) Form HUD-50075.1, **Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only).**
See instructions in 8.1. N/A
- i) Form HUD-50075.2, Capital Fund Program Five-Year Action Plan **(Must be attached electronically for PHAs receiving CFP grants only).**
- j) See instruction in 8.2. N/A