PHA Plans

Streamlined Annual Version

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

Office of Public and Indian Housing

OMB No. 2577-0226

 $(\exp. 08/31/2009)$

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 that introduced 5-year and annual PHA Plans. The full 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 of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 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, Federal Housing Administration, 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. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan for Fiscal Year: 2008 PHA Name:Johnson County Housing Authority

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

form **HUD-50075-SA** (4/30/2003)

PHA Name: Johnson County Housing Authority HA Code: KS162

Streamlined Annual PHA Plan Agency Identification

PHA Name: Johnson County Housing Authority PHA Number: KS						
РНА	Fiscal Year Beginnin	g: 01/20	08			
РΗΛ	Programs Administe	red:				
	olic Housing and Section		tion 8 Only P	ıblic Housing Onl	v	
Number	of public housing units: of S8 units:			er of public housing units		
□РН	A Consortia: (check b	ox if subn	nitting a joint PHA P	lan and complete	table)	
	Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program	
Participa	ating PHA 1:					
Participa	ating PHA 2:					
Participa	ating PHA 3:					
Name:	Plan Contact Inform Stacy T. Copeland (913)715-6633	ation:	Phone: (913)715-66 Email (if available):		ocogov.org	
Inforn	c Access to Informatination regarding any actall that apply)	ivities out	_	-		
X	PHA's main administration	ve office	PHA's devel	lopment manageme	ent offices	
Displ	ay Locations For PH	A Plans	and Supporting D	ocuments		
public	HA Plan revised policies or review and inspection. select all that apply: Main administrative office PHA development manage Main administrative office Public library	X Yes te of the Plagement off the of the lo	☐ No. HA ïces			
PHA P X	Plan Supporting Document Main business office of the			(select all that applement management	•	

Form HUD-50076, <u>PHA Certifications of Compliance with the PHA Plans and Related Regulations:</u> <u>Board Resolution to Accompany the Streamlined Annual Plan</u> identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, *Certification for a Drug-Free Workplace*;

Form HUD-50071, Certification of Payments to Influence Federal Transactions; and

Form SF-LLL &SF-LLLa, Disclosure of Lobbying Activities.

Page 3 of 16 form **HUD-50075-SA** (04/30/2003)

PHA Name: Johnson County Housing Authority

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1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B. N/A

	Site-Based Waiting Lists								
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics					

2.	What is the nuat one time?	umber of site ba	ased waiting list devel	opments to which fam	ilies may apply		
3.	How many unit offers may an applicant turn down before being removed from the site-based waiting list?						
4.	Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:						
В.	Site-Based W	aiting Lists –	Coming Year				
	_	-	more site-based waiting to next component	ng lists in the coming y	ear, answer each		
1. I	How many site-	based waiting	lists will the PHA ope	erate in the coming yea	r? N/A		
2.	Yes No		hey are not part of a p	ased waiting lists new to previously-HUD-approv			

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Streamlined Annual Plan for Fiscal Year 2008

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HOPE VI Revitalization Grant Status								
a. Development Name:								
b. Development Number: c. Status of Grant:								
Revitalization Plan under development Revitalization Plan submitted, pending approval Revitalization Plan approved								
Activities p	sursuant to an approved Revitalization Plan underway							
3. Yes No:	Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name(s) below:							
4. Yes No:	Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:							
5. Yes No: V	Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:							
	nt Based AssistanceSection 8(y) Homeownership Program R Part 903.12(c), 903.7(k)(1)(i)]							
1. Yes X No:	Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)							
2. Program Description	on:							
Johnson County Housing Authority administers a First Time Homebuyers Downpayment Assistance Program which provides downpayment assistance up to \$10,000 to first-time homebuyers for the purchase of a home in Johnson County through the use of its HOME Investment Partnership funds.								
a. Size of Program Yes No:	Will the PHA limit the number of families participating in the Section 8 homeownership option?							
	If the answer to the question above was yes, what is the maximum number of participants this fiscal year?							

b. PHA-established eligibility criteria Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria: c. What actions will the PHA undertake to implement the program this year (list)? 3. Capacity of the PHA to Administer a Section 8 Homeownership Program: The PHA has demonstrated its capacity to administer the program by (select all that apply): Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below): Demonstrating that it has other relevant experience (list experience below): 4. Use of the Project-Based Voucher Program **Intent to Use Project-Based Assistance** Yes X No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions. 1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply: low utilization rate for vouchers due to lack of suitable rental units access to neighborhoods outside of high poverty areas

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

other (describe below:)

[24 CFR Part 903.15]

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For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

- 1. Consolidated Plan jurisdiction: (provide name here)
- 2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.

The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

	Other:	(list	below))
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3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

Attachment 1

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.

To exercise the housing authorities 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). Johnson County Housing Authority will make referrals to local domestic violence agencies for victim and family counseling, other supportive services, and in some instances to provide temporary housing until a transfer to a safaunit is possible.

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6. Supporting Documents Available for Review for Streamlined Annual PHA **Plans**

PHAs are to indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

	List of Supporting Documents Available for Review	
Applicable & On Display	Supporting Document	Related Plan Component
•	PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;	5 Year and Annual Plans
X	PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan	Streamlined Annual Plans
	Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the method for setting public housing flat rents. Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development. Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. X Check here if included in Section 8 Administrative Plan.	Section 8 Administrative Plan, Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment). Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if	Annual Plan: Management and Operations Annual Plan: Operations and
	necessary)	Maintenance and Community Service & Self-

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List of Supporting Documents Available for Review							
Applicable & On Display	Supporting Document	Related Plan Component					
X	Results of latest Section 8 Management Assessment System (SEMAP)	Sufficiency Section 8 Administrative					
	Any policies governing any Section 8 special housing types Check here if included in Section 8 Administrative Plan	Plan Annual Plan: Operations and Maintenance					
	Public housing grievance procedures Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures					
X	Section 8 informal review and hearing procedures. X Check here if included in Section 8 Administrative Plan.	Section 8 Administrative Plan					
	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs					
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs					
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs					
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs					
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition					
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing					
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing					
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing					
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership					
	Policies governing any Section 8 Homeownership program (Sectionof the Section 8 Administrative Plan)	Annual Plan: Homeownership					
	Public Housing Community Service Policy/Programs Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency					
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency					
X	FSS Action Plan(s) for public housing and/or Section 8. Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan Annual Plan: Community Service & Self-Sufficiency					
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency					
	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy					
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit					
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)					
	Consortium agreement(s) and for Consortium Joint PHA Plans Only: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations					

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Per	formance and Evaluation Report				
Capital Fund Program	n and Capital Fund Program Replacemen	t Housing Factor	(CFP/CFPRHF)	Part I: Summary	
PHA Name:		rant Type and Number		•	Federal FY
		Capital Fund Program Gra			of Grant:
		Replacement Housing Fac			
	nent Reserve for Disasters/ Emergencies Revisation Report for Period Ending: Final Period Ending:	sed Annual Statemen rformance and Evalu			
Line No.	Summary by Development Account	Total Estir		Total Act	tual Cost
	, , , , , , , , , , , , , , , , , , ,	Original	Revised	Obligated	Expended
1	Total non-CFP Funds			, and the second	
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504				
	compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard				
	Costs				
26	Amount of line 21 Related to Energy Conservation				
	Measures				

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages

PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal FY of Grant:		
Development Number Name/HA- Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement	t/Performa	ance and I	Evaluatio	n Report			
Capital Fund Pro	gram and	Capital F	und Prog	ram Replac	ement Housi	ng Factor	(CFP/CFPRHF)
Part III: Impleme	entation S	chedule		_			
PHA Name: Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:							Federal FY of Grant:
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part I: Summary							
PHA Name	- J			Original 5-Year Plan Revision No:			
Development Number/Name/ HA-Wide	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	Work Statement for Year 5		
		FFY Grant: PHA FY:	FFY Grant: PHA FY:	FFY Grant: PHA FY:	FFY Grant: PHA FY:		
	Annual Statement						
CFP Funds Listed for 5-year planning							
Replacement Housing Factor Funds							

8. Capital Fund Program Five-Year Action Plan

Capital Fu	nd Program Five-Y	ear Action Plan				
Part II: Su	pporting Pages—V	Vork Activities				
Activities	Act	ivities for Year:	_	Acti	vities for Year:	
for		FFY Grant:			FFY Grant:	
Year 1		PHA FY:			PHA FY:	
	Development	Major Work	Estimated Cost	Development	Major Work	Estimated
	Name/Number	Categories		Name/Number	Categories	Cost
See						
Annual						
Statement						
	Total CFP Estimated	Cost	\$			\$

8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities						
	Activities for Year : FFY Grant:			Activities for Year: FFY Grant:		
PHA FY:			PHA FY:			
Development	Major Work	Estimated Cost	Development	Major Work	Estimated Cost	
Name/Number	Categories		Name/Number	Categories		
Total CFP Estimated Cost		\$			\$	