6.0 PHA Plan Update

PHA Plan Elements

Reference Material: ACCOP for Public Housing and Admin Policy for HCV

1)Eligibility, Selection and Admissions Policies, including Deconcentration and Waiting List Procedures.

Revision to the ACCOP for Public Housing regarding "Application Process"

A. Each applicant will be required to complete a HUD-92006 form, which allows them to select individuals or agencies that the HAO may contact on behalf of the applicant.

Revision to Admin Policy regarding Portability Procedures

A. Applicant is now permitted to utilize portability with their new voucher
B. HAO can not deny a portability move due to funding issues unless it will be forced to terminate housing assistance payments for current participants during the calendar year in order to stay within budget allocations
C. Families may port from a unit in violation of lease if the family has complied with all other program requirements and has moved from the unit in order to protect the health or safety of a family member who is the victim of domestic violence, dating violence, or stalking. Family must provide documentation that would verify the claim that the move is prompted by incidences of abuse in the unit.

Waiting List Info. – See Attachment 1 for Public Housing
See Attachment 2 for HCV (Section 8)

2)Financial Resources

List of Financial Resources - see Attachment 3

3) **Rent Determination**

No changes since last Annual Plan submittal

4) **Operations and Management**

Revision to Admin Plan regarding Section 8 Tenant Protections at Foreclosure

A) Section 8 tenants who may be living in homes subject to foreclosure must be given a minimum 90 day notice by the new owner to vacate if the unit will be owner-occupied.

B) If the ”immediate successor in interest” (generally the bank or other lending institution) shall assume both the existing Section 8 lease and HAP contract.

Revision to Admin Plan regarding VAWA

A) VAWA Terminations will be clarified to add that should a Section 8 participant claim protection or other accommodation to regular HAO policies based on VAWA, they will be asked to complete a certification form. Within the deadline for returning that certification, they will be asked to provide third party verification.

Revision to ACCOP regarding HUD-92006 form

A) HAO residents will be offered the opportunity to complete the HUD-92006 form at their next scheduled annual re-certification appointment.

Revision to Micro Loan Policy

A) Elderly or disabled residents who are faced with an unforeseen expense which may affect their ability to live independently may qualify for a micro loan.

Revision to Section 3 Policy

A) Revision included specific ARRA Competitive Grant requirements, outlines steps the HAO will take to effectuate Section 3 goals and incorporates appendix part 135 of 24 CFR.

Adoption of Capital Fund Stimulus Grant Procurement Policy

A) Purchases under $100,000 threshold shall be by small purchase procedures.

Adoption of policy mandating purchase and use of only low or no volatile paints, primers, adhesives and sealants and making said requirements mandatory upon contractors and vendors doing HAO businesses

Adoption of “Forest Stewardship” Wood Products and Materials Policy

5) **Grievance Procedures**

No changes since last Annual Plan submittal

6) **Designated Housing for Elderly and Disabled Families**

The Plan proposes to designate 76 units for elderly only at KY009-006, Adams Village, and 30 units at KY009-0005, Rolling Heights Addition. This Plan was submitted on October 27th, 2009 and approved on November 3rd, 2009. The Plan will be in effect from December 6, 2009 – December 5, 2011.

7) Community Service and Self-Sufficiency

PHA was awarded a three-year Service Coordinator Grant in the amount of $171,750.00. This program works to promote the development of local strategies to cooridinate the use of assistance under the Public Housing Program with public and private resources, for supportive services and resident empowerment activities. These services should enable participating families to increase earned income, reduce or eliminate the need for welfare assistance, make progress toward achieving economic independence and housing self-sufficiency, or, in the case of elderly or disabled residents, help improve living conditions and enable residents to age-in-place. The Servie Coordinator will coordinate and oversee delivery of services, faciliate self-help groups, market program, coordinate local program committee with local service providers, assist in creating a resident group to promote efforts and networking and general case management (intake, assessment, education and referral).

Community Service and treatment of income changes have not changed since last Annual Plan submittal.

8) Safety and Crime Prevention

No changes since last Annual Plan submittal

9) Pets

Revision to the ACCOP regarding the Pet Policy

A) Persons who require an “assist”, “service”, or “support” animal to assist them with a disability may request that they be permitted to have the animal as a reasonable accommodation for their disability.
B) Any pet that causes bodily injury to ay resident, guest, staff member, or other authorized person on premisises, may be immediately and permanently removed from the premises without notification to the tenant and at the owner’s expense.

10) Civil Rights Certification

No changes since last Annual Plan submittal

11) Fiscal Year Audit

FYE June 30, 2008 Audit Report – No material weaknesses or control deficiencies

12) Asset Management

No changes since last Annual Plan submittal

13) Violence Against Women Act (VAWA)

The HAO's admission policy provides a preference for victims of domestic violence. The preference is the top preference offered to applicants, with the exception of applicants who have been displaced by government action or disaster. The HAO refers current residents who may have issues, which threaten their lease to domestic violence treatment centers. The HAO for years have partnered with a residential domestic violence and drug rehabilitation center, and has set aside 12 units as special use units for occupancy by victims of domestic violence. The center includes a day care, health clinic, meeting and classrooms.