

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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A.	PHA Information.
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A.1	<p>PHA Name: <u>Alachua County Housing Authority</u></p> <p>PHA Code: <u>FL0070</u></p> <p>PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2025</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p style="padding-left: 40px;">Number of Public Housing (PH) Units <u>257</u></p> <p style="padding-left: 40px;">Number of Housing Choice Vouchers (HCVs) <u>1156</u></p> <p style="padding-left: 40px;">Total Combined Units/Vouchers <u>1413</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p>				
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program
	PH	HCV			
	Lead PHA: N/A				

B.	Plan Elements
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B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of 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 checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input 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"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</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>Alachua County Housing Authority aka "ACHA" or "Authority"</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <ul style="list-style-type: none"> ➤ Statement of Housing Needs and Strategy for Addressing Housing Needs <ul style="list-style-type: none"> ○ ACHA evaluates the needs for housing in Alachua County annually and uses the information to develop plans to address shortfalls, demand, and develop strategic transformation and acquisition plans to improve our portfolio to address equality and more economically sustainable housing and add additional affordable housing to its inventory. ➤ Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions
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- ACHA continues to evaluate restrictions and constraints that limit the ability of eligibility, selection and admissions to the programs and services offered. Consideration of local, state and federal restrictions are evaluated throughout the process. It is the intention of the Authority to provide opportunities to affordable housing while staying within the constricts of the program requirements.
- Financial Resources
 - ACHA continues to update our Budget to maintain a status primary to a High Performer agency while reducing audit findings
 - ACHA continues to seek out new and diverse funding opportunities
 - ACHA continues to seek new and innovative ways of asset allocation to increase the rate of return on investments of the Authority. The Board of Commissioners authorized the Authority Chief Financial Officer to negotiate Certificates Of Deposit's upon maturity to renew at a higher interest rate over a 12-month period. Resolution #12062023F
 - ACHA amended the Accounts payable and Indirect Cost Allocation/Proration of Expenses section of the Accounting Policy to address previously allocated COCC funds based on direct salary expenses. Now it will be based on availability and adjusted for trueness. Secondly, we amended the policy to streamline the procurement process by changing the use of a purchase requisition and purchase order/contract to now purchase authorization and/or contract to require just one document approving the purchase. Resolution #05012024D
 - ACHA adopted a new Procurement Policy to streamline the procurement process including increasing the Micro-Purchase level to \$10,000. Resolution # 06052024D
 - ACHA approved the adoption of a new policy on leased assets and Software Subscription Based Information Technology Arrangements (SBITA) Resolution #12062023G
 - ACHA updated the Public Housing Charge List to further enhance the accountability to residents for damages and charges. Resolution #01032024E
- Rent Determination
 - ACHA updated our Housing Choice Voucher payment standard and 2024 Utility Allowances Resolution #10042023F
 - ACHA updated our Public Housing Utility Allowances, Fair Market Rents and Flat Rents Resolution #10042023H
 - ACHA responded to a request for a utility allowance waiver by the landlord of the LIHTC property Eden Park at Ironwood. This request was based on an independent utility allowance analysis conducted by Florida Solar Energy Center. The Board authorized approval contingent on the HUD Field Office Approval. Resolution #11012023F
 - ACHA has and will continue improve rent calculations through the updated rules from the HOTMA to include income evaluations as they become available.
- Operations and Management
 - ACHA continues to educate and train staff to help improve the operations and management of the programs and services it offers. We include measures to improve our housing stock including addressing the prevention and eradication of pests, elimination of mold and determination of aspects of our housing stock that may hinder the resident's health, safety and enjoyment of their units.
- Grievance Procedures
 - ACHA has initiated Grievance Policies within the Section 8 Admin Plan and the Public Housing ACOP. These are frequently offered and used by program participants and staff. These Polies and Procedures ensure program participants are provided an avenue to address issues related to their housing.
- Home Ownership Program
 - ACHA continue to look at Homeownership programs as an option to address housing needs for the coming year.
- Safety and Crime Prevention
 - ACHA approved a new Video Surveillance System Policy and Procedure to assist in the management and dissemination of data secured through installed camera systems. Resolution #12062023I
 - ACHA initiated a vehicle tracking policy as an effort to address safety and crime prevention related to the use of vehicles and staff resources. This not only provided an avenue for internal control, but another level of providing residents an assurance that staff were held accountable including maintenance staff completing work orders in their units. Resolution #11012023H
 - ACHA has working partnerships with the following law enforcement agencies:
 - Gainesville Police Department
 - Alachua County Sheriff's Office
 - Alachua Police Department
 - ACHA provides two units to local law enforcement for sub-stations. These are used by the agencies as a means to directly meet with the residents through a seamless operation of community involvement reducing crime.
 - ACHA has a working relationship with the City of Gainesville Parks and Recreation Department providing summer programming at no cost to our residents in the Phoenix neighborhood.
 - ACHA staff work closely with the clientele to ensure that the provisions allowable under VAWA are known and appropriately used to address violence issues to ensure safe housing opportunities.
- Pet policy
 - We continue to address this ever-changing category while maintaining the ability to address potential pet policy restrictions.
- Asset Management
 - ACHA has renewed its financial efforts to improve the housing stock through modernization efforts using Capital Funds improving the marketability of the units.
 - New flooring
 - New kitchen cabinets and energy efficient appliance
 - Remodeled bathrooms
 - Removal and replacement of walls and ceilings eliminating/reducing failure of systems
 - Replacement of domestic water lines throughout the unit
 - Replacement of aging sewer lines
 - ACHA uses and asset inventory for maintenance supplies that tracks items from purchase through use
 - ACHA recently demolished a total of 19 units through HUD-SAC approved Disposition – Demolition applications
 - ACHA continually evaluates tangible and financial resources to ensure the long term viability and increased return while ensuring the needs of the community are met.
- Substantial Deviation
 - ACHA have not made any additional changes that would affect this Agency's mission, goals, objectives, and policies as stated in the Plan other than that as addressed within this Annual Plan.

- Significant Amendment/Modification
 - We have not made any changes in the plan that would require a public hearing and HUD approval other than this plan itself.
- (c) The PHA must submit its Deconcentration Policy for Field Office review.
 - Our Deconcentration Policy has been submitted to the field office and is attached hereto by reference

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?

Y N

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

- Hope VI or Choice Neighborhoods
 - ACHA continues to work within the local community to promote new urbanism and defensible space through these grant programs. We believe that it is important to revitalize public housing into new mixed developments providing more affordable housing in mixed-use areas.
- Mixed Finance Modernization or Development
 - ACHA signed a Master Developer Agreement with Development firm Smith and Henzy Affordable Group to seek out and apply for various funding options for the modernization of our current portfolio and development of new housing opportunities. Resolution #03062024D
 - ACHA entered into an agreement with Trident Housing Corporation, Inc. dba Packard Consulting for financial consulting services to assist us in our modernization and development activities along with the master developer.
 - ACHA continues to upgrade the Public Housing facilities through modernization and/or demolition/disposition. These options include grants, tax credits, low finance loans and private funding.
 - ACHA is working with the City of Gainesville to secure a lot under the escheated lands program. It is the intent of ACHA to build a fully accessible duplex unit to add to the Public Housing portfolio. Resolution #11012023I
 - ACHA is in the final stages the completion of Arbours at Merrillwood I, a 40-unit senior complex located in Alachua, FL. This was Phase 1 of a three-phase redevelopment of the neighborhood. In this phase, we demolished 17 single-family homes through a HUD-SAC approved Section 18 Disposition/Demolition application. This included the conversion of 40 vouchers to project based. The anticipated completion date and start of occupancy is mid-October 2024.
 - ACHA will continue to look at opportunities for RAD conversion and Section 18 redevelopment.
 - ACHA is evaluating the redevelopment and/or Modernization-rehabilitation of 34 public housing units in Rocky Point for marketability and functionality including conversion of units to fully accessible units. The process started in 2023 with the replacement of the HVAC systems with new energy efficient systems. New siding was installed in the spring of 2024.
 - ACHA is reviewing the modernization plan and determining the existing stock to ascertain a modernization schedule that will improve our whole portfolio. This evaluation may result in additional units/neighborhoods targeted for redevelopment.
- Demolition and/or Disposition
 - ACHA has completed two Disposition/Demolition applications resulting in the removal of 19 total public housing units. Seventeen of these units were removed as part of the Arbours at Merrillwood I facility being completed through a development agreement with Arbour Valley Management. The other two units had extensive damage from arson. The removal of these two units has resulted in an opportunity to provide open space and passive recreational activities for the residents of the Pine Tree Terrace neighborhood in Wlado.
 - ACHA will be looking at applying for the demolition of 49 single-family homes in the Merrillwood Subdivision under phase 2 and 3 of the redevelopment of our Alachua properties providing new state of the art units including apartments, condominiums and townhouse units with community amenities. ACHA will be working with the new developer and financial consultant to look for tax credits and other financing to move the project forward.
- Designated Housing for Elderly and/or Disabled Families
 - We are continuing to review this option for 2025, however anticipate a 2026 or later implementation goal. With the completion of Arbours at Merrillwood I in Alachua, 40 new senior units will be placed within the ACHA portfolio through the development partnership.
- Conversion of Public Housing to Tenant Based Assistance
 - We are continuing to review this option for 2025, however anticipate a 2026 or later implementation goal.
- Conversion of Public Housing to Project Based Assistance under RAD
 - We are continuing to review this option for 2025, however anticipate a 2026 or later implementation goal.
- Occupancy by Over-Income Families

	<ul style="list-style-type: none"> ○ ACHA has 257 public housing units. Therefore, this option is not allowable to our agency at this time. ➤ Occupancy by Police Officers <ul style="list-style-type: none"> ○ ACHA works with several law enforcement agencies in Alachua County as noted in B-1 Safety and Crime Prevention above. ○ ACHA does not foresee the assignment of units to law enforcement officers under our current financial structure including the restriction of funds for these activities. ○ ACHA will continue to evaluate this as an option for future plan years. ➤ Non-Smoking Policies <ul style="list-style-type: none"> ○ ACHA has initiated a non-smoking policy per HUD direction and it has been included within the plan. However, we have found it very difficult to enforce, especially considering we have a scattered site model and our inability to dictate activities of the residents within their residential unit. ➤ Project Based Vouchers <ul style="list-style-type: none"> ○ ACHA continues to expand the PBV program including HUD-VASH and Section 8. The purpose of the project-based voucher program is to provide PHA's with a flexible tool to increase housing opportunities for low-income families outside of areas with concentrated poverty. Key advantages to the PBV Program are, improved voucher utilization, an expanded pool of supportive housing, incorporating affordable housing units into new housing developments and providing additional housing opportunities for low and extremely low-income families. The purpose and advantages of the project-based voucher program mirror the goals and objectives of the ACHA to provide safe, affordable and quality housing to the laudable residents of Alachua County. ➤ Units With Approved Vacancies and Modernization <ul style="list-style-type: none"> ○ ACHA has been working closely with the HUD field office to take units off line for modernization as noted in our PHA plans and 5-year action plans. <ul style="list-style-type: none"> ▪ ACHA will be using Capital Fund grants to modernize units include flooring, ceilings, walls, plumbing, electrical, mechanical, roofing, siding, kitchens and bathrooms. ▪ Along with items noted above, we are also looking at modernizing the water and wastewater systems to and from our units and replacing old damaged sheetrock. ○ ACHA continues to diversify CFP funds to enhance the facilities within the portfolio. ○ ACHA continues to provide education and signage related to non-smoking policies, taking care of the grounds, improving the dwelling structures, and providing the tools necessary to allow our staff to work more efficiently. We continue to look for funding by applying for grants wherever they may be available ○ These modernization activities help ACHA maintain a 98% occupancy rate while providing newly renovated quality units. ○ ACHA took a 2-bedroom unit off-line for modernization and switched it to a fully accessible unit. Resolution #12062023J This unit was completed and is now occupied. ➤ Other Programs <ul style="list-style-type: none"> ○ ACHA will be forming a property management arm due to numerous opportunities coming forward. <ul style="list-style-type: none"> ▪ ACHA is engaged in the process of forming a partnership with Alachua County, FL to manage two hotels for low to very low-income individuals as an expansion of our programming and diversification while seeking partnerships leading to additional financial resources and expanded options to the clientele we serve. ▪ An additional partnership with the County is in the works. We are in talks about managing the Sunrise Residence Inn after the Saint Francis House decided to drop the program. ▪ Alachua County applied for and received a 4+million dollar grant to completely rehabilitate a hotel. We will be collaborating with Alachua County to manage this facility.
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<p>B.3</p>	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>Goal #1: Maintain high performing status in the Public Housing and Housing Choice Voucher programs. We continue as an agency to perform highly in PHAS and SEMAP including maintaining a 98% occupancy rate. We will continue to set this goal and will enhance it in 2025 and beyond through the following actions.</p> <ul style="list-style-type: none"> • Maintain a PH vacancy rate of 2% or less <ul style="list-style-type: none"> ○ We have maintained a 98% occupancy rate • Deliver timely and quality maintenance services to PH residents by maintaining an average work order response time of less than 3 days <ul style="list-style-type: none"> ○ We have been able to address work orders quickly and efficiently with new staff and the use of contractors • Continue to perform timely annual physical inspections in accordance with the National Standards for the Physical Inspection of Real Estate (NSPIRE) <ul style="list-style-type: none"> ○ Since the last Annual Plan, ACHA staff from both the Public Housing and Housing Choice Voucher programs received training on NSPIRE. ○ In 2024, an outside agency inspected every Public Housing unit using the new NSIPE standards. • Continue to maintain the properties in decent, safe, sanitary and good repair <ul style="list-style-type: none"> ○ We continue to meet this standard and will push to increase our ability to address issues in 2025 • Maintain HCV lease up rate of 98% while not exceeding HUD limitations <ul style="list-style-type: none"> ○ We met this goal in 2024 and will continue the standard in 2025 • Enhance internal operations to reduce costs, improve efficiencies, and become even more effective and professional <ul style="list-style-type: none"> ○ We have made staff changes and reallocated resources to meet this goal. • Continue to ensure finding free financial audits <ul style="list-style-type: none"> ○ We had no findings in the most recent financial audit <p>Goal #2: Become the premier, innovative, and effective affordable housing provider in Alachua County and the North Central Florida Region as defined by Enterprise Florida The ACHA met this goal by working with several local agencies to identify housing needs in Alachua County. We will continue to work on this goal in 2025 through the following actions:</p>
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- Continue to partner with other for-profits, non-profits, housing authorities and governmental or non-governmental entities and all forms of government programs and/or other available financing to renovate, redevelop or newly build public housing, tax credit housing, mixed finance housing and other forms of affordable housing in order to:
 - Building an affordable senior housing complex in progress
 - Conversion of 40 Housing Choice Vouchers to Project Based Vouchers in progress
 - Increase the availability of affordable housing in its jurisdiction
 - Modernize and improve all of our existing housing stock.
- Analyze all existing housing stock and develop alternative plans leading to disposition, demolition or redevelopment.
 - We are using work order trends to help in this evaluation
 - We procured out and contracted with a Financial Consultant to assist us in determining the factors for and against development of alternatives
- Apply for additional Housing Choice Vouchers or other similar programs as they become available.
 - We continue to diversify our voucher possibilities
- Strive to increase the availability of units for Housing Choice Vouchers participants by marketing the program to new owners, particularly those outside of areas of high poverty and minority concentration including traditional student areas.
 - We reached out to property owners that were past participants in the voucher program and to new proprietors. Along with these efforts, we have tried collaborating with more of the agencies typically serving the student population.
- Seek out new funding opportunities related to affordable housing, community supportive services and other programs or funding as they become available.
 - We continually look for private and public grant opportunities that will aid in addressing the affordable housing needs of the community.
- Incorporate financially feasible Green and Sustainability Best Practices in all future development or redevelopment activities.
 - This is a goal we started in a prior plan and will again look to expand in 2025

Goal #3: Promote economic independence and self-sufficiency for individuals and families participating in the Housing Choice Voucher Programs and Public Housing.

The ACHA continues to work on this goal. We have working agreements with CareerSource North Central Florida and the Department of Children and Families to aid in resident opportunities. The objectives for 2025 include the following:

- Become a Moving to Work Agency
 - COVID pushed this plan back a few years, however we plan to address this opportunity in 2026
- Implement a Family Self-Sufficiency Program.
 - We have looked into the possibility of becoming a Family Self-Sufficiency Program each of the last few years. We were awarded a FSS grant in 2024, however it was not feasible to proceed due to various factors related to funding and the complexities of the program.
- Seek new partnerships to enhance the social and economic supportive services (*i.e. job training, employment search, career building, credit counseling, childcare, etc.*) for residents in assisted housing.
 - ACHA staff are looking for opportunities for their residents to bridge the gaps between the barriers that keep them in subsidized housing and the bridges that help them move forward such as job training and independency programs.
- Continue to encourage ACHA Public Housing participants to utilize the Barbara Higgins Scholarship Program.
 - We have tried to get our participants to apply for this scholarship in past years with little success. Our new staff are looking to find participants that will continue their education with this opportunity.

Goal #4: Maintain and improve our public image through enhanced communication, coordination, and accountability with outside entities, among the staff and with residents.

The ACHA continues their working relationship with the local Police Departments, Codes Enforcement and Planning Boards. This assists us in determining the plans for resident advisory panels and events including Back to School and Father's Day. We opened a new police sub-station in 2018 in the Phoenix neighborhood as a direct result of working with the local police department, residents and community leaders. This relationship continues to this day and now includes the neighborhood association. We will continue to do this in the next year through the following activities and objectives:

- Form local partnerships and coordinate local resources to plan events and activities for residents (*i.e. Father's Day Event, Back-to-School Event, or Health Fair*).
 - These events were taken on by the RAB in 2023; several events have occurred in the last year.
- Meet monthly with the Resident Advisory Board or other residents in a variety of forums to provide the opportunity for input and feedback about agency operations, plans, and policies.
 - RAB participation in monthly meeting has been low. We intend to increase the participation in 2025 by offering more incentives for participation.
- Ensure that there are at least two positive media stories a year.
 - ACHA, in conjunction with The City of Alachua, has had positive publications related to the new senior complex Arbours at Merrillwood I.
 - We did not have any media stories in the last year, good or bad. It is an objective of new leadership at ACHA to take the lead in better addressing this goal in 2025.

Goal #5: Maintain a high level of employee relations and morale.

The ACHA continues to work very hard in this area. Managers continue to meet directly regularly with the Executive Director. By forming this management style, managers have more control and responsibility in employee development for their departments. We will continue to enhance our employee relations through the following objectives in the coming year:

- ACHA completed a salary survey during 2023 – 2024 using the results to increase the salaries for several positions.
- Enhance lines of communications through staff meetings, committees, and other necessary internal communications to provide updates and progress reports about agency activities.
 - Both the HCV and PH departments meet regularly to address their goals and objectives, learn new skills and to ensure accountability
- Continue to reward performance through the timely implementation of a performance management system.

	<ul style="list-style-type: none"> ○ The performance management system is being tweaked to ensure accountability and reward go hand in hand. This includes the development of a new Personnel Policy. • Encourage and support staff to take in training and continuing education opportunities to the greatest degree possible within funding constraints. <ul style="list-style-type: none"> ○ ACHA increased opportunities for staff training in 2024. Along with NSPIRE training for all programs, specific staff also participated in personnel, accounting and procurement training. All staff receive job specific training both in house and through workshops outside of the office environment. • Offer an expanded plan of work hours and flexible programs so that we attract and retain top employees. <ul style="list-style-type: none"> ○ We allowed several employees to work from home and flex their hours during COVID. We intend to see how the lessons and rewards we saw during these changes can be applied in 2025 • Continue employee of the year awards <ul style="list-style-type: none"> ○ ACHA implemented the “Biggest Brain of The Month” award. All staff participate in a game during the monthly staff meeting. The winner gets the choice between a free parking space for one month or gift card. ○ Each year ACHA awards an employee of the year; we look to expand this in 2025 by offering an employee of the year from each department. • Implement years of service awards <ul style="list-style-type: none"> ○ ACHA recognizes each employee at his or her five-year mark with a certificate and years of service pin. We will continue this in 2025. • Evaluate positions and salaries <ul style="list-style-type: none"> ○ We completed a salary survey 2023 and implemented new salary ranges and positions along with some restructuring of the departmental staff as long time employees retired. • Diversity and Inclusion <ul style="list-style-type: none"> ○ We have completed Diversity and Inclusion training in past years and anticipate the development of a new series of trainings in 2025. • Section 3 Job Opportunities <ul style="list-style-type: none"> ○ ACHA has 26 employees. Of these, two are Section 3 residents. ○ We will continue to offer and recruit job opportunities to the residents of our programs
B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. <ul style="list-style-type: none"> ➤ Our most recently approved 5-Year Action Plan for 2024-2028 was submitted on 10/12/2023, last modified on 5/30/2024 and Approved by Janice Rodriguez on 5/30/2024. ➤ We are in the process of developing a new 5-Year Action Plan for 2025 – 2029 to submit in conjunction with this Annual plan.
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> (b) If yes, please describe:
C. Other Document and/or Certification Requirements.	
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> (b) 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.
C.2	Certification by State or Local Officials. 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.
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>						
C.5	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>						
<p>D. Affirmatively Furthering Fair Housing (AFFH).</p>							
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. 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Fair Housing Goal #4: Ensure internal policies and practices advance access & mobility for groups with significant challenges in accessing safe and affordable housing including the elderly, people with disabilities, people with limited English proficiency and people with criminal records.

- Ensure that 5% to 15% of all new ACHA constructed units are built according to Section 504 accessibility standards.
- Create incentives to increase the number of accessible units in Housing Choice Voucher programs and project-based developments.
- Prioritize resources to develop permanent supportive housing for persons experiencing homelessness due to criminal records.
- Dedicate project based vouchers to benefit individuals experiencing homelessness
- Review internal policies and procedures to determine barriers for those with limited English proficiency
- Work with the Department of Corrections to determine county legislative agenda on reducing barriers and admitting released inmates into HUD programs.

Fair Housing Goal #5: Provide resources for low-income families in public housing to improve educational outcomes.

- ACHA will collaborate with the Alachua County School system to improve educational outcomes of the students within the portfolio of the Authority.
- ACHA will evaluate the possibility for a Home from School program for residents whose children have been suspended or expelled from school.
- ACHA will promote access to higher education scholarship programs and federal financial aid by partnering with Santa Fe College and the University of Florida.
- ACHA will seek partnerships with wireless providers to promote digital access and training for residents while prioritizing households with school aged children.

Fair Housing Goal #6: Provide resources to financially stabilize Public Housing and/or Housing Choice Voucher clients.

- ACHA will work with clients to enroll 20 to 30 of its clients in financial management classes over the next 5-years.
 - Work with local banks to provide no cost savings accounts for program participants
 - Work with local banks to provide training on money management
 - Work with Santa Fe College to locate and promote financial literacy classes
 - Continue to work towards a Family Self Sufficiency program
 - Start a triangle program (daycare, education and jobs) for Public Housing Clients
 - Start a home ownership program for Housing Choice Voucher Clients

Fair Housing Goal #7: Provide resources for program participants to improve educational opportunities.

- ACHA will work with clients to enroll 20 to 30 of its clients in educational classes including GED programs and secondary and post-secondary classes over the next 5-years.
 - ACHA will work with the Alachua County School Board to provide after school opportunities for program participants
 - ACHA will enhance and promote the Barbara Higgins Scholarship for program participants
 - ACHA will work with Santa Fe College to locate and promote educational opportunities to protected classes

Fair Housing Goal #8: Address and, when appropriate and legally possible, remove government constraints to the maintenance, improvement and development of affordable housing

- ACHA will work with the local municipalities to identify and alter or remove impediments to building and/or rehabilitating the current housing stock.
- ACHA will review local codes and ordinances to identify barriers to affordable housing
- ACHA will continue to work with professional programs like NAHRO and PHADA to improve knowledge and trends that help access affordable housing.

Fair Housing Goal #9: Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin and/or color.

- ACHA will review internal policies and procedures to determine and, if needed, make adequate changes to reduce the barriers to affordable and fair housing to current and potential program clients
- ACHA will review local codes and ordinances to determine and, if needed, recommend adequate changes to the governing bodies to reduce the barriers to affordable and fair housing to current and potential program clients of housing authority participants
- ACHA is aware of and moving to comply with local governments' recent Charter Amendment to scrub all policies for discriminatory bases or effect.

Fair Housing Goal #10: Encourage public investment in providing affordable housing units to Voucher participants throughout Alachua County.

- ACHA will work with landlords to diversify the availability and affordability of units available under to the voucher program participants including bringing on 5 to 10 new landlords over the next 3 years.
 - ACHA will use various forms of media to target unknown landlords
 - ACHA will look for legally allowable incentive programs for landlords that provide housing opportunities to protected classes furthering fair housing
 - ACHA is aware of local governments' effort to include "sources of income" discrimination ban in a renters rights set of ordinances.

Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or 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. ([24 CFR §903.23\(4\)\(e\)](#))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Plan Elements. All PHAs must complete this section.

B.1 Revision of Existing 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.” ([24 CFR §903.7](#))

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. 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 (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(2\)\(i\)](#)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#)) Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. ([24 CFR §903.7\(b\)](#)) Describe the PHA’s procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. ([24 CFR §903.7\(b\)](#)). A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. ([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 operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or 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 rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. ([24 CFR §903.7\(e\)](#))

Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. ([24 CFR §903.7\(f\)](#))

Homeownership Programs. A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

Community Service and Self Sufficiency Programs. Describe how the PHA will comply with the requirements of ([24 CFR §903.7\(l\)](#)). Provide a description of: **1)** Any programs relating to services and amenities provided or offered to assisted families; and **2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS. ([24 CFR §903.7\(l\)](#))

Safety and Crime Prevention (VAWA). Describe the PHA’s plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the

coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

Pet Policy. Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

Asset Management. State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR §903.7(q))

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. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

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

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

HOPE VI or Choice Neighborhoods. 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and 2) A timetable for the submission of applications or proposals. The application and approval process for HOPE VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6. (Notice PIH 2011-47)

Mixed Finance Modernization or Development. 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at:

https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

Demolition and/or Disposition. With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

Designated Housing for Elderly and Disabled Families. Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission; 5) the number of units affected and; 6) expiration date of the designation of any HUD approved plan. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

Conversion of Public Housing under the Voluntary or Mandatory Conversion programs. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

Occupancy by Over-Income Families. A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7.](#) (24 CFR 960.503) (24 CFR 903.7(b))

Occupancy by Police Officers. The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A “police officer” means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD’s website at: [Notice PIH 2011-7](#). (24 CFR 960.505) (24 CFR 903.7(b))

Non-Smoking Policies. The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD’s website at: [Notice PIH 2009-21 and Notice PIH-2017-03](#). (24 CFR §903.7(c))

Project-Based Vouchers. Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan ([24 CFR §903.7\(b\)](#)).

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

B.3 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 §903.7\(r\)\(1\)](#))

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section ([24 CFR §903.7 \(g\)](#)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: “See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX.”

B.5 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 §903.7\(p\)](#))

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on 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](#))

C.2 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* 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 certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154 or 24 CFR 5.160(a)(3) as applicable; (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. 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\(o\)](#)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.

C.5 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark “yes,” and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark “no.” If the PHA is not troubled, mark “N/A.” ([24 CFR §903.9](#))

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: “To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing” Use the chart provided to specify each fair housing goal from the PHA’s AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless , the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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 and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 7.52 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.