

<p>5.2</p>	<p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>Public Housing:</p> <ol style="list-style-type: none"> 1. 97% - 98% lease-up: 5 years @ 187/189 unit months X 12 = 11,220 – 11,340 unit months (2,244 – 2,268 annually) 2. High Performer Status rating from each assessment under the PHAS 3. Seamlessly integrate public housing program reforms (SERVA): update ACOP within 90 days of receipt of plan revisions from Nan McKay and Associates 4. Expend all CFP funding within two years of receipt 5. Expend all CFRG funding within 21 months of receipt 6. Increase attendance at the Autumn Heights Resident Council meetings by an average of 2 residents per meeting per year, using 25 residents as a base 7. Complete the integration of Scotten Place land into Autumn Heights Apartment’s campus; complete remainder of basic landscaping improvements within five-years 8. Reduce energy consumption <p>Vouchers:</p> <ol style="list-style-type: none"> 1. 97% lease-up: 5 years @ 269 unit months X 12 = 16,140 unit months (3,228 annually) and/or expenditure of 98% or more of HAP budget 2. High Performer rating from each assessment under the SEMAP 3. 10 Homeownership Vouchers @ 2 per year 4. Maintain at least 3 Voucher Program recipients as active members of the RAB 5. Administer the program each year within administration budget (including application of all sources of income) 6. Seamlessly integrate Section 8 Program reforms (SERVA); update Administrative Plan within 90- days of receipt of plan revisions from Nan McKay and Associates <p>Agency-wide</p> <ol style="list-style-type: none"> 1. Retain one resident commissioner 2. Receive no adverse findings and/or conditioned costs on fiscal audits 3. Each F/T employee to attend at least 3 trainings <p>Progress in meeting goals and objectives (sub-objectives) of FY 2005-2009 Five-Year PHA Plan (Responses: M.= Met/Meeting; N.= Not Met/Meeting; O = Ongoing; I = Infeasible)</p> <p><u>HUD Strategic Goal: Increase the availability of decent, safe and affordable housing</u></p> <ol style="list-style-type: none"> 1. Expand the supply of assisted housing: <ol style="list-style-type: none"> A. Apply for additional rental vouchers (25): I. The conditions necessary to expand the program did not occur. B. Reduce public housing vacancies: <ol style="list-style-type: none"> 1) Market units before reconditioning is completed to decrease turnaround time: M. PHA pre-marketed low-rent units. 2) Utilize contract services to recondition units during periods of high turnover to reduce turnaround time: M. PHA out-sourced recovery services when workloads were excessive. 2. Improve quality of assisted housing: <ol style="list-style-type: none"> A. Improve public housing management: 100% PHAS score: O. PHA increased management capability, but 100% scores were not achieved due to unfavorable market conditions. B. Improve voucher management: 100% SEMAP score: M. PHA increased management capability; it is anticipated that “high performer” status will be earned in FY 2009. C. Increase customer satisfaction: <ol style="list-style-type: none"> 1) Improve RASS score: I. RASS was suspended. 2) Paint all hallways and interior door frames: M. PHA accomplished this sub-objective. 3) Conduct at least two Agency-sponsored resident activities or programs at Autumn Heights Apartments each month: M. PHA met this sub-objective. 3. Concentrate on efforts to improve specific management functions: <ol style="list-style-type: none"> A. Reduce the cost of Housing Choice Voucher Program (HCVP): <ol style="list-style-type: none"> 1) Reduce administration expenses to achieve a balanced budget: M. PHA operated HCVP within budget. 2) Reduce the cost of the average HAP to achieve a balanced budget: I. HUD adopted revised budget procedures. B. Successfully implement UIV: M. PHA successfully implemented UIV (EIV). C. Refine quality control oversight to achieve continuous improvement of each administrative process: M. PHA improved quality control procedures and reduced errors. D. Conduct at least one safe work practices training course for lead-based paint each year: I. The employee that performed this function left the employment of the PHA. E. Refine administration of CFP to complete and close out each grant within twenty-four months. M. CFP programs were accomplished within 24 months. F. Include at least one staff member’s attendance at one regional or national conference sponsored by NAHRO or PHADA each year: N. PHA did not accomplish objective because of S/8 budget limitations, work loads and shift in emphasis to lower-cost training opportunities. G. Each full-time employee to attend at least three (3) training courses during the planning period: O. Staff was afforded access, but some personnel did not attend the minimum number of trainings. 4. Renovate or modernize public housing units: <ol style="list-style-type: none"> A. Reduce energy consumption: M. PHA successfully completed an energy reduction program. B. Continue accomplishment of 5-year action plan(s): M. PHA deviated from the 5-year plan only when the prevailing conditions justified changing priorities and/or scheduling.
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5. Increase assisted housing choices:

- A. Conduct outreach efforts to potential Voucher landlords: Conduct one program each year: I. PHA marketed HCVP to landlords on a one-on-one basis.
- B. Continue implementation of Voucher Homeownership programs: 5 projects within two years: O. PHA completed four projects, continued to market the HVP and committed future funding to an enlarged goal.

HUD Strategic Goal: Improve community quality of life and economic vitality:

1. Provide an improved living environment:

- A. Implement public housing security improvements:
 - 1) Continue to employ a public housing employee to perform protective service inspections: M. PHA met the sub-objective.
 - 2) Install security cameras on first floor of high-rise and other high-risk areas: M. PHA installed a CCTV system.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals:

1. Promote self-sufficiency and asset development of assisted households:

- A. Provide or attract supportive services to increase independence for the elderly or families with disabilities: M. PHA assisted the coordination/procurement of HCBS, retained the Visiting Nurses Association and Congregate Meal programs on-site, and provided other forms of support such as transportation for grocery shopping.

HUD Strategic Goal: Ensure Equal Opportunity in housing for all Americans:

1. Ensure equal opportunity and affirmatively further fair housing:

- A. Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability:
 - 1) Provide information to voucher holders regarding unlawful discrimination and any recourse that may be available to them: M. PHA provided information regarding illegal discrimination in Voucher packet.
 - 2) Post fair housing posters in PHA offices: M. PHA posted fair housing posters.
 - 3) Attend fair housing training: M. PHA staff attended fair housing training.
 - 4) Analyze and address disproportionate housing needs. M. PHA examined its data on participation and found no disproportionate needs.
- B. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.
 - 1) Make reasonable accommodations: M. PHA accommodated disabilities of all varieties.
 - 2) Attend fair housing training: M. PHA staff attended fair housing training.
 - 3) Notify agencies/organizations serving persons with disabilities about the availability of assisted housing: M. PHA met this sub-objective and also added weekly newspaper advertising.
 - 4) Other: Continue to work to improve participation in the Autumn Heights Resident Council each year of the planning cycle. The baseline is carried over from the previous PHAP and is 35 residents: O. PHA used various approaches to improve attendance, but the goal was still not consistently met. PHA will continue to revise its strategy to attract more attendees.

Attachment a - FY 2010 – 2014 Five-Year PHA Plan
VAWA and the PHA Plan
Low Rent Housing Agency of Burlington, Iowa

The PHA has not employed any activities, services or programs, either directly or in partnership with service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; the PHA has not offered any activities, services, or programs provided or offered that helps child or adult victims of domestic violence, dating violence, sexual assault, or stalking to obtain housing (preferences); the PHA has not implemented any activities, services, or programs provided or offered to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

The PHA has incorporated the requirements of VAWA into its Public Housing Admissions and Occupancy Policy and its Section 8 Administrative Plan. Generally, these policies require that the PHA take into consideration the impact that domestic violence, dating violence, sexual assault, or stalking is having on families when considering such matters as admissions, evictions, and transfers with the objective of reducing further victimization of the family. The PHA has also implemented VAWA through its Section 8 Administrative Plan. It applies the same system of logic to issues that arise in conjunction domestic violence, dating violence, sexual assault, and stalking, which might otherwise result in the penalization of the victimized members of the family, if the policies, rules, and regulations were applied without regard to the context that precipitated the criminal activity, violence, abuse, sexual assault, or similar victimization of the family.