

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Housing Authority of Dawson Springs</u> PHA Code: <u>KY-075</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/2010</u>
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2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>150</u> Number of HCV units: _____
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3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only
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4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)
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Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.
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5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <i>The Housing Authority of Dawson Springs (HADS) goal is to provide decent, safe, sanitary and drug-free housing for eligible families. Further, it is to provide opportunities and promote self-sufficiency and economic independence for residents.</i>
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5.2	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. <i>See comments below.</i>
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6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <i>ACOPP</i> (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. <i>100 Clarkdale Court, Dawson Springs, KY 42408</i>
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7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> <i>Not Applicable (N/A)</i>
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8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
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8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.
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8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.
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8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. <i>Not Applicable</i>
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9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. <i>See Comments below</i>
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9.1	Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. <i>See Comments below</i>
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10.0	Additional Information. Describe the following, as well as any additional information HUD has requested. (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. <i>See below accomplishments noted in BOLD letters after each goal/objective</i> (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" <i>Definitions are provided below.</i>
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11.0	Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office. (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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Item # 5.2 Goals & Objectives

1. *Two of every five new residents will be selected from the extremely low (i.e., 30% and below) income range of applicants for Housing Authority of Dawson Springs (HADS) projects.*
2. *HADS will attempt to maintain its High Performer status (i.e., achieve at least 90 points on the PHAS), reduce "turnovers" by at least 50% from the 62 day turnover period recorded in FFY2007 and maintain at least 97% occupancy rate during this five-year period.*
3. *We will provide safe and secure housing for all HADS residents. This will be measured by feedback from our residents (particularly the Resident Organization), the local law enforcement officials and HUD.*
4. *HADS will improve living conditions through funds provided from our Operating Budget and those provided by the federally funded Capital Funds Programs (CFPs). Major items accomplished each year will be used to measure this.*
5. *We will continue, to the extent that funds will allow, promoting self-sufficiency and asset development by providing supportive services. These services will be provided directly by or coordinated through our Resident Initiatives Coordinator and will be measured by those services actually provided each year, also to increase the number of new working families above the 45 recorded in occupancy on October 19, 2009.*
6. *HADS will continue to give applicants who are able to provide documentation that they are victims of instances covered by the VAWA Act a preference over other non-victim applicants in the selection process. Additionally, the HADS will NOT evict family members who are victims of "domestic violence" when pursuing eviction of the perpetrators of domestic violence. Additionally HADS will attempt to refer victims of domestic violence to local organizations for such services as counseling, legal advice and medical attention.*

Items 9.0 & 9.1, Housing Needs and Strategy to Address Housing Needs

HADS has determined that its housing needs are to provide decent, safe/sanitary and affordable housing to the applicants on its waiting list. Its only two local multifamily assisted competitors have fewer housing units that are predominately smaller (that is, one and two-bedroom) size units, not all of which receive subsidized rents. HADS strategy will be to continue to improve living conditions for its current and future residents by the use of operating and capital funds and to continue to assure its rents are affordable to all.

Item 10 (a) Report on Meeting Mission & Goals

HADS believes it has fulfilled its mission by providing safe, drug-free, quality affordable housing for residents. Additionally, HAG progress on its existing Goals & Objectives is shown in bold below each goal/objective below:

1. *Two of every five new residents will be selected from the extremely low (i.e., 30% and below) income range of applicants for Housing Authority of Dawson Springs (HADS) projects. **During the two year period ended September 30, 2009, HADS selected 62 extremely low-income applicants (as new leaseholders) of 94 (or 54%) new admissions. During the three years preceding this period HADS also selected more than 40% of new leaseholder families from its' extremely low-income waiting list. Goal/Objective met.***
2. *HADS will attempt to maintain its High Performer status (i.e., achieve at least 90 points on the PHAS), and reduce "turnovers" (affecting both the Management and Financial portion scores) by at least 50% from the 75 day turnover period recorded in FFY2004. **HADS has maintained a High Performer status as is evidenced by its reward of "High Performer" bonus points on the FFY2009 Capital Fund Program (CFP) grant. In the case of PHAS subparts for Management and Financial, we must rely on the latest such available (FFY2007) PHAS data. That data reveals that HADS scored 28 points (out of a maximum of 30) on each such subpart. Further from the FFY2009 PHAS data, turnover time was recorded to then be an average of 62.24 days. Based on the positive results on each of these parts, we believe that overall this goal/object has been met.***

3. *We will provide safe and secure housing for all HADS residents. This will be measured by feedback from our residents (particularly the Resident Organizations), the local law enforcement officials and HUD. Based on feedback from residents, particularly the Resident Council members, and the Dawson Springs Police Department, who have indicated a safe and secure environment in HADS properties, (also aided by having a Police Officer living at each of HADS' three sites), we believe that this goal/objective has been met.*
4. *HADS will improve living conditions through funds provided from our Operating Budget and those provided by the federally funded Capital Funds Programs (CFPs). Major items accomplished each year will be used to measure this. HADS has completed major CFP improvements in each year of this 5 year plan period. During the past 24 months specific accomplishments are: Installation of new windows and kitchen upgrades and at Belmont Apartments; new ranges & refrigerators installed and installation of central HVAC at Dixon/Arcadia; and at the Clarkdale site, new grease shields and range hoods were installed in the kitchens and new vanities and exhaust fans in bathrooms. Goal/objective met!*
5. *We will continue, to the extent that funds will allow, promoting self-sufficiency and asset development by providing supportive services. These services will be provided directly by or coordinated through our Resident Initiatives Coordinator and will be measured by those services actually provided each year, number of new working families above the 40 recorded in occupancy on October 15, 2004, and by those who have moved out to purchase a home. With limited funding (no special grant funds available) HADS has partnered with other local entities, like the Hopkins County Cooperative Extension Service and Pennyrile Allied Community Service to provide "after school youth programs" and financial heat and rental assistance to many of its residents. Additionally, several GED classes have been held and several of its residents have obtained GEDs and some subsequently enrolled in college. As of October 19, 2009, there were 45 working families in residence. Again, we consider this goal/objective met.*
6. *HADS will give heads of household applicants that are victims of instances covered by the VAWA Act a preference over other non-victim applicants in the selection process. Additionally, the HADS will evict family members who are victims of "domestic violence" when pursuing eviction of the perpetrators of domestic violence. Additionally HADS will attempt to refer victims of domestic violence to local organizations for such services as counseling, legal advice and medical attention. HADS does have the "VAWA domestic violence related preference" in its ACOPP. It also uses a lease addendum that covers the protection of "victims" of domestic violence from eviction action. However, HADS has had but one applicant who claimed to be, and provided evidence of, being a victim of domestic violence. That applicant found housing elsewhere before being offered an appropriate size unit. No families in occupancy have been involved in cases of (VAWA) domestic violence, thus no such evictions (nor the opportunity to for the victims to remain in occupancy) has occurred since implementation of the VAWA provisions in CY2006. We consider this goal/objective met.*

Item 10 (b) Definitions of Significant Amendment and Substantial Deviation/Modification.

1. *The Housing Authority of Dawson Springs (HADS) has chosen the following as its definition of Substantial Deviation from its Annual Plan:*
 - a.) *Redirection of more than 20% of its operating budget funds from any budgeted/scheduled activity to another activity or:*
 - b.) *A major change in program direction (e.g., new or different housing selection preference criterion, new or changes to deductions from income-based rents, additional efforts to enhance deconcentration opportunities, changes in the basis of determining Flat rent amounts, etc.) that requires action on the part of the Board of Commissioners; or*
 - c.) *Increasing or decreasing the total number of HADS employees by more than 25% from that authorized on the April 1st of each fiscal year.*

However, NONE of these changes will be considered a Substantial Deviation IF those changes result from Government (i.e., Federal, State, or Local) actions over which the HADS exercises no control.
2. *The HADS has chosen to use the HUD definition of Significant Amendment or Modification. Specifically, it will consider the following to be such modifications/amendments:*
 - a.) *Changes to rent or admission policies or organization of its waiting list and/or*
 - b.) *Additions of non-emergency work items (not included in the current Annual Statement or 5-Year Action Plan and/ or change in use of the replacement reserve funds under the Capital Grant Funds Program and/or*
 - c.) *Any change with regard to demolition or disposition, designation of projects/buildings (for the elderly/disabled or families with disabilities), homeownership programs or conversion activities.*

However, NONE of these changes will be considered Substantial Amendments/Modifications IF those changes result from Government (i.e., Federal, State, of Local) actions over which the HADS exercises no control.