



<b>B.</b>	<b>Plan Elements.</b>
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b></p> <p>a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</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 type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" 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"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</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>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p>
<b>B.2</b>	<b>New Activities.</b> – Not Applicable

**B.3**

Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan of July 1, 2020.

1. Goal: Expand supply of assisted housing
  - a. Apply for maximum award of additional rental assistance vouchers when available – the Housing Authority applied for, and was awarded 12 additional HUD-VASH vouchers, and 268 Emergency Housing Vouchers in the previous year.
  - b. Increase ACC of voucher program by new 200 vouchers – The number of vouchers in our ACC has increased from 5,095 in July 2020 to 5,699 in December 2021, an increase of 604 vouchers. This includes 234 vouchers acquired through the Streamlined Voluntary Conversion, 268 Emergency Housing Vouchers (which are not permanent and will expire as families attrition out of the program over time), 90 Mainstream Vouchers, and 12 VASH vouchers.
  - c. Increase the size of project-based voucher program by 300 vouchers, with at least 150 of those vouchers provided to new affordable housing developments – The number of vouchers in our PBV program has increased from 321 units in July 2020 to 327 units in December 2021, an increase of only 6 units that had been added to existing contracts. However, the Housing Authority has over 300 units in the PBV pipeline that have been conditionally approved. All of these units represent new developments, and the majority are expected to be completed within the timeframe of this 5-year plan.
  - d. Complete the development of a minimum of 6 new affordable units on Natural Bridges Drive – The Housing Authority is in the process of developing 20 SRO units at the site. Units are expected to be ready for occupancy Summer 2023.
  - e. For new site based affordable housing, take measures to deconcentrate poverty and expand housing opportunity – The Housing Authority has converted all public housing to tenant protection vouchers; vouchers offer mobility options to areas of opportunity.
  - f. If Section 22 SVC is completed: Consider using revenue from nonprofit affiliate to:
    - i. Fund at least one full or part time housing development position, either among HA staff or through a consultant – The Housing Authority has contracted with an external construction project manager
2. Goal: Improve quality of assisted housing
  - a. Renovate or modernize existing housing units and complexes as needed – the Housing Authority renovates existing housing as needs are identifies through annual inspections. – Since July 1, 2020, the Housing Authority has modernized a total of 26 former LIPH units. That consisted of new flooring, paint, counter tops, LED light fixtures, low-flow water plumbing fixtures and new energy efficient appliances. In addition to the 26 units that were modernized, the Housing Authority replaced appliance that were over 10 years old with new energy star rated refrigerators and stoves; in total, approximately 170 of each.
3. Goal: Increase assisted housing choices
  - a. Conduct FMR study bi-annually to continually increase voucher payment standards – the Housing Authority completed an FMR study in June 2020, which increased FMRs by nearly 20% over the previous year's rates. As a result, the Housing Authority increased payment standards effective January 1, 2021. FMR studies are conducted bi-annually. The next study will be conducted in early 2022.
  - b. Increase number of landlords participating in Section 8 voucher program by 10% - The number of landlords participating in the Housing Choice Voucher Program has increased from 2,027 landlords in July 2020 to 2,237 landlords as of December 2021, representing an increase of 210 landlords, or 10.4%
4. Goal: Improve agency and program management
  - a. Maintain high performer status with a SEMAP score of at least 95% - The Housing Authority has maintained high performer status for SEMAP.
  - b. Achieve and maintain high voucher and funding utilization rates of at least 95% - Voucher utilization rates above 95%, with new Emergency Housing Vouchers (EHV) excluded. Utilization rates including EHV's are 92%.
  - c. Implement landlord portal with features including document uploading and electronic signature on contracts – the Housing Authority has implemented the landlord portal through YARDI Rent Café and has implemented DocuSign for executing contracts.
  - d. Implement resident portal with features including online annual re-examination forms, document uploading, and online maintenance requests – the Housing Authority has implemented the resident portal through YARDI Rent Café.
5. Goal: Promote self-sufficiency and asset development of families and individuals
  - a. If Section 22 SVC is completed: Consider utilizing revenue from non-profit affiliate to:
    - i. Provide or attract at least two new supportive services to improve tenant employability
    - ii. Provide or attract at least two new supportive services to improve financial literacy

The Housing Authority has conducted a Resident Needs Assessment to collect information about programs and services that assisted families are interested in. The results of the survey will be used to develop staff recommendations presented to the New Horizons Board of Directors in Spring 2022.
6. Goal: Utilize housing as a platform to improve quality of life
  - a. If Section 22 SVC is completed: Consider utilizing revenue from non-profit affiliate to:
    - i. Provide or attract at least two new supportive services to increase independence for elderly and disabled
    - ii. Provide or attract at least two new supportive services to increase health and wellness of residents
    - iii. Provide or attract at least two new supportive services to increase food security of residents
    - iv. Provide or attract at least two new supportive services to improve educational attainment of residents, such as promoting book rich environments

The Housing Authority has conducted a Resident Needs Assessment to collect information about programs and services that assisted families are interested in. The results of the survey will be used to develop staff recommendations presented to the New Horizons Board of Directors in Spring 2022.
7. Goal: Ensure equal opportunity and affirmatively furthering fair housing
  - a. Take affirmative measures to ensure access to assisted housing for all protected classes or persons least likely to access assistance – The Housing Authority monitors to ensure all protected classes and persons least likely to apply have adequate representation in Housing Authority programs and waiting lists. The Housing Authority is awaiting further guidance from HUD regarding updates to

	<p>fair housing requirements.</p> <p>b. Implement measures to deconcentrate poverty and expand housing opportunity, such as regional payment standards, policies that do not limit frequency of transfer, and consideration of poverty rates in assignment of project-based vouchers – The Housing Authority has taken many measures to expand housing opportunity, including bi-annual FMR studies that result in increased payment standards, regional payment standards that allow greater subsidy in more expensive neighborhoods, lengthy voucher search times of 270 days, unlimited moves and transfers, and higher caps on PBV units in low poverty areas.</p>
<b>B.4</b>	<b>Capital Improvements.</b> – Not Applicable
<b>B.5</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A  <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>
<b>C.1</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/> 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.</p> <p>The Resident Advisory Board (RAB) met via zoom on Tuesday January 18<sup>th</sup> from 11:00am to 12:30 pm. The RAB consisted of five current program participants. PHA staff presented “track changes” versions of the draft Agency Plan and Administrative Plan, as well as an overview of all proposed modifications. Staff walked the RAB through each document, providing a summary and explanation regarding each proposed change. Comments about the proposed plan were supportive, with particular interest and support in information regarding the expansion of the project based voucher program, and information on the progress made towards goals established in the most recent 5 year plan. Beyond discussion about the draft documents, RAB members had questions about how the COVID19 pandemic has impacted PHA operations.</p>
<b>C.2</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <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.</p>
<b>C.3</b>	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>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.</p>
<b>C.4</b>	<p><b>Challenged Elements.</b> 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>

**D. Affirmatively Furthering Fair Housing (AFFH).**

**D.1 Affirmatively Furthering Fair Housing (AFFH).**

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. See Instructions for further detail on completing this item.

<p><b>Fair Housing Goal:</b></p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p><b>Not applicable. Per HUD instructions: “Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.”</b></p>
<p><b>Fair Housing Goal:</b></p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p><b>Not applicable. Per HUD instructions: “Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.”</b></p>
<p><b>Fair Housing Goal:</b></p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p><b>Not applicable. Per HUD instructions: “Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.”</b></p>