

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: 02/29/2016
--	---	--

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. Form HUD-50075-ST is to be completed annually by **STANDARD PHAs** or **TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A. PHA Information.						
A.1	PHA Name: _____ Alachua County Housing Authority _____ PHA Code: _____ FL070 _____ PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____ 01/2018 _____ PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units _____ 276 _____ Number of Housing Choice Vouchers (HCVs) _____ 954 _____ Total Combined Units/Vouchers _____ 1230 _____ PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission					
Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.						
<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)						
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:						

B. Annual Plan Elements						
B.1	Revision of PHA Plan Elements.					
	(a) Have the following PHA Plan elements been revised by the PHA?					
	Y N					
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Statement of Housing Needs and Strategy for Addressing Housing Needs			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Financial Resources.			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rent Determination.			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Operation and Management.			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grievance Procedures.			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homeownership Programs.			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Community Service and Self-Sufficiency Programs.			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Crime Prevention.			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pet Policy.			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Asset Management.			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Substantial Deviation.			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Significant Amendment/Modification			
	(b) If the PHA answered yes for any element, describe the revisions for each revised element(s): Updated Public Housing Flat Rents on Wednesday February 1 st , 2017 resolution #02012017E. Updated ACOP to include updates to Grievance Policy, Community Service Policy and Pet Policy through resolution #01042017D.					
	(c) The PHA must submit its Deconcentration Policy for Field Office review.					
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					
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hope VI or Choice Neighborhoods.			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mixed Finance Modernization or Development.			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Demolition and/or Disposition.			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Designated Housing for Elderly and/or Disabled Families.			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Conversion of Public Housing to Tenant-Based Assistance.			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conversion of Public Housing to Project-Based Assistance under RAD.			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Occupancy by Over-Income Families.			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Occupancy by Police Officers.			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Non-Smoking Policies.			
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Project-Based Vouchers.			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Units with Approved Vacancies for Modernization.			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.					
	Demolition and/or Disposition: We are evaluating the demolition and/or disposition of 12 public housing units (6 buildings of duplexes) in the Phoenix neighborhood. This evaluation includes discussions with local authorities including the City of Gainesville Police Chief, City of Gainesville Commissioners and City of Gainesville Codes Enforcement Division.					
	Designated Housing for Elderly and/or Disabled Families: we are looking into this as an option to the 2018 plan					
	Conversion of Public Housing to Tenant Based Assistance: we are looking into this as an option to the 2018 plan.					
	Implementation of a Smoke Free Policy for all ACHA buildings and properties.					
	Other Capital Grant Programs: We will be applying for an Emergency Safety and Security Grant to further the security of our residents in the Linton Oaks neighborhood.					

<p>B.3</p>	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>B.4</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>B.5</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: Regain high performing status in the Public Housing and Housing Choice Voucher programs. We will enhance this goal in 2018 by through the following actions.</p> <ul style="list-style-type: none"> • Maintain a PH vacancy rate of 2% or less • Deliver timely and quality maintenance services to PH residents by maintaining an average work order response time of less than 3 days • Continue to perform timely annual physical inspections in accordance with the Uniform Physical Condition Standards (UPCS) • Continue to maintain the properties in decent, safe, sanitary and good repair • Maintain HCV lease up rate of 98% while not exceeding HUD limitations • Enhance internal operations to reduce costs, improve efficiencies, and become even more effective and professional <p>Goal #2: Become the premier, innovative, and effective affordable housing provider in Alachua County and the North Central 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 2018 through the following actions:</p> <ul style="list-style-type: none"> • Consider partnership 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: <ol style="list-style-type: none"> 1. Consider building an affordable senior housing complex 2. Increase the availability of affordable housing in its jurisdiction; <ol style="list-style-type: none"> a) Development of 85 units of affordable housing units utilizing 85 Project Based Housing Choice Vouchers (Section 8) and Public Housing units derived from future Demolition, Disposition of current Public Housing stock. 3. Modernize and improve all of our existing housing stock. <ol style="list-style-type: none"> a) Complete Rental Assistance Demonstration (RAD) applications for all 276 Public Housing units. • Analyze all existing undeveloped or underdeveloped land and deteriorating structures and develop alternative plans leading to disposition, demolition or redevelopment. • Apply for additional Housing Choice Vouchers (Section 8) or other similar programs as they become available. • Strive to increase the availability of units for Housing Choice Vouchers (Section 8) participants by marketing the program to new owners, particularly those outside of areas of high poverty and minority concentration. • Seek out new funding opportunities related to affordable housing, community supportive services and other programs or funding as they become available. • Incorporate financially feasible Green and Sustainability Best Practices in all future development or redevelopment activities. • Obtain \$50 million or more in grants and/or leveraging from all sources by December 31, 2018 <p>Goal #3: Promote economic independence and self-sufficiency for individuals and families participating in the Housing Choice Voucher Program (Section 8) and Public Housing Program. The ACHA continues to work on this goal. We have working agreements with Career Resource Florida and the Department of Children and Families to aid in resident opportunities. The objectives for 2018 include the following:</p> <ul style="list-style-type: none"> • Become a Moving to Work Agency • Implement a Family Self-Sufficiency Program. • Seek new partnerships to enhance the social and economic supportive services (<i>i.e. job training, employment search, career building, credit counseling, child care, etc.</i>) for residents in assisted housing. • Continue to encourage ACHA Public Housing participants to utilize the Barbra Higgins Scholarship Program. <p>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 began working relationships with the local Police Departments, Codes Enforcement and Planning Boards to determine needs in the respective neighborhoods. This assisted us in determining the plans for resident advisory panels and events including Back to School and Father's Day. We will continue to do this in the next year through the following activities and objectives:</p> <ul style="list-style-type: none"> • Form local partnerships and coordinate local resources to plan events and activities for residents (<i>i.e. Father's Day Event, Back-to-School Event, or Health Fair</i>).

	<ul style="list-style-type: none"> • 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. • Ensure that there are at least 2 positive media stories a year. <p>Goal #5: Maintain a high level of employee relations and morale. The ACHA has worked very hard in this area. We meet quarterly as a whole organization while managers meet directly with the Executive Director weekly. By forming this management style, managers have more control and responsibility in employee development. We will continue to enhance our employee relations through the following objectives in the coming year:</p> <ul style="list-style-type: none"> • Enhance lines of communications through staff meetings, committees, and other necessary internal communications to provide updates and progress reports about agency activities. • Continue to reward performance through the timely implementation of a performance management system. • Encourage and support staff partaking in training and continuing education opportunities to the greatest degree possible within funding constraints. • Offer an expanded plan of work hours and flexible programs so that we attract and retain top employees. • Continue employee of the year awards • Implement tears of service awards
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(c) 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>B.7</p>	<p>Certification by State or Local Officials.</p> <p><i>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.</i></p>
<p>B.8</p>	<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>C. Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>	
<p>C.1</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>Our most recently approved 5-Year Action Plan approved by HUD on July 27, 2016 as attached.</p>