

CONYERS HOUSING AUTHORITY

THE FY 2025-FY 2029 FIVE YEAR AGENCY PLAN

FIVE YEAR PLAN

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5.0 Five-Year Plan

5.1 Mission Statement

“The Conyers Housing Authority is committed to achieving excellence in the provision of decent, safe, and affordable housing while promoting self-sufficiency, upward mobility, and homeownership opportunities for its residents.”

5.2 Goals and Objectives

Goal: Improve the quality of assisted housing

Objectives:

- Maintain a high level of customer satisfaction
- Continue to renovate or modernize public housing units using the Capita Fund Program
- Enhance the Authority’s asset portfolio by analyzing opportunities to demolish and/or dispose of older properties while construction new and/or purchasing/renovating properties

Goal: Increase assisted housing choices

Objectives:

- Implement public housing or other homeownership programs.

Goal: Provide an improved living environment

Objective:

- Implement public housing security improvements.

Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- Increase the number and percentage of employed persons in assisted families.
- Provide or attract supportive services to improve assistance recipients’ employability.
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.

Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.
- Continue to follow Federal Regulations pertaining to the admissions and continued occupancy of public housing.

6.0 PHA Plan Update

- a. Identify specifically which plan elements have been revised since the PHA's prior plan submission.

The Housing Authority has revised the following elements:

- The Financial Resources section has been revised to include projected amounts for the current fiscal year
- The Audit for the most recent fiscal year has been completed and is included with this Agency Plan.
- The Housing Authority has included a copy of the Capital Fund Annual Statement and Five-Year Plan.
- The Projections for this years' CFP Budget are based on the prior year amount, and will be adjusted upon release (by HUD) of the actual award amount.

- b. Identify where the 5-year and Annual Plan may be obtained by the public

The current Agency Plan Annual was made available for review during the 45-day Public Hearing Notice period at the Conyers Housing Authorities main office which is located at 1214 Summer Circle in Conyers, GA. It can also be downloaded during this time from our website at www.conyershousing.com

Eligibility, Selection, and Admissions Policies, Including Deconcentration and Waiting List Procedures

- a. The Housing Authority shall use the guidelines and procedures prescribed by HUD at the time of applicant processing to make a final determination of household eligibility.
- b. All families who are admitted to Public Housing must be individually determined eligible under the terms of this policy. In order to be determined eligible, an applicant family must meet all of the following requirements:
 - i. The applicant family must qualify as a family as defined by HUD.
 - ii. The single person applicant must qualify as a single person as defined by HUD.
 - iii. The applicant's annual income as defined by HUD and must not exceed income limits established by HUD for public housing in the County of PHA jurisdiction.
 - iv. The applicant family must conform to the Occupancy Standards contained in this policy regarding the unit size and type.
 - v. The applicant must have a satisfactory record in meeting past financial obligations, especially in payment of rent. In situations where an unsatisfactory record is obtained, the PHA shall take into consideration extenuating circumstances such as illness, or other incidents beyond the control of the applicant.
 - vi. The applicant's financial record must conform to the CHA's Credit Policy, which is appended to this document. Any violation of the authority's One Strike Policy, which is also appended to this document, is cause for not admitting the applicant into CHA housing.
 - vii. Applicants shall not have been sued more than two (2) times over the past two (2) years for habitual late rent payments.
 - viii. Applicants shall not have been sued more than four (4) times during the entire tenancy for habitual late rent payments
 - ix. Applicants shall not have been evicted for non-payment of rent over the past two years.
 - x. Section 214 of the Housing and Community Development Act of 1980 prohibits the Secretary of the Department of Housing and Urban Development (HUD) from making financial assistance available to persons who are other than United States Citizens, nationals, or certain categories of eligible non-citizens either applying to or residing in specified Section 214 covered programs. Section 214

programs include: Public Housing, Section 8 Rental Certificate Program, and Section 8 Rental Voucher Program.

- xi. Any tenant evicted from federally assisted housing by reason of drug-related criminal activity shall not be eligible for federally assisted housing, unless the evicted tenant successfully completes a rehabilitation program approved by the Housing Authority.
- xii. The Housing Authority shall prohibit admission for any household member who the Housing Authority determines is illegally using a controlled substance, or determines that a household member's illegal use, or pattern of abuse of alcohol could interfere with the health, safety, or right to peaceful enjoyment of the premises by other residents. QWHRA further stipulates that individuals convicted of manufacturing or producing methamphetamine will be permanently denied admission to public housing and a current resident's tenancy to public housing will be immediately and permanently terminated if convicted of manufacturing or producing methamphetamine.

In Determining whether to deny admission to the Housing Authority any household based on a pattern of abuse of alcohol by a household member, the Housing Authority may consider whether such a household member.

- Has successfully completed a supervised drug or alcohol rehabilitation program (as applicable) and is no longer engaging in the illegal use of a controlled substance or abuse of alcohol (as applicable);
 - Has otherwise been rehabilitated successfully and is no longer engaging in the illegal use of controlled substance or abuse of alcohol (as applicable); or
 - Is participating in a supervised drug or alcohol rehabilitation program (as applicable) and is no longer engaging in the illegal use of a controlled substance or abuse of alcohol (as applicable).
- xiii. The Housing Authority shall prohibit admission for any applicant or member of the applicant's household who the Housing Authority determines is or was, during a five (5) year time period preceding the date when the applicant household would otherwise be selected for admission, engaged in any misdemeanor drug-related or violent misdemeanor criminal activity or other misdemeanor criminal activity

which would adversely affect the health, safety, or right to peaceful enjoyment of the premises by other residents or Housing Authority staff.

- xiv. The Housing Authority shall prohibit the admission of any applicant or member of the applicant's household who has been convicted of a felony.
- xv. The Housing Authority shall prohibit admission for any applicant or member of the applicant's household that the Housing Authority determines is subject to a lifetime registration requirement under a state sex offender registration program.
- xvi. The Applicant family must have no record of disturbance of neighbors, destruction of property, unsafe living habits, unsanitary housekeeping practices, substance abuse, or any other history which may be reasonably expected to adversely affect:
 - 1. The health, safety, or welfare of other residents;
 - 2. The peaceful enjoyment of the neighborhood by other residents, or
 - 3. The physical environment and fiscal stability of the neighborhood.
- xvii. The applicant family must not have a record of grossly unsanitary or hazardous housekeeping. This includes the creation of a fire hazard through acts such as the hoarding of rags and papers; severe damage to premises and equipment, if it is established that the family is responsible for the condition; seriously affecting neighbors by causing infestation, foul odors, depositing garbage improperly; or serious neglect of the premises. In case where a qualified agency is working with the applicant family to improve its housekeeping and the agency reports that the applicant family shows potential for improvement, decision as to eligibility shall be reached after referral to and recommendation by the Executive Director or his/her designee. This category does not include applicant families whose housekeeping is found to be superficially unclean or lacks orderliness, where such condition does not create a problem for the neighbors.
- xviii. The applicant family must be able to demonstrate capacity to discharge all lease obligations. This determination shall be made on a case bases and shall not be used to exclude a particular group by age handicap, etc. In determining the applicant family's capacity to

- discharge all lease obligations the HA must consider the family's ability to secure outside assistance in meeting those obligations.
- xix. If the applicant is a former resident of public housing or Section 8 housing programs administered by an agency, the applicant family must have a satisfactory record in meeting financial and other lease obligations. A former resident who owes a move out balance to a Housing Authority will not be considered for re-admission until the account is paid in full and reasonable assurance is obtained of the applicants ability to meet his/her rent obligations.
 - xx. The applicant must not have a history of non-compliance with rental agreements including failure to comply with the terms of the rental agreement prior residences, such as provided shelter to unauthorized persons, keeping pets or other acts in violation of rules and regulations, and painting or decorating without permission of the owner. Any applicant who has been evicted from a public housing program or terminated from a section 8 rental program shall not be eligible to receive any type of housing assistance for 3 years.
 - xxi. The applicant family must have properly completed all application requirements, including verifications. Misrepresentation of income, family composition, or any other information affecting eligibility, rent, unit size, neighborhood assignment, etc. will result in the family being declared ineligible. In the event the misrepresentation is discovered after admission, the family may be subsequently evicted, even if the family meets current eligibility at that time.
- c. In the event an individual is refused housing based on one or more of the above screening criteria, he/she may request an informal hearing or appeal to the Executive Director in writing.

Selection

Applications will be filed and selected by:

1. Unit type
2. Size
3. Preference
4. Date/time of application.

If an applicant claims a preference, they are considered to be a priority applicant. Applicants who claim no preference are considered to be non-priority applicants.

Preferences

The Conyers Housing Authority has four admissions preferences. The preferences include the domestic violence preference and three “general” preferences, and they are all defined as:

- a. **Victims of Domestic Violence:** Domestic violence is defined as an applicant that has vacated a dwelling because of domestic violence, or the applicant lives in a dwelling with a person who engages in domestic violence. Verification of such violence is certified by local law enforcement (police report) and/or service agencies. A victim of domestic violence who is at risk of exigent harm of bodily injury to themselves or others in the family will receive a higher preference than those victims who are not immediately at risk. The extent of the exigency risk will be determined by the Housing Authority through verification of law enforcement and/or other service agencies.
 - b. **Working Families:** A working family is defined as a family whose head or spouse has been regularly employed for the past 9 months. Regularly employed means full-time or part-time employment which requires the employee to work on a regular basis and which is not considered to be temporary, non-recurring, or sporadic. A working family also includes a family whose head, spouse, or sole member is age 62 or older or are receiving social security disability, supplemental security income disability benefits, or any other payments based on an individual's inability to work.
 - c. **Veteran Families:** A family whose head or spouse is a United States Veteran.
 - d. **Residents of Rockdale County:** Applicants who reside in Rockdale County, or whose head of household or spouse works in Rockdale County, or whose head of household or spouse has been given a bona fide offer of employment in Rockdale County. There is no minimum residency requirement to qualify for this preference.
2. Preference shall be given to elderly and disabled applicants over other singles.

Denial of Preferences

A preference shall not be given to an applicant if any member of the family is a person who has been evicted from housing assistance program as defined in the 1937 Housing Act due to drug related criminal activity. However a preference may be given if:

1. The applicant or family member clearly did not participate in drug related criminal activity; or,

2. The Housing Authority determines that the applicant or family member no longer participates in any drug related criminal activity.

Weighting Preferences

Of the four preferences, CHA's Domestic Violence (with exigent circumstances) has the greater weight followed by other Domestic Violence cases. A family that claims a domestic violence preference will receive housing assistance before a family that claims any combination of the remaining three "general" preferences.

Waiting List Skipping

The Housing Authority may skip a higher-income eligible applicant family on the top of the waiting list if a dwelling unit in a development becomes vacant and the development requires a lower income family to meet the Housing Authority's income targeting goals.

The Housing Authority may also skip a lower-income eligible applicant family on the top of the waiting list if a dwelling unit in a development becomes vacant and the development requires a higher income family to meet the Housing Authority's income targeting goals.

Updating of the Waiting List

Applicants are responsible for keeping the authority informed as to their continuing interest in receiving housing assistance. Once a year, in November, letters are sent to ALL wait list applicants, inquiring if the applicant would like to remain on the waitlist and if there are any changes to their contact information. If the applicant does not respond to the request with the deadline, the applicant is purged from the wait list.

Applicant Selection and Assignment

1. The PHA will select applicants for participation without discrimination based on race, color; sex, creed, or national origin, and will not deny any family or individuals the opportunity to apply for assistance under the Low-Rent Housing Program. Neither will the PHA discriminate because of religion, age, physical handicap, pregnancy, parenthood, nor marital or veteran status. The selection of residents for occupancy of available units will be in conformance with all HUD guidelines and regulations and applicable Fair Housing and Equal Opportunity Requirements.
2. When a unit that meets a specific need (e.g., a unit designed to accommodate a handicapped tenant requiring the use of a wheelchair) becomes available, that unit will be offered first to a current occupant of another unit managed by the Housing Authority having handicaps and requiring the accessibility features of the vacant unit. If no such occupant exists, the unit will be offered to the next eligible applicant on the waiting list requiring that special unit. If there are no applicants on the waiting list needing a

specially designed unit, the unit will then be offered to those qualified eligible applicants in their normal sequence.

3. Elderly applicants will be given preference for units designed specifically for elderly occupancy. Near elderly single persons (age 55-64) will be given preference over non-elderly single persons for units designed specifically for elderly occupancy.

Dwelling Unit Offers

The CHA will make an offer of housing assistance to a family in the development with the highest number of vacancies, or an offer that will satisfy the authority's deconcentration goals. If this unit is rejected by the applicant, the family goes to the bottom of the waiting list. If, when the family reaches the top of the list again, if the second offer is refused the family will be removed from the waiting list and the family will have an opportunity to re-apply after one year.

1. As an applicant moves near the top of the waiting list, the CHA will contact the applicant family to determine continued interest, to update the application for final processing, to alert the applicant that an offer is likely in the near future, and to inform the applicant about the requirements for move-in such as utility deposits, security deposits, etc.
2. Upon availability for occupancy, the applicant will be notified of the date the unit will be available.
3. Upon Offer of an apartment, the applicant shall have two (2) days to accept or reject the apartment. An additional business day may be granted if necessary to allow the applicant to inspect the apartment. Failure to give an answer within the prescribed time period shall be counted as rejection of the offer.
4. Upon acceptance of the offer, the applicant will then be assigned a deadline for move-in. Before the end of this period, the applicant must complete all outstanding pre-occupancy requirements, such as unit inspections, establishment of utility services, leasing interview, and lease execution. Failure to complete move-in requirements within the assigned period will result in withdrawal of the offer and inactivation of the application.

Unit Refusal

Applicants will be made two (2) offers of a unit of appropriate size and type. Should the family reject both offers; the family will be removed from the waiting list.

1. Upon return to the top of the waiting list, such an applicant would be made as offer in accordance with the provisions of this policy. Upon refusal of one such offer, including any in neighborhoods previously refused, the application shall again be placed at the bottom of the waiting list.
2. When an applicant refuses an offer of an apartment, his/her application shall be returned to the bottom of the waiting list, unless the applicant can document that a move at that time would create an undue hardship on the family which is NOT related to race, creed, sex, national origin, religion, handicap or familial status.
3. Applicants not responding to an offer of housing by the PHA shall be ruled ineligible and their application will be removed to the inactive/ ineligible file and so documented.
4. An applicant will have two (2) working days to accept or reject an offer of housing offer receipt of notice of unit availability. Failure to respond to a notice of unit availability will be treated as a no response.

All admissions to public housing shall be made on the basis of an application completed by the applicant family. The application for admission shall constitute the basic legal record of each family applying for admission and shall support the Housing Authority's determination for eligibility status, priority status, rent, and size of unit for which the applicant is qualified. All supplemental materials pertaining to eligibility shall be considered a part of the application record and carefully recorded. This includes verifications of income and family composition and such other data as may be required. The following conditions shall govern the taking and processing of applications.

1. Applications for the public housing program will be completed during a one on one interview between the applicant family and Housing Authority personnel and shall be maintained on the Housing Authority's computer system. Applicants shall complete and sign the application and certify, subject to civil and criminal penalties, to the accuracy of all statements made therein. The Housing Authority reserves the right to require the signature of any or all adult members of the applicant household.
 2. Applicants will be required to submit verification documentation as part of the application
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process. Applicants will be given a list of required verifications at the time of their interview with designated PHA personnel for the purpose of determining eligibility.

3. Should applicants fail to provide required verification documentation within the time frame established by the PHA, their case will be placed in an inactive status and will be required to reapply during the next enrollment period.
4. The Housing Authority reserves the right to suspend application taking when the current supply of completed full applications exceeds the number of families that could be reasonably expected to be housed within the next twelve months.
5. The Housing Authority will normally take applications from a central location which will allow for processing by staff persons knowledgeable of the rules and regulations governing resident selection and assignment, but reserves the right to establish satellite locations for application taking.
6. The Housing Authority reserves the right to establish times for taking applications, including by appointment. The Housing Authority staff may, at its discretion, provide for application interviews outside normal hours when necessary for hardship reasons
7. Insofar as possible, application interviews shall be conducted in private.
8. Applications shall be updated as applicants report changes in income and family circumstances. All modifications to applications shall be properly documented and the transaction initialed by the staff member making the change.
9. Applicants are responsible for keeping the authority informed as to their continuing interest in receiving housing assistance. The authority will review the applicant waiting list monthly. If the authority has not heard from an applicant in the previous 12 months, a letter will be sent to the applicant's last known address requesting updated information. If there is no response to this letter, the applicant will be dropped from the waiting list.
10. Applicants on waiting lists for any other type of assisted housing will have no special status with respect to the Low-Rent Public Housing Program. Applicants must submit separate applications for other programs. Applicants will not lose their place on any other PHA waiting list should they make an application for "Low Rent" public housing. This right will be explained to each applicant who might have previously filed an application for a dwelling unit through any other PHA program.

11. The Housing Authority shall maintain such records as are necessary to document the disposition of all applications and to meet Department of Housing and Urban Development audit requirements.

Financial Resources

The table below lists the Conyers Housing Authority’s anticipated resources, such as PHA Operating, Capital Fund and other anticipated Federal resources available to the Authority, as well as tenant rents and other income available to support public housing in the upcoming 2025-26 Fiscal Year.

Funding Source	Amount	Use
2023-2025 Cap Fund Programs	\$944,175	Modernization
2025 Operating Fund	\$388,967	Operations
Dwelling Rent	\$34,000	Operations
Excess Utilities	\$2,000	Utilities
Interest	\$1,000	Operations
Other Income	\$116,000	Business Activities
Total	\$1,486,142	Operations/Modernization

Rent Determination

Determining the total tenant payment (TTP) is a two-step process. TTP for a family whose initial lease is effective on or after August 1, 1982 shall be the highest of the following rounded to the nearest dollar:

- a. 30 percent of monthly adjusted income (MAI)
- b. 10 percent of monthly income
- c. The Welfare rent, if applicable.
- d. A minimum rent amount of \$50. NOTE: QHWRA established certain exceptions to the minimum rent requirements relating to hardship which are discussed in the rent collections policy of the Housing Authority ACOP.

After the highest amount has been determined above, that number is compared to the flat rent of the unit size that is or will be occupied by the family, and the lower of the amount determined above or the flat rent is the TTP.

TTP does not include charges for excess utility consumption or other miscellaneous charges, such as maintenance charges, late charges, etc.

Interim Rent Changes

If there is a significant change between the projected future income and the income amount used to calculate current rent which equals a difference of \$250 per month (average) in gross income or greater, an interim re-examination will be completed. If an interim is granted, the tenant must provide the following:

- Official certification from employer or income source stating the change,
- Projected duration for income change (temporary/permanent)
 - If temporary, how long?
- Any other specific documents requested by CHA staff that is pertinent for determining rent and/or program eligibility.

Rent can be determined projected income or from previous year's official income tax reports, EIV, employer check stubs, child support reports, bank statements, unemployment reports, or other documents that will be needed to accurately determine the tenant/applicants income. All calculations will require third party verification before rent can be changed.

If the CHA is basing rent on actual income from the previous year, tenant requested interim changes will not be permitted unless income circumstances change causing a significant change in annual gross income as defined above (\$250 avg change monthly).

The CHA will initiate an interim re-exam if a there is a report of a change in family composition, if the CHA determines that a misrepresentation of income or other criteria is present, or if the CHA determines any other error in the rent calculation.

The CHA will offer budget counseling and connect residents with banking services to establish savings accounts to assist with savings towards homeownership.

Flat rents will be monitored annually in order to remain within the requirements as dictated by HUD. HUD or CHA required increases of Flat rents will not increase a tenant's rent by more than 35% per year and will never exceed 85% of the established FMR.

CHA Flat Rent Schedule:

Bedroom	0	1	2	3	4	5
Rent/Month	\$750	\$843	\$946	\$1,137	\$1,380	\$1,580

Disputes of rent determination will be handled through the CHA's grievance procedures.

Operation and Management

The Authority has a staff of maintenance mechanics which provide general maintenance services at each site to help ensure the units are kept in good working order. If a resident needs an item repaired, they are asked to call the management office and request a work order. Once the work order is entered, a maintenance mechanic will go to the unit to repair the item. If the need for repair was not caused by the resident or the resident's guest(s), then the Authority does not charge the resident. If the resident, or the resident's guest(s), caused the need for the repair then they are charged according to the Maintenance Charge List on file at the main office.

The Authority also has a preventative maintenance schedule in which items such as filters for the HVAC systems are changed out on a regular basis.

The Authority also has a pest control plan in which each unit is sprayed once a month to help control pest infestation.

The Authority also has many policies which management uses to operate the Agency on a daily basis. The policies are listed below:

- a. Personnel
- b. Procurement
- c. Pets
- d. ACOP
- e. Grievance
- f. Disposition
- g. Capitalization
- h. Domestic Violence
- i. Investment

Grievance Procedures

The grievance procedure is an administrative method prescribed by HUD to deal with resident complaints. PHA's are required to have grievance procedures that meet the regulatory requirements set forth in 24 CFR 966.50-57. The grievance procedure is part of the HA's lease by reference.

A grievance is any dispute that a tenant may have with respect to a PHA action or failure to act in accordance with the lease or regulations that adversely affects an individual tenant's rights, duties, welfare, or status. The Authority has adopted a Grievance Procedure. Tenants are made aware of the Grievance Procedure during the lease-up process. The full policy is on file at the CHA office.

Designated Housing for Elderly and Disabled Families

Currently, the CHA does have units designated to the elderly and near elderly families. The CHA also has several wheelchair assessable apartments in various developments. CHA plans to expand its housing for elderly and disabled families if it can convert to RAD in the future. The CHA does accept reasonable accommodations for the elderly and disabled, such as grab bars for the shower and restroom and wheelchair ramps for the units front door threshold, etc.

Community Service and Self-Sufficiency

The CHA does have an active ROSS program currently in place which helps elderly families to age more efficiently and comfortably in place by arranging support services to those in need. The program service coordinator also assists working and work able families to better self-sufficiency with a goal of no longer needing subsidized housing.

The CHA has adopted a flat rent schedule which enhances the economic self-sufficiency of residents. This schedule allows residents to choose between a flat rent or an income-based rent. Because the flat rent is sometimes lower than the income-based rent, tenants can save money to pay/save for a market rent apartment. The flat rents are determined through a study of the current market rents, and will be set between 80-85% of the annual established local area FMR. These flat rents are redetermined every year through HUD study's and surveys.

Residents who are not employed and do not meet the exemption criteria are required to perform eight (8) hours of community service each month. The CHA keeps track of the community service time to make sure of resident compliance.

Safety and Crime Prevention

The CHA does have crime and safety concerns at its' public housing developments. In the past years, security cameras have been placed in numerous neighborhoods which the local police department has access to at any time. Various neighborhoods receive specialized and exclusive police patrols on a regular but random basis. The CHA maintains an exceptional relationship with local law enforcement and meets with them on a regular basis to discuss changing crime trends. CHA does seek financial assistance through the Georgia Municipal

Association to assist with the expense of safety, security, and crime enforcement to further uphold the CHA anti-drug anti-crime policies.

Statistical analysis is completed on crime every year and every few years CHA gathers other apartment complexes for comparison. CHA continues to maintain a high level of security which is evident by an extremely low level of violent crimes, thefts, or disturbance calls. Overall, the CHA properties have a lower call for police service request than other surrounding areas.

Pet Policy

The purpose of the Pet Policy is to establish the CHA's policy and procedures for pet ownership and to ensure nondiscrimination. This policy states the following requirements:

- Type of animal
- How many animals
- Security deposit
- Areas restricted to animals
- Charges resulting from actions of animals
- Attendance & unattendance of animals.

Nothing in the policy or the dwelling lease limits or impairs the right of persons with disabilities to own animals that are used to assist them. These animals are typically called "service animals". Service animals will not be subject to the rules/regulations within CHA's Pet Policy.

All pets must be approved in advance by the CHA management. Pets must be registered with the CHA office before they are brought onto the premises. Registration includes

- Certifications of required shots/immunizations
- Certification that the animal is disease/pest free.

Residents with approved animals are not allowed to alter their unit's interior, exterior, or grounds surrounding the apartment unit to create an enclosure for any animal.

The resident will be required to designate two responsible parties for the care of the pet if the health or safety of the pet is threatened by the death or incapacity of the pet owner, or other factors that render the pet owner unable to care for the pet.

The CHA may, after reasonable notice to the tenant during reasonable hours, enter inspect the premises, in addition to other inspections allowed.

CHA may enter and inspect the unit only if a written complaint is received alleging that the conduct or condition of the pet in the unit constitutes a nuisance or threat to the health or safety of the other occupants or other persons in the community under applicable state or local law.

The resident will be served with a notice of all pet policy violations and the CHA can initiate procedures for termination of tenancy based on a pet rule violation if the owner has not made the requested corrections.

The CHA can take all necessary steps to insure that animals which become vicious, display symptoms of severe illness, or demonstrate behavior that constitutes an immediate threat to the health or safety of others, are referred to the appropriate state or local entity authorized to remove such animals. All associated fees with the removal or shelter facility for the animal will be the responsibility of the animal owner.

Civil Rights

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

Fiscal Audit

The Fiscal Audit for the year ended June 30, 2024, will be on display with the Agency plan.

Asset Management

The CHA has less than 400 public housing units and is not required to convert to Asset Management. The CHA continues to assess its housing stock on an on-going basis to determine what developments need improvement. Also, the Authority continually assesses its operations for areas of improvement.

Violence Against Women Act

The CHA is striving to fully comply with all requirements of the Violence Against Women Act (VAWA).

First, the CHA will not deny admission to an applicant because they have been a victim of domestic violence, dating violence, or stalking. The applicant must comply with all other admission requirements.

Also, the CHA will not terminate the assistance to a victim of domestic violence, dating

violence, or stalking based solely on an incident or threat of such activity. The CHA still retains the right to terminate assistance for other criminal activity or good cause.

All information provided by an applicant or tenant regarding VAWA will be held in strict confidence and will not be shared with any other parties, unless required by law.

The CHA has implemented an admissions preference for victims of domestic violence. The admissions preference allows applicants (who are otherwise eligible) to potentially move to the top of the waiting list.

To make sure all applicants are aware of the Violence Against Women Act, the CHA notifies all applicants of the information included in the Act during the application process.

The Violence Against Women Act (VAWA, 34 U.S.C. § 12471 et seq.) provides housing protections for survivors of domestic violence, dating violence, sexual assault, and/or stalking (collectively referred to on this page as “VAWA violence/abuse”).^[1] (See 34 U.S.C. § 12291). Despite the name of the law, VAWA’s protections apply regardless of sex, sexual orientation, or gender identity (See 24 C.F.R. § 5.2001).

Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public

Housing, Homeownership Programs, and Project-Based Vouchers.

Demolition and/or Disposition

The CHA does have an active RAD Conversion application with HUD.

Mixed Finance Modernization or Development & and Conversion of Public Housing to RAD

The CHA does have an approved RAD Conversion Application with HUD, which has requested to convert 106 units of its public housing stock to Project-Based under HUD's proposed RAD program. CHA has held public meetings welcoming a discussion with the public regarding such a conversion. The CHA has met with numerous consultants to discuss options and has included the Board in a formal presentation of the RAD program.

Homeownership

The CHA does not plan to offer any public housing units for homeownership in the upcoming fiscal year.

Project Based Vouchers

The CHA does not operate this program.

Capital Improvements

Capital Fund Annual Statement

See Attachments

Capital Fund Program Five-Year Plan

See Attachments

Capital Fund Financing Program (CFFP)

The CHA is considering utilizing the CFFP program as part of the Mixed Finance Modernization application.

Housing Needs

Housing Needs of Families in the Jurisdiction Served by the CHA

The chart below is a list of housing needs in the jurisdiction that are based on the information contained in the Consolidated Plans applicable to the jurisdiction and/or other data available to the CHA.

Housing Needs of Families on Wait List

Applicants	Overall
Applicants	85
W/Children	81
Elderly	1
Disabled	2

Housing Needs of Families on Wait List by Bedroom

	Overall	0/1 BR	2 Br	3 Br	4 Br	5 Br
Applicants	85	0	32	48	3	2

Housing Needs of Families on Wait List by Income

Extremely Low	79	92.64%
Very Low	4	4.71%
Low	2	2.35%

The source of information used by the CHA to conduct this analysis is/are:

SACS Reporting Data from current CHA applications pending admission.

Strategy for Addressing Housing Needs

PROBLEM: Shortage of affordable housing for all eligible populations

STRATEGY: Maximize the number of affordable units available to the CHA within its current resources by:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce unit turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Undertake measures to ensure access to affordable housing among families assisted by the CHA, regardless of unit size required.

NEED: Specific Family Types: Families at or below 30% of area median income (AMI)

STRATEGY: Target available assistance to families at or below 30% of AMI

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing

NEED: Specific Family Types: Families at or below 50% of AMI

STRATEGY: Target available assistance to families at or below 30% of AMI

- Employ admissions preferences aimed at families who are working.

NEED: Specific Family Types: Families with Disabilities

STRATEGY: Target available assistance to families with disabilities:

- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing.

NEED: Specific Family Types: Races or ethnicities with disproportionate housing needs

STRATEGY: Conduct activities to affirmatively further fair housing

- Continue to follow federal regulations on the admissions and continued occupancy of public housing.

Reasons for Selecting Strategies:

- Funding constraints
- Staffing constraints
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the CHA
- Results of consultation with residents and the Resident Advisory Board

Additional Information

Progress in Meeting Goals and Objectives

The CHA is continually making efforts to improve the physical appearance of the units and grounds through the use of the Capital Fund Program. The work items that are planned to be addressed are listed in the Capital Fund Program Five-Year Plan for 2023-2027. It is included as an attachment to the Agency Plan.

CHA Staff has attended various training programs throughout the year. The Staff is always encouraged to attend training when possible.

The CHA has held Resident Advisory Board meetings throughout the year to get feedback from the residents.

The CHA has installed video surveillance systems at various sites to help deter crime and improve safety.

The CHA continually follows HUD regulations for the admissions and occupancy to the Public Housing Program.

Significant Amendment and Substantial Deviation/Modification 5-Year Plan

A “Substantial Deviation” from the 5-Year Plan is an overall change in the direction of the Authority pertaining to the Authority’s goals and objectives. This includes changing the Authority’s goals and objectives.

A RAD conversion application was approved by HUD for the 106 units in public housing. This will include renovating and modernization for the sustainability of units without tax credits. Renovations will mainly include, but are not limited to, flooring, painting, energy efficient appliances, HVAC, tankless water heaters, roofing, exterior design improvements, landscaping improvements, sewer drainage improvements, sidewalk improvements, ADA ramp installations, LED Lighting, insulation, exterior door seals, etc.

Annual Plan

A “Significant Amendment or Modification” to the Annual Plan is a change in policy or policies pertaining to the operation of the Authority. This includes the following:

Changes to rent or admissions policies or organization of the waiting list.

Additions of non-emergency work items over \$50,000 (items not included in the current Annual Statement or 5-Year Plan) or change in use of replacement reserve funds under the Capital Fund.

Any change in regard to demolition or disposition, designation, homeownership programs or conversion activities.

Resident Advisory Board Comments

Other than general support of the contents of the current Annual Plan, the Resident Advisory Board has no specific comments on the plan.

Challenged Elements

No elements of the current Agency Plan were challenged.