

<b>Streamlined Annual PHA Plan (HCV Only PHAs)</b>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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**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, including changes to these policies, 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.** The Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

**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 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, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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.

<b>A.</b>	<b>PHA Information.</b>				
<b>A.1</b>	PHA Name: <u>FLORENCE H/A</u>		PHA Code: <u>AL054</u>		
PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2025</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>691</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission					
<p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below 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. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p><b>How the public can access this PHA Plan:</b> Administrative Office 110 Cypress Street Suite1 Florence, AL 35630 PHA Website: <a href="http://www.flohousing.org">www.flohousing.org</a></p>					
<input type="checkbox"/> <b>PHA Consortia:</b> (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



<b>B.</b>	<b>Plan Elements.</b>
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b>  a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N  <input checked="" type="checkbox"/> <input 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 checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.  <input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.  <input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.  <input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.  <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.  <input checked="" type="checkbox"/> <input type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.  <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.  <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 revised element(s):</p> <p><b>Statement of Housing Needs and Strategy for Addressing Housing Needs.</b>  Actively working to develop more affordable units.  <b>Financial Resources.</b>  HCV funds \$2,467,708  <b>Rent Determination.</b>  HUD approved payment standards 120% of FMR  <b>Operation and Management.</b>  Added Inspector in-house and took back annual from 3rd party contractor  <b>Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</b>  Zero participants for FSS</p>
<b>B.2</b>	<p><b>New Activities.</b>  (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N  <input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers</p> <p>(b) If Project-Based Voucher (PBV) activities are planned for the current Fiscal Year, provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p><b>Project-Based Vouchers</b>  Seeking partners and projects to utilize our PBV potential at maximum allowed.</p>
<b>B.3</b>	<p><b>Progress Report.</b>  Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.  <b>PHA Goal #1 Expand the supply of Assisted Housing- Renovating properties thru demo/dispo to increase housing. Also working to acquire additional units PHA Goal #2 Provide Improved Living Environment: Partner with Police for more community activities in order to increase police relationships. Updated security in tax credit properties. PHA Goal #3 Promote Self-sufficiency: Partner with community agencies for additional services. Community Action, The Help Center, NACOLG to promote self sufficiency.</b></p>
<b>B.4</b>	<p><b>Capital Improvements. - Not Applicable</b></p>
<b>B.5</b>	<p><b>Most Recent Fiscal Year Audit.</b>  (a) Were there any findings in the most recent FY Audit?  Y <input type="checkbox"/> N <input checked="" type="checkbox"/> N/A <input type="checkbox"/>  (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>  (a) Did the RAB(s) have comments to the PHA Plan?</p>

	<p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) 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>
C.2	<p><b>Certification by State or Local Officials.</b></p> <p><u>Form HUD 50077-SL</u>, <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>
C.3	<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>
C.4	<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 <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
D.	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p>
D.1	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p> <p>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>

**Form identification:** AL054-FLORENCE H/A Form HUD-50075-HCV (Form ID - 860) printed by Maggie Perez in HUD Secure Systems/Public Housing Portal at 06/26/2024 02:29PM EST



**Housing Needs and Strategy for Addressing the Needs**

Waiting List for Housing Choice Voucher

- Total: 255
- Extremely Low Income: 34.5%
- Very Low Income: 11.5%
- Low Income: 6%
- Families with children: 45%
- Elderly Families: 4%
- Families with Disabilities: 29%
- White: 56%
- Black/African American: 47%
- American Indian: 6%
- Asian: .36%
- Native Hawaiian: .36%
- Hispanic: 3%

The waiting list is not closed

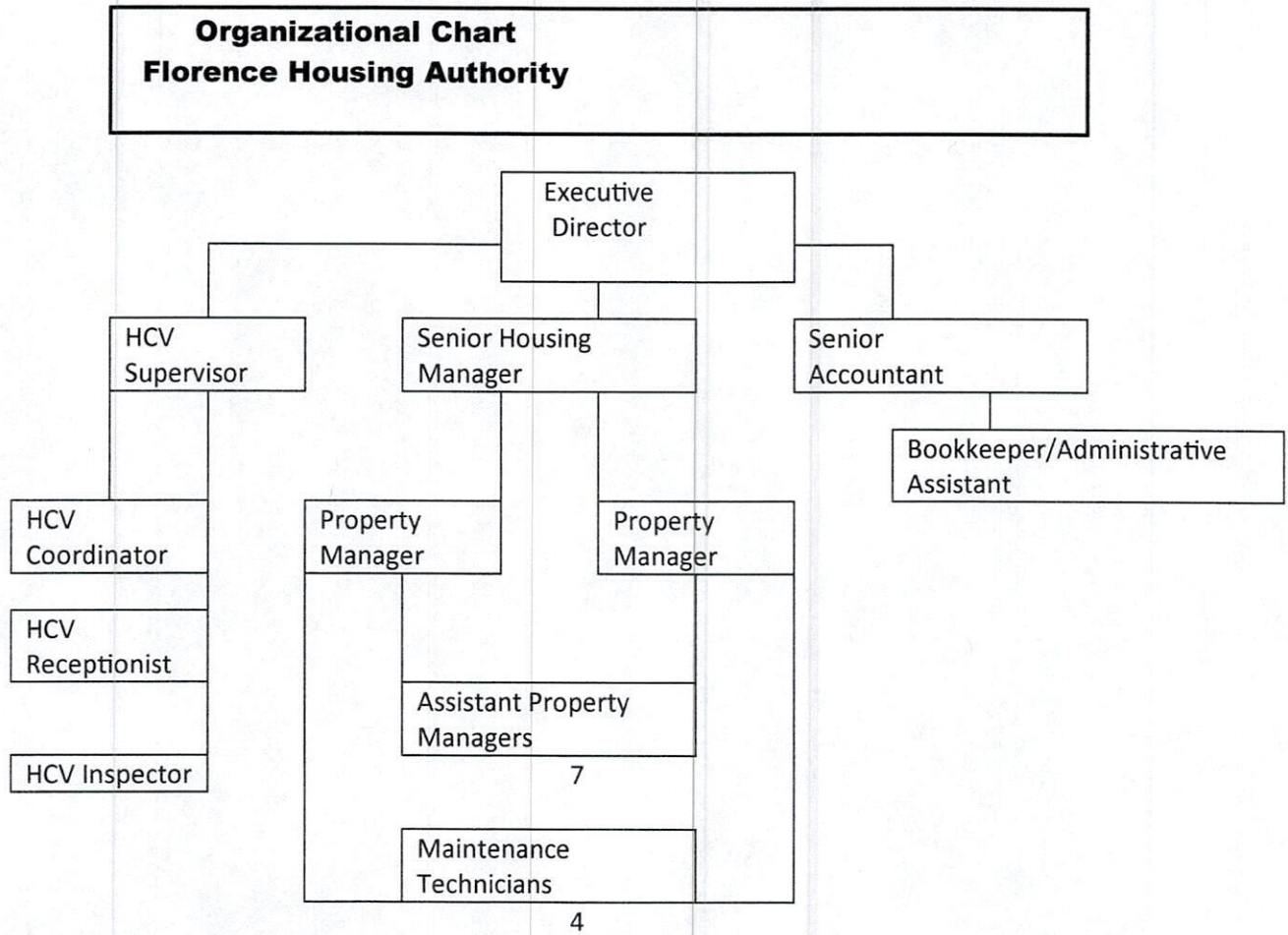
<b>Financial Resources</b>		
Financial Resources: Planned Sources and Uses		
<b>Sources</b>	<b>Planned\$</b>	<b>Planned Uses</b>
<b>I. Federal Grants (FY 2024 Grants)</b>		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,467,708	
t) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant	10,000.00	Transportation
<b>Total resources</b>	<b>\$2,47,708.00</b>	

**Rent Determination**

Payment Standards:

The PHA's payment standard is 120% of FMR.  
 PHA changed the payment standard from "Above 100% at or below 110% of FMR".

## Operation and Management



### HUD Programs Under PHA Management:

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	NIA	NIA
Section 8 Vouchers	691	202
Section 8 Certificates	NIA	NIA
Section 8 Mod Rehab	NIA	NIA
Special Purpose Section 8 Certificates/Vouchers (list individually)	NIA	NIA
Other Federal Programs (list individually)	NIA	NIA



<b>5-Year PHA Plan (for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 03/31/2024</b>
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**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.** The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

<b>A.</b>	<b>PHA Information.</b>														
<b>A.1</b>	<p> <b>PHA Name:</b> FLORENCE H/A                      <b>PHA Code:</b> AL054  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): 01/2025  <b>The Five-Year Period of the Plan (i.e., 2019-2023):</b> 2025-2029  <b>Plan Submission Type</b>   <input checked="" type="checkbox"/> 5-Year Plan Submission   <input type="checkbox"/> Revised 5-Year Plan Submission         </p> <p> <b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below 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. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.         </p> <p> <b>How the public can access this PHA Plan:</b> Administrative Office: 110 Cypress Street, Suite 1 Florence, AL 35630 PHA Website: www.flohousing.org         </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)         </p> <table border="1" data-bbox="162 1066 1517 1125"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
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		PH	HCV												
<b>B.</b>	<b>Plan Elements. Required for all PHAs completing this form.</b>														
<b>B.1</b>	<p> <b>Mission.</b> 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.         </p> <p> <b>THE PHA mission is to provide safe, well-maintained, decent and affordable housing and social services to low-income families, seniors and disabled persons in a fair, respectful, progressive and professional manner.</b> </p>														
<b>B.2</b>	<p> <b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low-income families for the next five years.         </p> <p> <b>See Attached documentation</b> </p>														
<b>B.3</b>	<p> <b>Progress Report.</b> 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> <b>See attached documentation</b> </p>														
<b>B.4</b>	<p> <b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.         </p> <p> <b>See attached documentation</b> </p>														



<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>			
<b>C.1</b>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p><b>Substantial Deviation:</b> Any change to mission statement, Deletion from or addition to the goals and objectives as whole, Decrease in quantifiable measurement of individual goal or objective <b>Significant Amendment:</b> Any increase or decrease over 25% in funds, any change in policy of operations</p>			
<b>C.2</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?  Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations</p>			
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<b>C.4</b>	<p><b>Required Submission for HUD FO Review.</b></p> <p>(a) Did the public challenge any elements of the Plan?  Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>			
<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>			
<b>D.1</b>	<p><b>Affirmatively Furthering Fair Housing.</b> (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</p> <p>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> <table border="1" data-bbox="159 1354 1524 1942"> <tr> <td data-bbox="159 1354 1524 1459"> <p><b>Fair Housing Goal: Fair Housing Mission and Goals • Eliminating segregation and promoting integration • Overcoming disparities in access to opportunity • Maintaining compliance with fair housing and civil r</b></p> </td> </tr> <tr> <td data-bbox="159 1459 1524 1501"> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> </td> </tr> <tr> <td data-bbox="159 1501 1524 1942"> <p>• Ensure Equal Opportunity and Affirmatively Further Fair Housing: • Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and/or disability. • 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/or disability. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required. • In consideration of the Violence Against Women Act (VAWA): do not deny access to or evict from public housing victims of domestic violence solely related to their being abused – encourage property owners renting to families with Section 8 Housing Vouchers to do the same; bifurcate (to divide) the lease to remove a lawful occupant or tenant who engages in criminal acts of violence to family members or others without evicting victimized lawful occupants; honor court orders regarding rights of access or control of the property; maintain victim confidentiality; place offenders on No Trespassing List; and, refer victims to Agencies related to domestic violence. However, this is not to prohibit eviction or termination for other good cause or for an actual and/or imminent threat to other tenants or those employed if the tenant remains. • Follow Uniform Relocation Act (URA) guidelines for relocating residents affected by demolition and redevelopment activities</p> </td> </tr> </table>	<p><b>Fair Housing Goal: Fair Housing Mission and Goals • Eliminating segregation and promoting integration • Overcoming disparities in access to opportunity • Maintaining compliance with fair housing and civil r</b></p>	<p><u>Describe fair housing strategies and actions to achieve the goal</u></p>	<p>• Ensure Equal Opportunity and Affirmatively Further Fair Housing: • Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and/or disability. • 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/or disability. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required. • In consideration of the Violence Against Women Act (VAWA): do not deny access to or evict from public housing victims of domestic violence solely related to their being abused – encourage property owners renting to families with Section 8 Housing Vouchers to do the same; bifurcate (to divide) the lease to remove a lawful occupant or tenant who engages in criminal acts of violence to family members or others without evicting victimized lawful occupants; honor court orders regarding rights of access or control of the property; maintain victim confidentiality; place offenders on No Trespassing List; and, refer victims to Agencies related to domestic violence. However, this is not to prohibit eviction or termination for other good cause or for an actual and/or imminent threat to other tenants or those employed if the tenant remains. • Follow Uniform Relocation Act (URA) guidelines for relocating residents affected by demolition and redevelopment activities</p>
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**Form identification:** AL054-FLORENCE H/A form HUD-50075-5Y (Form ID - 521) printed by Maggie Perez in HUD Secure Systems/Public Housing Portal at 06/27/2024 11:05AM EST



**Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.

#### **PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING**

The PHA established the following objectives to strive in meeting goal #1:

- Apply for additional rental vouchers
- Leverage private or other public funds to create additional housing opportunities
- Acquire or build units or developments

#### **PHA GOAL #2: PROVIDE AN IMPROVED LIVING ENVIRONMENT**

The PHA established the following objectives to strive in meeting goal #2:

- Implement measures to deconcentrate poverty by bringing higher income housing households into lower income developments
- Implement measures to promote income mixing in housing by assuring access for lower income families into higher income developments
- Implement housing security improvements

#### **PHA GOAL #3: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS**

The PHA established the following objectives to strive in meeting goal #3

- 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

## **Progress Report**

### **PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING**

The PHA established the following objectives to strive in meeting goal #1:

- Reduce vacancies: Reduce vacancies by 2% annually
- Leverage private or other public funds to create additional housing opportunities
- Acquire or build units or developments:

#### **Progress Statement:**

- Purchased Applegate Apartments in 2018, 35 units PBV
- Purchasing property to build additional low-income housing
- Opened Sweetwater 2019 for occupancy May 2022
- Sweetwater 2021 begin construction of 72 units June 2024

### **PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING**

The PHA established the following objectives to strive in meeting goal #2:

- Improve voucher management: (SEMAP score 100)
- Renovate or modernize old public housing units.
- Demolish or dispose of obsolete public housing
- Provide replacement affordable housing
- Provide replacement vouchers

#### **Progress Statement:**

- All properties have been updated. Working on phase II of old Cherry Hill. Working on deals for Cherry 3 and 4.
- All public housing units were converted to PBRA-RAD beginning in 2015 and the final property in 2019

### **PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES**

The PHA established the following objectives to strive in meeting goal #3

- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program

#### **Progress Statement:**

- Voucher landlord meetings conducted
- Website updated - Landlords can advertise/list properties on our website
- Installed Kiosk to ease application and certification process



#### **PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT**

The PHA established the following objectives to strive in meeting goal #4

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: With the use of flat rents and the adopted Deconcentrating Policy, the PHA has a goal of increasing the income level of its residents
- Implement security improvements: Screen all applicants
- Designate developments or buildings for resident groups (elderly, persons with disabilities): Maintain Magnolia Gardens I & II as elderly only facilities

#### **Progress Statement:**

- Converted properties to PBRA-RAD to upgrade housing to attract higher income residents for low-income developments
- All public housing units were converted to PBRA-RAD beginning in 2015 and the final property in 2019

#### **PHA GOAL #5: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS**

The PHA established the following objectives to strive in meeting goal #5

- Increase the number and percentage of employed persons in assisted families: Increase the number of employed residents/family members by 2% annually
- 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
- Partner with nonprofits to provide additional access to services

#### **Progress Statement:**

- Community Action located on properties to help families through education
- Shoals Health Clinic on property to provide low-cost health care
- Magnolia Gardens II has a senior center in building that provides meals and community care

#### **PHA GOAL #6: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING**

The PHA established the following objectives to strive in meeting goal #6

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability.

- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: The PHA has 44 apartments which have been modified for the handicapped in accordance with Statutory 504 Requirements. Additionally, the PHA is currently and will continue to make handicapped modifications based on individual need, which exceed 504 requirements.

**Progress Statement:**

All public housing units were converted to PBRA-RAD beginning in 2015 and the final property in 2019



## **Violence Against Women Act Compliance Description**

HUD published Notices PIH 2006-23 and PIH 2006-42 for the implementation of the Violence Against Women and Justice Department Reauthorization Act of 2005. The Authority distributes brochures to all applicants and at all re-examinations that fully explain the person's rights and reporting procedures for incidents of domestic violence that occur within the Authority's housing programs. The brochure also clearly states that the Authority will not evict or terminate the Housing Choice Voucher assistance of victims of criminal domestic violence, dating violence, sexual assault, or stalking, as well as members of the victims' family listed on the dwelling lease and/or Housing Choice Voucher. Each person is required to acknowledge in writing that they received the information and understand the Act. Landlords are informed of the Act and its requirements at all Landlord Briefings. The staff has attended workshops on the Act and make referrals to other agencies for needed services. The Department of Human Resources is called immediately if there is a possibility that children are involved.

The Authority only takes action to have the person committing the violence removed from the dwelling lease and/or Housing Choice Voucher for the protection of the family. Based on the requirements contained in HUD Notice 2006-23, the Authority has implemented the requirement of written certification from the victim that the alleged incident of abuse is bona fide and agrees to have the alleged abuser removed from the dwelling lease and/or the Housing Choice Voucher. The Authority will also allow the victim and remaining family members to relocate for safety reasons to another public housing development managed by the Authority and/or issue the Housing Choice Voucher family a Voucher, which will allow for relocation.

The Authority works in partnership with SafePlace, Inc. which is the only advocacy agency and confidential shelter for victims and survivors of domestic violence in the Florence, Alabama area. The Authority refers individuals to SafePlace and receives referrals for housing from SafePlace. The Property Managers have been trained by SafePlace in prevention and proper reaction to domestic violence allegations. In addition, all Property Management offices are now temporary domestic violence shelters until the victim involved can be transported to the SafePlace shelter. Each office has a sign which indicates the Authority's involvement in this program. One of the management offices is also the landlord for the Housing Choice Voucher Program so that Property Management office handles the Housing Choice Voucher program referrals for temporary shelter. If a private landlord is evicted a tenant under the Housing Choice Voucher program for domestic



violence in the dwelling the program participant will be referred to Legal Services of Alabama for representation.

The Authority works in corporation with City of Florence Police officers. The officers have been trained to handle most of the domestic violence calls in the Authority's housing and through this have extensive knowledge of the residents, their families and visitors. The Authority has also delegated its right to issue trespass warnings to these police officers which they use extensively in domestic violence situations. If the abuser is found on the property of the Authority in the future, they will be arrested and removed from the property and prosecuted. This allows the police officers to arrest the abusers without a complaint from the victim.

The Authority's goal is not to evict any housing resident or terminate Housing Choice Voucher assistance to any victim of violence covered under the Violence Against Women's Act and who certifies to the alleged abuse and complies with the terms of the certification. The Authority takes its role in discovering and combating domestic violence very seriously. The Property Managers are one of the first lines of defense and now that management is on sight more information of this nature is flowing to the property management offices. Much like the Authority's policies and battle against drugs on its properties and in its programs, domestic violence is and will receive the same lack of tolerance and the "one strike and you are out" policy now takes on a whole new meaning and enforcement criteria.