

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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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. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.
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A.1	PHA Name: Franklin County PHA PHA Code: MO205
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PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/01/2020
PHA Plan Submission Type: 5-Year Plan Submission Revised 5-Year Plan Submission

Availability of Information. 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 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.

PHA Plan: A copy of the PHA Plan can be located at either of our housing offices. The Jefferson County office is located at #2 Merchant Drive in Hillsboro, Mo. Our Franklin County office is located at 1020 Plaza Court Suite B in St. Clair, Mo. until August 31, 2020. Beginning September 1, 2020 the Franklin County office will be located at 165 E. Springfield in St. Clair, Mo. The PHA Plan can also be located at www.jfcac.org.

Financial Resources Reports and Fiscal Year Audits can be located in the administration office located at #2 Merchant Drive in Hillsboro, Mo.

Administration Plan: including policies that govern eligibility, selection, and admissions; rent determination; operations and management; informal review and hearing procedures; homeownership and Family Self-Sufficiency programs. A copy of the Administrative Plan can be located at either of our housing offices. The Jefferson County office is located at #2 Merchant Drive in Hillsboro, Mo. Our Franklin County office is located at 1020 Plaza Court Suite B in St. Clair, Mo. until August 31, 2020. Beginning September 1, 2020 the Franklin County office will be located at 165 E. Springfield in St. Clair, Mo.

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.	5-Year Plan. Required for <u>all</u> PHAs completing this form.
B.1	<p>Mission. State the PHA’s mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA’s jurisdiction for the next five years.</p> <p>To provide decent and affordable housing, promote self-sufficiency, homeownership, and ensure equal opportunity to very low and extremely low income families in Jefferson and Franklin County Missouri.</p>
B.2	<p>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.</p> <p>Goal: Increase the availability of safe, decent, and affordable housing</p> <p>Objectives: 1. Maximize utilization of the Housing Assistance funds available in order to provide housing assistance to as many families as possible.</p> <p>2. Accurately calculate the family’s portion of the rent so that their portion of the rent is affordable.</p> <p>3. Maintain high scores in voucher management as reflected in SEMAP rating.</p> <p>4. Ensure that Housing Quality inspections are conducted annually and any deficiencies are corrected in a timely manner.</p> <p>5. Apply for any additional rental vouchers when available and approval is possible</p> <p>6. Increase voucher payment standard when necessary</p> <p>7. Maintain the homeownership program</p> <p>8. Support developer’s new construction and rehabilitation of affordable housing for low- income, elderly, and disabled households and for accessible units through state tax credit funding.</p> <p>9. Support HUD’s initiative to end homelessness</p> <p>Goal: Promote self-sufficiency and asset development</p> <p>Objective: 1. Maintain at least 75 families on the FSS program</p> <p>2. Increase the number of successful FSS contract completions</p> <p>3. Maintain the homeownership program and increase the number of home owners.</p> <p>4. Inform families of these opportunities at the briefing and reexamination.</p> <p>Goal: Ensure equal opportunity for all participants and affirmatively further fair housing</p> <p>Objective: 1. Provide annual fair housing training to staff</p> <p>2. Provide families with information on fair housing at the briefing and when families move This information is also provided with each FSS enrollment.</p> <p>3. Landlords are encouraged to participate in providing rental units in low-poverty areas and families are encouraged to locate housing in low-poverty areas. This information is included in the briefing and Request for Tenancy Approval packets.</p> <p>4. Any discrimination complaint is addressed timely and completely.</p> <p>5. Owners sign a Housing Assistance Contract which includes a provision for non-discrimination.</p>

<p>B.3</p>	<p>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.</p> <p>Progress:</p> <p>1) Over the last five years, we were able to utilize an average of 89% of our available housing units while utilizing an average of 100% of our housing assistance funds. In the same time period, 798 new families began receiving housing assistance. This includes families off our waiting list and those who transferred here.</p> <p>2) In each of the last five years, at least 75% of our new admissions had income at or below 30% of AMI (extremely low-income families).</p> <p>3) We achieved a High Performer rating from HUD through the Section 8 Management Assessment Program (SEMAP) self-certification reporting in four of the last five years. One year we received a standard rating.</p> <p>4) In the last five years, our program size increased to include 124 new Mainstream vouchers and 5 VASH (homeless veterans) vouchers. We have also entered into an MOU with Missouri Department of Children’s Division and the Balance of State Continuum of Care in order to request vouchers in the Foster Youth to Independence Program (FYI). The FYI program provides housing assistance to youth between the ages of 18 and 24 who have a history of foster care involvement and are either homeless or risk of becoming homeless.</p> <p>5) Payment Standards were increased in three of the last five years to enable families greater access in rental market.</p> <p>6) We have maintained the homeownership program. There are currently nine families receiving assistance with their mortgages.</p> <p>7) We support developer’s new construction and rehabilitation of affordable housing for low-income households and for accessible units by providing the developers with a letter of support and providing other sources of information on the need in the community as requested.</p> <p>8) We have maintained the Family Self Sufficiency program. Over the last five years there have been 51 successful completions and 131 new enrollments. An average of 108 families per year participated at one point in time throughout the last five years.</p> <p>9) Housing staff continue to take Fair Housing training.</p> <p>10) We affirmatively further fair housing by informing families at the briefing and at moves as to the location and advantages of locating units outside areas of poverty or minority concentration, and we will market the voucher program to owners outside poverty/minority concentration areas when necessary. In the Request for Tenancy packet, owners are encouraged to participate in providing rental units in low-poverty areas. We have had an average of 68 % of our total families living outside the high poverty areas the same percentage of families with children living outside the high poverty areas over the last five years.</p>
<p>B.4</p>	<p>Violence Against Women Act (VAWA) Goals. 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>VIOLENCE AGAINST WOMEN ACT (VAWA) PHA PLAN STATEMENT and EMERGENCY TRANSFER PLAN are included as separate attachments</p>
<p>B.5</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Substantial Deviation is defined as a significant amendment or modification to the rent or admissions policies or organization of the waiting list or any change with regard to the homeownership program.</p>

B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input 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>
B.7	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <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>

Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(c\)](#)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

B.1 Mission. State the PHA’s mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA’s jurisdiction for the next five years. ([24 CFR §903.6\(a\)\(1\)](#))

B.2 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. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA’s 5-Year Plan.

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. ([24 CFR §903.6\(b\)\(2\)](#))

B.4 Violence Against Women Act (VAWA) Goals. 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. ([24 CFR §903.6\(a\)\(3\)](#))

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.17\(a\)](#), [24 CFR §903.19](#))

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.
