

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.																																
A.1	<p>PHA Name: Housing Authority of the City of Washington PHA Code: GA 144</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2020</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>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.</p> <p>Available at the Housing Authority's office located at 103 Cheney Parkway, Washington, GA</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) NOT APPLICABLE</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 20%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 30%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 15%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <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	Lead PHA:																							
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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>The mission of the Housing Authority of the City of Washington is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.</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 style="text-align: center;"><u>GOALS FOR 2020 – 2024</u></p> <p>GOAL: MANAGE THE HOUSING AUTHORITY PUBLIC HOUSING PROGRAM IN AN EFFICIENT AND EFFECTIVE MANNER</p> <p>Objectives: The Housing Authority shall achieve and maintain an occupancy rate of 98% through 2024. Current occupancy rate = 98%</p> <p>Continue to deliver timely and high-quality maintenance service to the residents of the Housing Authority</p> <p>Train staff in all aspects of property and program management by utilizing seminars, conference and in-house web-based training</p> <p>GOAL: ENHANCE THE MARKETABILITY OF THE HOUSING AUTHORITY'S PUBLIC HOUSING UNITS</p> <p>Objectives: The Housing Authority shall achieve proper curb appeal for its public housing developments by improving its landscaping using funds when available for exterior improvements, such as, but not limited to – exterior painting on the units, new fencing, and security cameras.</p> <p>Continue upgrading units in the developments with CFP funds.</p> <p>Implement public housing security improvements</p> <p>GOAL: MANAGE THE HOUSING AUTHORITY PROGRAMS IN A MANNER THAT RESULTS IN COMPLIANCE WITH RELEVANT STATUTES AND REGULATIONS.</p> <p>Objective: Continue staff participation in available training related to various management/financial functions.</p> <p>GOAL: CONTINUE COMPLIANCE WITH PROVISIONS OF THE VIOLENCE AGAINST WOMEN ACT (VAWA)</p> <p>Objective: A goal of the Housing Authority is to fully comply with the Violence Against Women Act (VAWA). It is our objective to work with others to prevent offenses covered by VAWA to the degree we can.</p> <p>GOAL: STRIVE FOR ENERGY EFFICIENCY AND COST SAVINGS TECHNIQUES BY IMPLEMENTING ENERGY SAVINGS PROCEDURES</p> <p>Objectives: When undertaking unit modernizations and unit turnovers, the Housing Authority shall strive to make the public housing properties as energy efficient as possible</p> <p>Emphasize to the residents for the need to be Energy Cost conscience in their use of electricity when using turning on lights, HVAC usage, etc.</p>

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.

The following table reflects the progress we have made in achieving our goals and objectives established for Fiscal Years 2015 – 2019:

Goal: Manage the Housing Authority's public housing program in an efficient and effective manner	
Objective	Progress
The Housing Authority shall strive to maintain high performer status under PHAS each fiscal year through 2019.	We did achieve this goal in FY 2017 with a score of 90, but it was Small PHA Deregulation. FY 2016 and FY 2018 scores were Standard Performer We will continue to strive for High Performer Status.
The Housing Authority shall continue to maintain an occupancy rate of at least 98%.	At the current time we are maintaining an occupancy rate of 98%.
Train staff in all aspects of property and program management by utilizing seminars, conference and in-house web-based training	We are always looking for new training for our staff. A clear example is a GAHRA Maint. Conference/Training attended every year by our Maint. Supervisor and one other Maintenance Staff. Also, staff training on new software system.

Goal: Enhance the marketability of the Housing Authority's public housing units	
Objective	Progress
The Housing Authority shall achieve proper curb appeal for its public housing developments by improving its landscaping using funds when available for exterior improvements, such as, but not limited to – exterior painting on the units, vinyl siding, new fencing, improve walk ways and security cameras.	One of the ways we are looking to improve our curb appeal is that we now hire out the Lawn Maintenance. The grass is cut on a regular basis, the curbs are maintained and the shrubs are cut. We have also put up new fencing in one neighborhood and have scheduled more to be done. The Housing Authority is also in the process of getting security cameras to improve our security.
Continue upgrading units in the developments with CFP funds.	The Housing Authority has and will continue to keep our developments upgraded using CFP funds.
Implement public housing security improvements, such as establishing a Banning Policy by FYE 12-31-2015.	At this time, we still have not done a Banning Policy, but will work toward accomplishing that goal. Security Cameras are a higher priority and will be installed within one year.

Goal: Manage the Housing Authority programs in a manner that results in compliance with relevant statutes and regulations.	
Objective	Progress
Continue staff participation in available training related to various management/financial functions.	The staff has attended several GAHRA Conferences and have also participated in some computer/video training.
Establish an in-house quality control program on resident/participant files.	The Housing Authority staff is committed to completing this goal.

Goal: Continue compliance with provisions of the Violence Against Women Act (VAWA)

Objective	Progress
<p>A goal of the Housing Authority is to fully comply with the Violence Against Women Act (VAWA). It is our objective to work with others to prevent offenses covered by VAWA to the degree we can.</p>	<p>The Housing Authority is in full compliance with the provisions of the most recent VAWA Act of 2013. The ACOP and Lease have been revised to include screening and termination language related to the VAWA Reauthorization Act. As part of the move-in process, all residents are provided the Notice of their rights and responsibilities under VAWA. They are also provided to applicants at the time the applicant is denied admission, and to current residents with any PHA notification of eviction.</p> <p>Where necessary, the Housing Authority would make appropriate referrals to the local domestic violence agency (SAFE Homes), and to the City of Washington Police Department</p>

Goal: Strive for energy efficiency and cost savings techniques by implementing energy savings procedures

Objective	Progress
<p>Complete an energy audit by 6/30/2015 to help in improving the energy efficiency of all housing units</p>	<p>The Energy Audit was completed on 6-9-2018.</p>
<p>Implement an Appliance Replacement Plan using (Energy Star Equipment) for stoves, refrigerators, hot water heaters and HVAC units with poor energy ratings</p>	<p>The Housing Authority is replacing appliances as needed. We're replacing the HW Heaters with Energy Star Marathon HW Heaters. As ranges and refrigerators need replaced, the Housing Authority is using energy efficient models</p>
<p>Emphasize the need of tenants to recycle and conserve by distributing flyers and informational newsletters</p>	<p>The Housing Authority attempted to do this but within the last year our City no longer picks up the recycling at your residence. The tenant would have to take it to the recycling center, which most will not do.</p>

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.

Violence Against Women Act (VAWA) Report

A goal of the Housing Authority of the City of Washington is to fully comply with the Violence Against Women Act (VAWA). It is our objective to work with others to prevent offenses covered by VAWA to the degree we can.

The Housing Authority of the City of Washington provides or offers the following activities, services, or programs, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking.

Through cooperation with the local domestic violence agency and City of Washington Police Department, any cases of violence as described are referred for assistance. The local domestic violence agency is SAFE Homes, a domestic violence intervention center, located in Augusta, GA.

The Housing Authority of the City of Washington provides or offers the following activities, services, or programs that help child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing.

SAFE Homes' domestic violence program staff is aware of our housing program and makes client referrals to our office. Apparently eligible clients are placed on our waiting list.

For persons already living in a Housing Authority unit who become victims as described, these are referred to police and SAFE Homes program for assistance. If the management becomes aware of any violator who may be restricted through an order of protection, that person is prohibited from the premises and is considered a trespasser subject to arrest and removal. The Police Department is cooperative and supportive in cases such as this, and willingly responds and enforces the protective orders.

The Housing Authority has also adopted a VAWA Emergency Transfer Plan.

The Housing Authority of the City of Washington provides or offers the following activities, services, or programs to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

The same methods as described herein, making referrals to SAFE Homes for counseling and support services and attempting to enforce orders of protection with the cooperation of Police Department personnel, are used.

The Housing Authority of the City of Washington has the following procedures in place to assure applicants and residents are aware of their rights under the Violence Against Women Act:

The Violence Against Women Reauthorization Act of 2013: Implementation in HUD Housing Programs, Final Rule, was published in the Federal Register on November 16, 2016, and PIH Notice 2017-8, Subject: Violence Against Women Reauthorization Act of 2013 Guidance, issued May 19, 2017. As a result of these issuances the Housing Authority provided each current resident the new HUD prescribed Notice of Occupancy Rights (HUD 5380) and Certification form (HUD 5382).

The orientation for new residents includes information on their rights and responsibilities under the Violence Against Women Act, using the above-referenced forms.

The above-referenced forms are also being provided to applicants at the time the applicant is denied assistance or admission, and to current residents with any Housing Authority notification of eviction or termination of assistance

The Admissions & Continued Occupancy Policy (ACOP) and the Residential Dwelling Lease have been revised to include screening and termination language related to the Violence Against Women Reauthorization Act of 2013.

<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>The Housing Authority of the City of Washington has adopted a definition of substantial deviation and significant amendment or modification:</p> <p>Substantial deviations or significant amendments or modifications are defined as discretionary changes in the plans or policies of the Housing Authority of the City of Washington that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.</p> <p><i>An exception to the above definition will be made for any adopted change needed to reflect changes in HUD regulatory requirements since HUD does not consider such changes significant amendments.</i></p> <p>Proposed demolition, disposition, homeownership, RAD conversion, Capital Fund Financing, development, or mixed finance proposals are considered to be significant amendments to the CFP Five Year Action Plan</p> <p><i>(The last statement above has been added as a result of the 2013 CFP Final Rule and recent 2019 CFP Processing Guidance documents)</i></p>
<p>B.6</p>	<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 checked="" 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> <p><i>See Attachment A.</i></p>
<p>B.7</p>	<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> <p><i>See Attachment B.</i></p>

Civil Rights Certification – Form 50077-CR, *Civil Rights Certification* – *See Attachment C*

The Challenged Elements statement is included as Attachment D.

An update on Washington Housing Authority’s other activities/relevant information (both current and/or that may be planned sometime during the next five (5) years is included in Exhibit 1 on the pages that follow.

EXHIBIT 1
FIVE-YEAR/ANNUAL PLAN UPDATE

PHA Name: **Housing Authority of the City of Washington**

PHA Code: **GA-144**

PHA Type: Small High Performer **Qualified**

PHA Plan for Fiscal Year Beginning: (MM/YYYY): **01/2020**

PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)

Number of Public Housing (PH) Units: **119** Number of Housing Choice Vouchers (HCVs): **-0-** Total Combined: **119**

Availability of Information:

Available at the Housing Authority's office located at 103 Cheney Parkway, Washington, GA

REVISION OF PHA PLAN ELEMENTS

(a) Have the following PHA Plan elements been revised by the PHA since its last **Five-Year PHA Plan** submission?

Y N

Statement of Housing Needs and Strategy for Addressing Housing Needs.

- **Housing needs in the jurisdiction of Washing Housing Authority as based on the most recent Census Data and SOCDS CHAS Data have not changed. However, data concerning housing needs on the waiting lists changes on a frequent basis. Waiting list tables have been prepared and include an analysis by total number, income, disability, race, ethnicity, etc.**

Waiting lists and WHA's strategy for addressing housing needs are included as **Exhibit 2** on **page 10**

- **Other Policies that Govern Eligibility, Selection, and Admissions** –

- **Over-Income Families** – Washington Housing Authority will comply with the Housing Opportunity Through Modernization Act of 2016 (HOTMA) which was signed into law on July 29, 2016. Among its many provisions was an income limit to who can live in public housing. Two years later, HUD published a Notice in the Federal Register on July 26, 2018 to inform the public and PHAs on how it is setting the limit and to start the process for tracking over-income families.

PIH Notice 2019-11 (Subject: Final Implementation of Public Housing Over-Income Limit under the Housing Opportunity Through Modernization Act of 2016 (HOTMA)) was then issued on **May 3, 2019**.

WHA has started the process of tracking over-income families at their annual reexamination, and for any interim reexaminations for increases in income. Each PHA, at some point upon issuance of HUD guidance, will be required to submit a report annually to HUD about the number of families residing in public housing with incomes exceeding the over-income limit and the number of families on the waiting lists for admission to public housing developments. Such reports must be publicly available.

- The ACOP and Lease are updated annually with all HUD-mandated changes

Financial Resources – **Continuously changing. A listing of financial resources is a Supporting Document to this Plan, and will be submitted to HUD upon request**

Rent Determination – **No changes to Rent Determinations**

Homeownership Programs – **WHA has no current plans for a Homeownership Program**

Substantial Deviation – **Defined above on page five (5) in the Five-Year Plan Template**

Significant Amendment/Modification – **Defined above on page five (5) in the Five-Year Plan Template**

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

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Conversion of Public Housing to Tenant Based Assistance.
- Conversion of Public Housing to Project-Based Assistance under RAD

Upon approval by the Board of Commissioners, the WHA may be assessing the feasibility of converting its' public housing units to RAD. If determined financially feasible, the WHA will submit an application compliant with all required HUD regulations.

- Project Based Vouchers.
- Units with Approved Vacancies for Modernization.

Washington Housing Authority does not currently have any vacant units off-line for Modernization. However, WHA will use this authority if and when needed.

- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

Washington Housing Authority may apply for a grant to purchase Carbon monoxide detectors (including stand-alone or combination carbon monoxide/smoke detectors or alarms), funded under the Emergency Safety and Security Grants. This may be done in any of the Fiscal Years covered by this Agency Plan (FY 2020 through FY 2024)

Other Programs or Activities

Washington Housing Authority may apply for new programs and/or other sources of funding if NOFAs are issued by HUD or other appropriate opportunities are presented.

Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).

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.

Capital Fund documents were formally part of the Five-Year & Annual Plan files. The Public Housing CFP Final Rule was published in the *Federal Register* October 24, 2013, effective November 25, 2013. This CFP Final Rule decoupled the CFP from the PHA Annual Agency Plan. CFP documents are to be prepared during the 45-day review period, reviewed with the RAB, presented at the Public Hearing and approved by the Board of Commissioners. However, they are to be submitted to HUD separately from the Agency Plan process, when requested by HUD. Per PIH Notice 2016-21 and other HUD issuances, these documents are now submitted through HUD's Energy Performance and Information Center (EPIC).

Washington Housing Authority has complied with the above requirements, and has prepared a new CFP Five-Year Action Plan for Fiscal Years 2020 through 2024, for review with the RAB, available to the public, and for Board approval.

EXHIBIT 2

Statement of Housing Needs and Strategy for Addressing Housing Needs

Housing Needs of Families on the Waiting List (PUBLIC HOUSING)			
	# of families	% of total families	Annual Turnover
Waiting List Total	52		12
Extremely low income <=30% AMI	40		
Very low income - (>30% but <=50% AMI)	11		
Low income (>50% but <80% AMI)	1		
Families with children	45		
Elderly families	7		
Families with Disabilities			
Race/ethnicity – White	2		
Race/ethnicity – Black	49		
Race/ethnicity – Native American	0		
Race/ethnicity – Asian	0		
Race/ethnicity – Other	0		
Race/ethnicity – Hispanic	1		
Characteristics by Bedroom Size			
0 BR			
1BR	11		4
2 BR	23		3
3 BR	14		2
4 BR	1		3
5 BR			

The waiting list is currently open.

Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year.

To address the housing needs of families living within our jurisdiction, some of the strategies Washington Housing Authority will strive for include the following:

- Continue to affirmatively market our public housing units to elderly families, disabled families, and other families in our jurisdiction and the surrounding area
- Continue to affirmatively market our units to all race and ethnic groups residing within our jurisdiction and the surrounding area
- Continue to make reasonable on-demand accessible modifications as a reasonable accommodation to disabled families in our public housing units
- Continue to maintain the apartment buildings, units, and grounds
- Continue to maintain low vacancy rate and turnaround time so that affordable housing remains readily available

Funding and staffing constraints will impact some of the above strategies.