

Housing Authority of Conway

The following information is needed to complete the HUD-50075 PHA Plan forms.

A. PHA Information

PHA Name: Housing Authority of Conway

PHA Code: SC025

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/2020

PHA Plan Submission Type: 5-Year Plan Submission Revised 5-Year Plan Submission

The following are the specific locations where the public may obtain copies of the 2020 Five-Year Plan:

- Administrative Office – 2303 Leonard Avenue, Conway, SC 29527
- Electronic copy upon request

PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
Lead HA:					

B. 5-Year Plan

Mission

The mission of the Housing Authority of Conway is to assist lower income persons and families through the provision of quality, safe, decent, drug-free and affordable housing that is free of discrimination; striving to assist residents in achieving self-sufficiency while improving the quality of their lives.

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***
- ***Reduce public housing vacancies***

PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING

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

- ***Improve public housing management (PHAS score)***
- ***Improve voucher management (SEMAP score)***
- ***Increase customer satisfaction***
- ***Renovate or modernize public housing units***
- ***Provide replacement vouchers***

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***

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***
- ***Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments***
- ***Implement public housing security improvements***

**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***

**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 provide a suitable living environment for families living in 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***

Progress Statements Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

GOAL: KEEP AND UPGRADE EXISTING PUBLIC HOUSING STOCK

- Continue to keep and upgrade its Huckabee Heights, Darden Terrace, Holt Gardens, and Scattered Sites properties by utilizing the Capital Fund Program.

Progress: *During each of the FFYs covered by the 2015 Five Year PHA Plan, the Housing Authority successfully obligated and expended its Capital Funds within the appropriated timelines requirements.*

- ***Completed Re-Roofing of AMP 1 – Huckabee Heights***
- ***Completed Re-Hab of 13 scattered site housing units***
- ***Demolished 212 Long Avenue due to damages from Hurricane Matthew (Insurance Claim)***
- ***Signed contract for new concrete driveways and walkways - work to begin 05/13/2019***
- ***New concrete driveways and walkways completed in December 2019***
- ***Sold 1251 Parkhill Drive, Conway, SC to the City of Conway through FEMA***

GOAL: EXPAND HOMEOWNERSHIP PROGRAMS

- The Housing Authority has implemented a Section 8 Homeownership Program and plans to assist three (3) families a year to purchase homes.

Progress: *The Housing Authority of Conway has implemented its homeownership program and currently has two (2) participants. The Housing Authority has partnered with the Myrtle Beach Housing Authority to allow Section 8 Voucher holders to become homeowners in the Housing Authority of Conway's jurisdiction. There are currently two (2) homeowners funded by Myrtle Beach Housing Authority.*

GOAL: EXPAND RESIDENT SERVICES

- Pursue ROSS and FSS Coordinator grants to supplement the one full time Resident Services Coordinator currently funded by the Authority.

Progress: *The Housing Authority does not have a full time Resident Services Coordinator on staff. There are no funds expended for a Resident Services Coordinator. Housing counseling efforts are proved by the Section 8 Administrator and other agencies within the community.*

- The Housing Authority of Conway has partnered with Freedom Readers providing one on one tutoring for the children
- The Housing Authority of Conway has partnered with the Conway Police Department for the summer feed program in the developments
- The Housing Authority of Conway has partnered with the Conway Police Department for the summer camp program which will include trips to the waterpark, swimming pool and museum

GOAL: DEVELOP ADDITIONAL HOUSING OPPORTUNITIES

- Apply for additional Housing Choice Vouchers when they become available

Progress: *The Housing Authority will continue every effort to expand its HCV capacity over the course of the FFYs covered by the plan. Currently, the Authority administers 368 vouchers. No additional funds have been made available this year.*

- Expand the Authority's Homeownership Program
- Assist non-profits with developing and managing rental and homeownership housing that is affordable to low-income families

Progress: *The Housing Authority continues to seek opportunities to assist non-profits in the development of affordable housing. Unforeseen challenges to providing new developments have prevented our efforts but will continue to seek opportunities for the FFY 2015 Five Year Plan.*

- Continue to partner with municipal, county and regional agencies to develop additional low-income housing

Progress: *Reductions in the Capital Fund Program and other funding sources prevented the development of additional affordable housing opportunities at this time.*

- Expand housing opportunities for low-income families

Progress: *The Housing Authority will make every effort to keep the vacancies in the public housing developments to a minimum. The Authority will also continue to improve voucher utilization to reach the baseline. The Housing Authority of Conway is experiencing a high volume of port-in's from other authorities.*

GOAL: AFFIRMATIVELY FURTHERING FAIR HOUSING

- The Housing Authority is aware of the new AFFH guidelines and need to create an AFFH plan

Progress: *The Housing Authority of Conway partnered with Horry County, City of Conway, City of Myrtle Beach and Myrtle Beach Housing Authority to create consistency for the AFFH Plan. The AFFH Plan was approved by HUD on November 22, 2017.*

Violence Against Women Act (VAWA)

(See attachment sc025c01)

Substantial Deviation/Significant Amendment or Modification

Substantial Deviation

- *Additions or deletions of Strategic Goals*
- *Any deviation that requires reviews and input by the Resident Advisory Board as well as approval by the Board of Commissioners.*

Significant Amendment/Modification

- *Any change to rent or admissions policies or organization of the waiting list;*
- *Additions of any non-emergency* work items (items not included in the latest approved Capital Fund Annual Statement or 5-Year Action Plan); and*
- *Any change with regard to a proposed demolition, disposition, designation of housing, homeownership, Capital Fund Financing, development, mixed financing, RAD, or any other conversion activities.*

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements since such changes are not considered significant.

This criterion does not supersede the requirements of 2 CFR Part 200 (Administrative Requirements for Grants and Cooperative Agreements), as well as federal, state, or local regulations or statutes.

Any future issuance of HUD guidelines or additional regulations shall take precedence over the above criterion.

**** Emergency – means physical work items of an emergency nature, posing an immediate threat to the health and safety of residents or staff, which must be completed within one year of capital grant funding. Management improvements are not eligible as emergency work.***

Resident Advisory Board (RAB) Comments

Did the RAB(s) provide comments to the 5-Year PHA Plan? ***(See attachment sc025a01)***

Y N

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.

Certification by State or Local Officials – Form HUD 50077-SL Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.

Challenged Elements –

Other Elements from the Previous Annual PHA Plan. This information is for the 2020 Annual PHA Plan.

PHA Type: Small High Performer

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/2020

PHA Inventory (based on ACC units at time of FY beginning above)

Number of Public Housing (PH) Units: 258

Number of Housing Choice Vouchers (HCVs): 368

Total Combined 626

PHA Plan Submission Type: Annual Submission Revised Annual Submission

Deconcentration Policy

(See attachment sc025b01)

Statement of Housing Needs and Strategy for Addressing Housing Needs
REVISION

Statement of Housing Needs *REVISION*

Affordability is by far the largest housing problem in Horry County. The most recent Census estimates show 63.3% of renters and 44.2% of homeowners as paying more than 30% of their income on housing costs (2011 ACS). In total, 42,520 households are financially overstretched due to housing. That's a significant portion of the population experiencing a housing cost burden.

There are 1,164 units of substandard housing in the County – defined as either lacking complete plumbing or complete kitchen facilities. Of the 1,164 substandard units, 394 housing units lacked complete plumbing facilities and 770 lacked complete kitchen facilities. While substandard housing is not a large problem when viewed as a percentage of the entire housing stock, having over 1,100 households living without adequate, basic facilities is a problem that needs addressing.

Furthermore, there is reason to conclude the problem of substandard housing, when looked at from a broader view, is much more pervasive. As indicated below in the Market Analysis, Horry has a large number of older homes that comprise its housing stock. There is a litany of problems associated with an older housing stock, including energy inefficiency and deferred maintenance issues and these problems have a greater impact on low-income populations. The prevalence of dilapidated homes in need of rehabilitation is confirmed by windshield surveys conducted by Horry County's Planning Department and from consultation with housing organizations. Recent Census figures estimate that there are 4,324 overcrowded households in Horry County.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	509		
Extremely low income <=30% AMI	439	86%	
Very low income (>30% but <=50% AMI)	56	11%	
Low income (>50% but <80% AMI)	8	2%	
Families with children	0	0%	
Elderly families	73	14%	
Families with Disabilities	11	2%	
White	150	29%	
Black/African American	324	64%	
American Indian/Alaska Native	8	2%	
Asian	2	0.39%	
Native Hawaiian/Other Pacific Islander	0	0%	
Hispanic	26	5%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	311	61%	
2 BR	129	25%	
3 BR	56	11%	
4 BR	12	2%	
5 BR	1	0.20%	
5+ BR	N/A	N/A	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? <i>N/A</i>			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes <i>N/A</i>			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	221		
Extremely low income <=30% AMI	212	96%	
Very low income (>30% but <=50% AMI)	7	3%	
Low income (>50% but <80% AMI)	2	1%	
Families with children	159	72%	
Elderly families	12	5%	
Families with Disabilities	19	9%	
White	21	10%	
Black/African American	190	86%	
American Indian/Alaska Native	1	0.45%	
Asian	0	0%	
Native Hawaiian/Other Pacific Islander	9	4%	
Hispanic	3	1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A	N/A	
2 BR	N/A	N/A	
3 BR	N/A	N/A	
4 BR	N/A	N/A	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 66			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Strategies for Addressing Housing Needs

The Authority has established multiple Goals to address the housing needs of its constituents and the broad community. The proposed goals fall under two general areas; preservation and development.

The Authority seeks to be good stewards of diminishing HUD Capital Fund Program (CFP) funds to complete necessary capital repairs to its existing public housing communities. The planned repairs include replacement of windows, roofs, HVAC systems and components, and other major systems repairs and replacements. The Authority is also seeking to invest in more sustainable, durable, and efficient materials through the implementation of a Sustainable Maintenance Plan. The development and implementation of such a plan will not only enable the Authority to save money; it will also assure maximum affordability for the residents through reductions in utility consumptions and their associated costs.

The second key strategy for addressing the identified housing needs will be the development of new affordable housing opportunities. The sluggish National economy has directly affected the housing market of Conway and its neighboring city, Myrtle Beach. The greater Myrtle Beach housing market experienced a downturn between 2008 and 2013 that was greater than most other markets in South Carolina and the expanded Southeastern United States. While both the local economy and housing markets have improved over the past few years there are still very real barriers to the development of new affordable housing within the area.

To address the needs for new affordable housing, the Authority will seek to partner with area non-profit and for-profit development firms to expand its portfolio. Again, the marginally improved economy creates a strong barrier to such partnerships; but the Authority will actively seek such opportunities as the purchase of existing housing units, considerations to project-based HCV vouchers, and or any other efforts that will expand affordable housing opportunities within the City.

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions REVISION

Public Housing

(1) Eligibility REVISION

Equal Access

The term "family" includes, but is not limited to the following, regardless of actual or perceived sexual orientation, gender identity, or marital status:

- (1) A single person, who may be an elderly person, displaced person, disabled person, near-elderly person or any other single person; or***

- (2) ***A group of persons residing together and such group includes, but is not limited to:***
- (i) ***A family with or without children (a child who is temporarily away from the home because of placement in foster care is considered a member of the family);***
 - (ii) ***An elderly family;***
 - (iii) ***A near-elderly family;***
 - (iv) ***A disabled family;***
 - (v) ***A displaced family; and***
 - (vi) ***The remaining member of a tenant family.***

Disabled family means a family whose head (including co-head), spouse or sole member is a person with a disability.

Elderly family means a family whose head (including co-head), spouse or sole member is a person who is at least 62 years of age.

Near elderly family means a family whose head (including co-head), spouse or sole member is a person who is at least 50 years of age but below the age of 62; or two or more persons, who are at least 50 years of age but below the age of 62, living together; or one or more persons who are at least 50 years of age but below the age of 62.

Sexual orientation means homosexuality, heterosexuality or bisexuality.

Gender identity means actual or perceived gender-related characteristics.

The Housing Authority of Conway verifies eligibility for admission to public housing when the family is in a position on the waiting list and is nearing the time to be offered a housing unit.

The PHA uses the following non-income screening factors to establish eligibility for admission to public housing:

- Criminal or Drug-related activity
- Credit Check – to determine past rental history
- Housekeeping

The Housing Authority requests criminal records from the following enforcement agencies for screening purposes:

- Local law enforcement agencies
- State law enforcement agencies

(2) Selection and Assignment

Selection for admission to public housing shall be made from the PHA's current waiting list in accordance with date and time of application and applicable preference(s) as follows.

(3) Preferences

The PHA does not plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of the median area income.

It is the policy of the PHA that transfers will take precedence over new admissions in the following circumstances:

- Emergencies
- Medical justification
- Section 504
- Witness to Hate Crimes
- Victims of Hate Crimes
- Domestic Violence

The PHA plans to employ the following admission preferences for admission to public housing:

Priority Preference

- 1 - Working families (at least 25 hours per week)
- 1 - A family whose Head or spouse or single member is an elderly or disabled person over a single person who is not elderly or disabled

Among applicants on the waiting list with equal preference status applicants are selected by date and time of application.

In relationship of preferences to income targeting requirements, the pool of applicant families ensures that the PHA will meet income targeting requirements.

(4) Unit Assignment

Applicants are ordinarily given one (1) vacant unit choice before they are removed from the waiting list. This policy is consistent across all waiting list types.

(5) Maintaining Waiting List

The Housing Authority of Conway maintains a community-wide waiting list. Interested persons may apply for admission to public housing at the main administrative office located at 2303 Leonard Avenue, Conway, SC 29527.

The Housing Authority of Conway does not plan to operate any site-based waiting lists.

(6) Occupancy

Applicants and residents may use the following reference materials to obtain information about the rules of occupancy of public housing.

- PHA-resident lease
- The PHA's Admissions and Continued Occupancy Policy
- PHA's briefing seminars or written materials

Residents must notify the PHA of changes in family composition:

- At an annual reexamination and lease renewal
- Any time family composition changes
- Within ten (10) calendar days of the occurrence

(7) Deconcentration and Income Mixing REVISION

The PHA has performed its annual deconcentration and income mixing analysis to determine if the PHA has any general occupancy public housing developments covered by the deconcentration rule. The analysis results follow:

The PHA does have general occupancy public housing developments covered by the deconcentration rule.

None of the covered developments have average incomes that fall above or below the Established Income Range.

Section 8

(1) Eligibility REVISION

Equal Access

The term "family" includes, but is not limited to the following, regardless of actual or perceived sexual orientation, gender identity, or marital status:

- (1) A single person, who may be an elderly person, displaced person, disabled person, near-elderly person or any other single person; or***

- (2) ***A group of persons residing together and such group includes, but is not limited to:***
- (i) ***A family with or without children (a child who is temporarily away from the home because of placement in foster care is considered a member of the family);***
 - (ii) ***An elderly family;***
 - (iii) ***A near-elderly family;***
 - (iv) ***A disabled family;***
 - (v) ***A displaced family; and***
 - (vi) ***The remaining member of a tenant family.***

Disabled family means a family whose head (including co-head), spouse or sole member is a person with a disability.

Elderly family means a family whose head (including co-head), spouse or sole member is a person who is at least 62 years of age.

Near elderly family means a family whose head (including co-head), spouse or sole member is a person who is at least 50 years of age but below the age of 62; or two or more persons, who are at least 50 years of age but below the age of 62, living together; or one or more persons who are at least 50 years of age but below the age of 62.

Sexual orientation means homosexuality, heterosexuality or bisexuality.

Gender identity means actual or perceived gender-related characteristics.

The PHA conducts screening to the extent of:

- Criminal or Drug-related activity only to the extent required by law or regulation
- Sex Offender Screening

The Housing Authority requests criminal records from the following enforcement agencies for screening purposes:

- Local law enforcement agencies
- FBI's National Crime Enforcement Center
- Tenant PI

The PHA shares the following information with prospective landlords:

- Criminal or drug-related activity
- Prior tenant history

(2) Waiting List Organization

The Housing Authority of Conway's waiting list for the Section 8 tenant-based assistance is not merged with any other program waiting list.

Interested persons may apply for admission to Section 8 tenant-based assistance at:

- PHA main administrative Office

(3) Search Time

The PHA does give extensions on standard 60-day period to search for a unit under the following circumstances:

- Upon written request by the family, a thirty (30) day extension will be given
- PHA will approve additional extensions under certain circumstances (See Administrative Plan)

(4) Preferences

The PHA does not plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the Section 8 Program to families at or below 30% of the median area income.

The PHA plans to employ the following admission preferences for admission to Section 8 tenant-based assistance:

<u>Points</u>	<u>Preference</u>
<u>200</u>	- Displaced by disaster or government action
<u>100</u>	- Working Family (at least 25 hours per week in Horry County/PHA's Jurisdiction)
<u>100</u>	- Single Applicant that is elderly/disabled

Among applicants on the waiting list with equal preference status applicants are selected by date and time of application.

In relationship of preferences to income targeting requirements, the pool of applicant families ensures that the PHA will meet income targeting requirements.

(5) Special Purpose Section 8 Assistance Programs

The policies governing eligibility, selection and admissions to any special-purpose Section 8 program administered by the PHA are contained in the following documents or other reference materials:

- The Section 8 Administrative Plan

- Briefing sessions and written materials

The PHA announces the availability of any special-purpose Section 8 program to the public through:

- Published notices

Financial Resources *REVISION*

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2020 grants)		
a) Public Housing Operating Fund	856,730.00	
b) Public Housing Capital Fund	719,653.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance		
f) Resident Opportunity and Self- Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP SC16P025501-19	619,102.00	
3. Public Housing Dwelling Rental Income	662,640.00	
4. Other income (list below)		
Late fees, work orders	34,930.00	
5. Non-federal sources (list below)		
Total resources	\$2,893,055.00	

Rent Determination REVISION

Public Housing

(1) Income Based Rent Policies

a. Use of discretionary policies

The PHA will not employ discretionary rent-setting policies for income-based rent in public housing.

b. Minimum Rent

The PHA's minimum rent is \$50.00.

The PHA has adopted the following discretionary minimum rent hardship exemption policies.

1. The minimum rent requirement may be waived due to certain financial hardships. The PHA will verify whether the hardship claimed is temporary or long term. Payment of the minimum is suspended immediately for ninety days when a hardship is requested on one of the following conditions:
 - a. The family has lost eligibility or is awaiting an eligibility determination to receive federal, state or local assistance;
 - b. The family income has decreased due to changed circumstances such as loss of employment, death in the family, or other circumstances as determined by PHA or HUD;
 - c. The family would be evicted as a result of imposing the minimum rent requirement;
2. If PHA determines that the hardship is temporary, a minimum rent will be imposed, including back payment from time of suspension, but the family will not be evicted for non-payment of rent during the 90-day period commencing on the date the family's request for exemption. PHA defines temporary as less than 90 days.
3. PHA will offer a repayment agreement to the family for any such rent not paid during the temporary hardship period. (Less than \$50 will be required to be paid in full)

c. Rents set at less than 30% than adjusted income

The PHA does not plan to charge rents at a fixed amount or percentage less than 30% of adjusted income.

d. Discretionary deductions and/or exclusion policies

The PHA does not plan to employ the following discretionary (optional) deductions and/or exclusions policies:

e. Ceiling Rents

The PHA does not have ceiling rents.

f. Rent Re-determinations

Between annual income reexaminations, the tenant is required to report changes in income or family composition to the PHA such that the changes result in an adjustment to rent as follows:

- Any time the family experiences an income increase
- Always for changes in family composition
- Within ten (10) days of occurrence

g. Individual Savings accounts (ISAs)

The PHA does not plan to implement individual savings accounts for residents as an alternative to the required 12-month disallowance of earned income and phasing in of the rent increase in the next year.

(2) Flat Rents **REVISION**

The PHA used the following sources of information in setting the market-based flat rents to establish comparability.

- ***Guidelines found in the 2015 Appropriations Act (PIH 2015-13) in determining the Public Housing Flat Rent schedule. The PHA will establish a flat rent for each public housing unit that is no less than 80% of the applicable Fair Market Rent (FMR); or no less than 80% of an applicable small area FMR (SAFMR) or unadjusted rent, if applicable, as determined by HUD, or any successor determination, that more accurately reflects local market conditions and is based on an applicable market area that is geographically smaller than the applicable market area. If HUD has not determined an applicable SAFMR or unadjusted rent, established based on an exception from HUD.***

Section 8

(1) Payment Standards *REVISION*

The PHA's payment standard is:

- **97% of Fair Market Rents (FMR)**

The PHA reevaluates the payment standards for adequacy annually and considers the following factors in its assessment of the adequacy:

- Success rates of assisted families
- Rent burdens of assisted families

(2) Minimum Rent

The PHA's minimum rent is \$50.00.

The PHA has adopted the following discretionary minimum rent hardship exemption policies.

1. The minimum rent requirement may be waived under certain circumstances. Financial hardship status is to be granted immediately for ninety (90) days in the event of the following:
 - a. The family has lost eligibility or is awaiting an eligibility determination to receive federal, state or local assistance, including a family having a non-citizen household member lawfully admitted for permanent residence and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996;
 - b. The family income has decreased due to changed circumstances such as loss of employment;
 - d. The family would be evicted as a result of imposing the minimum rent requirement;
 - e. There has been a death in the family.
2. If tenant initiates a request for a hardship exemption that the PHA determines is temporary in nature:
 - a. If the hardship is determined to be temporary, minimum rent may be suspended; during the ninety (90) day period beginning on the day the request is made. At the end of the ninety (90) day period, the minimum rent is reinstated retroactively to the date of suspension and the HAP is again adjusted.
 - b. In the case of a temporary hardship, the PHA will allow the family a maximum of six (6) months to make payment of any delinquent minimum rent payments accrued during the suspension period. However, the family

- must execute a Repayment Agreement.
- c. If the hardship is subsequently determined to be long-term, the PHA will retroactively exempt residents from the minimum rent requirement for the ninety (90)-day period.
 - d. Note that the PHA can only suspend the minimum rent contribution. If the family is residing in a unit whose Gross Rent exceeds the Payment Standard, the family will be responsible for the excess rent.
3. Hardship determinations are subject to the PHA's Informal Hearing Process and families are exempt from any escrow deposit that may be required under regulations governing the hearing process for other determinations.

Operation and Management REVISION

(1) PHA Management Structure **REVISION**

- a. A brief description of the management structure and organization of the PHA.

The Executive Director directs the day-to day management and operation of the Housing Authority with the assistance of the following staff.

Deputy Executive Director
 Public Housing **Director**
 Housing Inspector
 Section 8 **Administrator**
Property Managers
 Administrative Assistant
 Maintenance Director

- b. HUD Programs Under PHA Management **REVISION**

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	93	68
Section 8 Vouchers	343	15
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Other Federal Programs (list individually)	N/A	N/A

c. Management and Maintenance Policies

The PHA has adopted the following policies that contain the Agency's rules, standards, and policies that govern management, operation, and maintenance of the Public Housing and Section 8 assistance programs.

Public Housing Management:

- Admissions and Continued Occupancy Policy (ACOP)
- House Rules

Section 8 Management:

- Administrative Plan

Grievance Procedures

Public Housing

The PHA has not established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing.

Residents or applicants who desire to initiate the PHA grievance Process should contact the following:

- PHA main administrative office

Section 8

The PHA has not established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982.

Section 8 applicants or assisted families who desire to initiate the informal review and informal hearing process should contact the following:

- PHA main administrative office

Homeownership Programs

Public Housing

The PHA does not administer any homeownership programs for public housing.

Section 8 Tenant Based Assistance

The PHA does administer a homeownership program for Section 8.

Program Description:

Eligibility Requirements:

Community Service and Self-Sufficiency Programs REVISION

A. PHA Coordination with the Welfare (TANF) Agency.

1. The PHA has entered into a cooperative agreement with the TANF Agency, to share information and /or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937.) The Agreement was signed on 10/13/2011.
2. Other coordination efforts between the PHA and TANF agency include:
 - Client referrals
 - Information sharing regarding mutual clients (for rent determinations and otherwise)
 - Coordinate the provision of specific social and self-sufficiency services and programs to eligible families

B. Services and programs offered to residents and participants by the Housing Authority of Conway are as follows:

(1) General

a. Self-Sufficiency Policies

The PHA will ~~will not~~ employ discretionary policies to enhance the economic and social self-sufficiency of assisted families in the following areas:

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference/eligibility for Public Housing homeownership option participation
- Preference/eligibility for Section 8 homeownership option participation

b. Economic and Social self-sufficiency programs

The PHA does coordinate, promote or provide policies any policies or programs for the enhancement of the economic and social self-sufficiency of assisted families.

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency Programs **REVISION**

Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants	Actual Number of Participants (As of: 03/01/2020)
Public Housing	0	0
Section 8	23	11

C. Welfare Benefit Reductions

The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by:

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services

D. Community Service Requirement

Pursuant to section 12(c) of the U. S. Housing Act of 1937, the PHA will comply with requirements of community service by identifying the number of tenants required to perform community service, the number of tenants granted exemptions, the number of tenants in non-compliance, and the number of tenants terminated/evicted due to non-compliance.

Description of the Community Service Policy (See attachment sc025e01)

Community Service Implementation Report: REVISION

- Number of tenants required to perform community service: 27
- Number of tenants performing community service: 10
- Number of tenants granted exemptions: 331
- Number of tenants in non-compliance: 17
- Number of tenants terminated/evicted due to non-compliance: 0

Safety and Crime Prevention REVISION

The PHA's plan for safety and crime preventions to ensure the safety of the public housing residents is addressed below.

A. Need for measures to ensure the safety of public housing residents:

1. Description of the need for measures to ensure the safety of public housing residents:
 - ***High incidence of violent and/or drug-related crime in some or all of the PHA's developments***
 - ***High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments***
 - ***Residents fearful for their safety and/or the safety of their children***
 - ***Observed lower-level crime, vandalism and/or graffiti***
 - ***People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime***
2. Information or data used by the PHA to determine the need for PHA actions to improve safety of residents:
 - ***Safety and security survey of residents***
 - ***Analysis of crime statistics over time for crimes committed "in and around" public housing authority***
 - ***Analysis of cost trends over time for repair of vandalism and removal of graffiti***
 - ***Resident reports***

- **PHA employee reports**
 - **Police reports**
3. Developments that are most affected:
- **Huckabee Heights**
 - **Darden Terrace**
- B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year.
1. List of crime prevention activities:
- **Contracting with outside and/or resident organizations for the provision of crime and/or drug-prevention activities**
 - **Crime Prevention Through Environmental Design**
 - **Activities targeted to at-risk youth, adults, or seniors**
 - **Volunteer Resident Patrol/Block Watchers Program**
2. Developments that are most affected:
- **Huckabee Heights**
 - **Darden Terrace**
- C. Coordination between PHA and the police:
1. Description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities:
- **Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan**
 - **Police provide crime data to housing authority staff for analysis and action**
 - **Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)**
 - **Police regularly testify in and otherwise support eviction cases**
 - **Police regularly meet with the PHA management and residents**
 - **Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services**
2. Developments that are most affected:
- **Huckabee Heights**
 - **Darden Terrace**

Pet Policy

(See attachment sc025f01)

Most Recent Fiscal Year Audit

(a) Were there any findings in the most recent FY Audit?

Y N

If, yes, please describe: *N/A*

Asset Management *N/A*

Hope VI or Choice Neighborhoods

The PHA has not received a HOPE VI revitalization grant.

The PHA does not plan to apply for a HOPE VI Revitalization grant in the Plan year.

Mixed Finance Modernization or Development

The PHA will not be engaging in any mixed-finance development activities for public housing in the Plan year.

The PHA will not be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement.

Demolition and/or Disposition *REVISION*

The PHA does plan to conduct demolition or disposition activities in the plan Fiscal Year.

Demolition/Disposition Activity Description
1a. Development name: <i>1251 Park Hill Drive</i> 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission: <i>10/24/2019</i>
5. Number of units affected: 6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <i>10/25/2019</i> b. Projected end date of activity: <i>02/01/2020</i>

Designated Housing for Elderly and Disabled Families

The PHA has not designated or applied for approval to designate or does not plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will not apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year.

Conversion of Public Housing to Tenant Based Assistance

The PHA is not planning to convert any Public Housing to Tenant Based Assistance.

Conversion of Public Housing to Project-Based Assistance under RAD

The PHA is not planning to convert any Public Housing to Project-Based Assistance under RAD.

Occupancy by Over-Income Families REVISION

Significant Amendment to the PHA Plan: Public Housing Income Limit

Section 103 of the Housing Through Modernization Act of 2016 (HOTMA) amends section 16(a) of the United States Housing Act of 1937 (42 U.S.C. 1437n(a) to place an income limitation on public housing tenancy for families. The law requires the PHA to terminate assistance of over-income families.

After a family's income has exceeded 120% of the area median income (AMI) (or a different limitation established by the Secretary) for two consecutive years, the PHA must terminate the family's tenancy within 6 months of the second income determination or charge the family a monthly rent equal to the greater of (1) the applicable Fair Market Rent, or (2) the amount of monthly subsidy for the unit including amounts from the operating and capital fund, as determined by regulations.

Occupancy by Police Officers N/A

Non-Smoking Policies

(See attachment sc025d01)

Project-based Vouchers

Our agency is not currently operating nor intends to operate a Section 8 Project-Based Voucher Program.

Units with Approved Vacancies for Modernization N/A

Other Capital Grant Programs (i.e. Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). N/A

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).

- 1) 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.

See HUD Form 50075.2 approved by HUD on 07/16/2019

Challenged Elements –