



INDEPENDENCE
HOUSING AUTHORITY

IHA PHA ANNUAL PLAN

Fiscal Year Beginning 4/1/2021

Submission to the U.S. Department of Housing and Urban Development Office of Public and Indian Housing

Submission Date: 1/15/2021

Central Office
4215 S Hocker Dr, Bldg #5
Independence, MO 64055
816-836-9200

Annual PHA Plan
(Standard PHAs and Troubled PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires: 02/29/2016

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-ST is to be completed annually by **STANDARD PHAs** or **TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

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 of 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, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 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 exceeds 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.

A. PHA Information.

A.1 PHA Name: Independence Housing Authority PHA Code: MO017
 PHA Type: Standard PHA Troubled PHA
 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/2021
 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)
 Number of Public Housing (PH) Units 528 Number of Housing Choice Vouchers (HCVs) 1,647 Total Combined Units/Vouchers 2,175
 PHA Plan Submission Type: Annual Submission Revised Annual Submission

Availability of Information. PHAs must have the elements listed below in sections B and C 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. 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 website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

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. Annual Plan Elements																																																
B.1	Revision of PHA Plan Elements.																																															
	(a) Have the following PHA Plan elements been revised by the PHA?																																															
	<table border="0"> <tr> <td>Y</td> <td>N</td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Statement of Housing Needs and Strategy for Addressing Housing Needs</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Financial Resources.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Rent Determination.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Operation and Management.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Grievance Procedures.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Homeownership Programs.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Community Service and Self-Sufficiency Programs.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Safety and Crime Prevention.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Pet Policy.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Asset Management.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Substantial Deviation.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Significant Amendment/Modification</td> </tr> </table>						Y	N		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement of Housing Needs and Strategy for Addressing Housing Needs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Financial Resources.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rent Determination.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Operation and Management.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grievance Procedures.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Homeownership Programs.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Community Service and Self-Sufficiency Programs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Safety and Crime Prevention.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pet Policy.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Asset Management.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Substantial Deviation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Significant Amendment/Modification
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	(b) If the PHA answered yes for any element, describe the revisions for each revised element(s): Revised Elements are Captured Below																																															
	<u>Statement of Housing Needs and Strategy for Addressing Housing Needs</u>																																															
	<p>In the upcoming fiscal year, IHA will implement a variety of strategies to address the shortage of affordable housing as reflected in the below waiting list statistics and in the attached Statement of Housing Needs. IHA's strategies emanate from the Agency's 5-Year Plan goals and objectives and are aligned with HUD's strategic framework. They are also consistent with the City of Independence' Consolidated Plan and the State of Missouri Consolidated Plan.</p> <p>Core strategies include: maximizing affordable housing opportunities through continuous program improvements and management efficiencies; leveraging additional resources to replace public housing units and implement mixed-finance, mixed-income redevelopment; and generating new housing opportunities by applying for additional vouchers should they become available – including special purpose vouchers for targeted groups such as the elderly, disabled, veterans and homeless.</p> <p>The following table provides an overview of the housing needs in Independence and Jackson County that IHA aims to address through implementation of the aforementioned core strategies.</p>																																															
	<u>Deconcentration and Other Policies that Govern Eligibility, Selection and Admission</u>																																															
	IHA has made changes to HCV Admin Plan and LIPH ACOP in the past year and anticipates that it will have to revised these policies to be in compliance with the HOTMA changes being formerly addressed in the 24 CFR Regulations.																																															
	<u>Rent Determination</u>																																															
	IHA did change its policies with the HCV and LIPH programs on Interim Reporting that now requires all tenants to report all forms of income immediately upon receipt of said income.																																															
	<u>Operation and Management</u>																																															
	IHA has changed its ACOP policy with its own properties and how things will be handled along with adding House Rules which are referenced in the dwelling lease currently.																																															
	<u>Grievance Procedures</u>																																															
	IHA added additional time to the applicant and/or tenant to request an Informal Hearing from 5 days to 10 business days.																																															
	<u>Homeownership Programs</u>																																															
	IHA changed its HCV Admin Plan policy on the restriction of the homeownership program to be solely in Independence, MO. The homeownership program expanded its program to Independence, Blue Springs, Lees Summit and Raytown.																																															

Safety and Crime Prevention

IHA continues to improve security by replacing all hallway and community room lighting to LED so as there are no dark areas at night for the high rise buildings. IHA has provided overnight security at one of the High-Rises and updated all camera systems to the cloud so as to gain additional recording times. IHA will continue to apply for ESSG grants from HUD to add Cameras and Solar Lighting onto the properties to decrease dark areas, especially on the family site of 13.5 acres. Entry doors to units at the High Rises are being changed out with Solid Steel Doors for added security.

Pet Policy

IHA Pet Policy changed and additional requirements and deposit amounts were changed.

**INDEPENDENCE HOUSING AUTHORITY
HOUSING NEEDS STATEMENT: FY 01/01/2021 PHA ANNUAL PLAN**

**HUD 2020 COMPREHENSIVE HOUSING ASSESSMENT SURVEY (CHAS)
USING U.S. CENSUS AMERICAN COMMUNITY SURVEY (ACS) 2013-2017
JACKSON COUNTY, MO DATASET**

Total Jackson County Households	280,175	
Owner Households	164,550 (59% of Total)	
Renter Households	115,620 (41% of Total)	

**Jackson County Renter Households by Average Median Income (AMI)
with Breakout of "Low Income Renter" Households**

Jackson County Renter Households by Average Median Income (AMI) with Breakout of "Low Income Renter" Households		Statistical Notations
Extremely Low Income renter households (<=30% AMI)	33,740	
Very Low Income renter households (>30% but <= 50% AMI)	21,375	
Low Income renter households (>50% but <= 80% AMI)	<u>26,485</u>	
Subtotal "Low Income Renter" Households (<=80% AMI)	81,600	
Other renter households (>80% but <= 100% AMI)	10,940	81,600
Other renter households (>100% AMI)	<u>23,080</u>	
Subtotal Other Renter Households (>80% AMI)	34,020	
Total Renter Households:	115,620	Of the total 115,620 Renter Households in Jackson County, or 71% are classified as "Low Income" Renter Households
Low Income Renter Households with Moderate to Severe Housing Cost Burden (of total 115,620)	49,605	Of all 115,620 Renter Households, 49,605 "Low Income" Renter Households are Cost Burdened or 43%.
Low Income Renter Households with Housing Problems (of total 115,620)	28,485	Of all 115,620 Renter Households, 28,485 "Low Income" Renter Households are having Housing Problems or 25%.

COST BURDEN:	Cost Burden less than or = to 30% : 62,830 Renters
Moderate cost burden is "rent compromising more than 30 percent of income". Severe cost burden is "rent compromising more than 50% of income"	Moderate Cost Burden greater than 30% but less than 50% : 24,385 Renters
	Severe Cost Burden greater than 50% : 25,220 Renters

HOUSING PROBLEMS:	Housing Problems of at least 1 of 4 problems = 51,910 Renters
A household is said to have a housing problem if it has 1 or more of the 4 problems identified in the CHAS dataset: 1) housing units lacks complete kitchen facilities; 2) housing units lacks complete plumbing facilities; 3) household is overcrowded; and 4) household is cost burdened.	Housing Problems of none of 4 problems = 60,640 Renters

**INDEPENDENCE HOUSING AUTHORITY
HOUSING NEEDS STATEMENT: FY 01/01/2021 PHA ANNUAL PLAN**

**HUD 2020 COMPREHENSIVE HOUSING ASSESSMENT SURVEY (CHAS)
USING U.S. CENSUS AMERICAN COMMUNITY SURVEY (ACS) 2013-2017
INDEPENDENCE, MO DATASET**

Total Independence Households	48,195	
Owner Households	29,440 (61% of Total)	
Renter Households	18,755 (39% of Total)	

Independence Renter Households by Average Median Income (AMI) with Breakout of "Low Income Renter" Households		Statistical Notations	
Extremely Low Income renter households (<=30% AMI)	5,500	Of the total 18,755 Renter Households in Independence, or 73% are classified as "Low Income" Renter Households	
Very Low Income renter households (>30% but <= 50% AMI)	3,735		
Low Income renter households (>50% but <= 80% AMI)	<u>4,300</u>		
Subtotal "Low Income Renter" Households (<=80% AMI)	13,535		
Other renter households (>80% but <= 100% AMI)	2,195		
Other renter households (>100% AMI)	<u>3,025</u>		
Subtotal Other Renter Households (>80% AMI)	5,220		
Total Renter Households:	18,755		
Low Income Renter Households with Moderate to Severe Housing Cost Burden (of total 18,755)	7,710		Of all 18,755 Renter Households, 7,710 "Low Income" Renter Households are Cost Burdened or 42%.
Low Income Renter Households with Housing Problems (of total 18,755)	7,985		Of all 18,755 Renter Households, 7,985 "Low Income" Renter Households are having Housing Problems or 43%.

COST BURDEN:	Cost Burden less than or = to 30% : 10,440 Renters
Moderate cost burden is "rent compromising more than 30 percent of income". Severe cost burden is "rent compromising more than 50% of income"	Moderate Cost Burden greater than 30% but less than 50% : 3,810 Renters
	Severe Cost Burden greater than 50% : 3,900 Renters

HOUSING PROBLEMS:	Housing Problems of at least 1 of 4 problems = 4,295 Renters
A household is said to have a housing problem if it has 1 or more of the 4 problems identified in the CHAS dataset: 1) housing units lacks complete kitchen facilities; 2) housing units lacks complete plumbing facilities; 3) household is overcrowded; and 4) household is cost burdened.	Housing Problems of none of 4 problems = 13,890 Renters

HCV TENANT-BASED ASSISTANCE WAITING LIST

Housing Needs of Families on the Housing Choice Voucher (HCV) Waiting List

Waiting List Type: HCV Tenant-Based Assistance (2020 Waiting List – Through November 2020)

	# of Families	% of Total Families
Waiting List Total	834	
Extremely Low Income <= 30% AMI	707	85%
Very Low Income (>30% but <= 50% AMI)	108	13%
Low Income (>50% but <=80% AMI)	17	2%
Over Income	2	0%
Families With Children	567	68%
Elderly Families	18	3%
Families With Disabilities	1	0%
Characteristics by Bedroom Size		
0BR	33	4%
1BR	284	34%
2BR	324	39%
3BR	164	20%
4BR	27	3%
5BR	1	0%
5+ BR	1	0%

PUBLIC HOUSING WAITING LIST

Housing Needs of Families on the Low Income Public Housing (LIPH) Waiting List

LIPH Waiting List (2020 Waiting List – Through November 2020)

	# of Families	% of Total Families
Waiting List Total	4,504	
Extremely Low Income <= 30% AMI	4,089	91%
Very Low Income (>30% but <= 50% AMI)	357	8%
Low Income (>50% but <=80% AMI)	52	2%
Over Income	6	0%
Families With Children	2,506	56%
Elderly Families	71	2%
Families With Disabilities	18	1%
Characteristics by Bedroom Size		
0BR	0	0%
1BR	2,246	49%
2BR	1,470	33%
3BR	691	16%
4BR	97	2%

B.2 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 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
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| <input checked="" type="checkbox"/> | <input type="checkbox"/> |

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

IHA developed an RFP for a Master Developer and once chosen, will be moving forward with plans on redevelopment of IHA's Low Income Public Housing units and creating additional Affordable Housing units as well. Various funding sources such as Choice Neighborhood, LIHTC, Home Loan, etc. to assist in renovations of all three Public Housing developments will be applied for in various phases. This will be done utilizing Section 18, RAD or Voluntary Streamlining to PBV vouchers once our portfolio is under the 250 unit cap for Streamlining.

IHA then intends on designating some of its housing developments into Elderly / Disabled Housing.

IHA will continue to rehab units at one development with CFP funds, even if LIHTC and other funding sources are not obtained immediately.

IHA will continue to go after ESSG grants and any other grant that can assist the Housing Authority in moving towards making these properties newer, fresher and safer.

IHA intends to send in a letter of intent for RAD conversion in the upcoming future.

IHA has and will continue to review and revise the HCV Admin Plan and LIPH ACOP when needed or if any changes from HUD deems IHA to review and change these policies due to Statutory or Regulatory Changes.

HOPE VI or Choice Neighborhood

IHA intends on applying for the Planning Grant for Hocker Heights as well as LIHTC to redevelop the entire 140 unit plus community building and maintenance shop with new construction after Demo/Dispo can be applied for and approved. Once the planning grant is obtained and utilized to provide site plans on how the new property would be laid out and redesigned, IHA would then apply for the Choice Neighborhood Implementation Grant to achieve the demolition and new construction of the 140 units that is currently on the property and add an additional 4 units back to our Fair Cloth Limit of 532 total units from 528.

Mixed Finance Modernization or Development

IHA will be going after LIHTC to renovate Hocker Heights and/or Southview Manor in conjunction with other grants such as Choice Neighborhood or the Federal Home Loan Grant. IHA intends on applying for both Federal and State of MO LIHTC to assist with the housing authorities plans on redevelopment and conversion via RAD and voluntary streamlining, once we have our units below 250.

Demolition and/or Disposition

Demolition / Disposition will be looked at in the upcoming future on rehabilitation of the units or move toward New Construction in another approved location. IHA intends on going after Choice Neighborhood or LIHTC to rebuild the family site at Hocker Heights, which will entail an application for Demolition and Disposition along with a RAD application for conversion to PBV vouchers.

Designated Housing for Elderly and/or Disabled Families

IHA intends on designating some of its redeveloped housing to Elderly / Disabled Only.

Conversion of Public Housing to Project-Based Assistance under RAD

IHA intends on converting LIPH units from 528 down to below 250 units in various phases of RAD conversion to PBV vouchers and then the last property will be converted to PBV under the Voluntary Streamlining rule to get additional payment standards.

	<p><u>Occupancy by Over-Income Families</u></p> <p>IHA created a chapter in its ACOP to cover how to handle Over-Income Families per the required 24 CFR. IHA will not Terminate Assistance solely on a family being over-income. The family, after the required timeline from the Statute, will be required to move to Fair Market Rent for that specific BR size unit or the family can willingly move off the property.</p> <p><u>Occupancy by Police Officers</u></p> <p>IHA will continue to offer a unit at each of our properties to gain added security, especially at the High-Rises or Family property site. If we have a police officer that is willing and requests to move onto the property, then we would request that unit to be removed from occupancy via PIC and under a Special Category and still draw subsidy off the unit</p> <p><u>Non-Smoking Policies</u></p> <p>IHA has changed its Non-Smoking Policy and became stricter with it. The old policy used to allow 5 violations and on the 6th, termination of assistance would follow. IHA now will terminate assistance on the 3rd violation of this Statutory Requirement.</p> <p><u>Project-Based Vouchers</u></p> <p>IHA has two properties currently that has Project Based Vouchers being utilized. One is for Elderly Housing and the other is for Foster Youth.</p> <p><u>Units with Approved Vacancies for Modernization</u></p> <p>IHA will continue to request units in PIC to be approve for Modernization Vacancy so that we can continue to get subsidy for this unit while it is under Modernization and being rehabilitated.</p> <p><u>Other Capital Grant Programs</u></p> <p>IHA will go after additional Capital Fund Grants such as ESSG for Carbon Monoxide Detectors or for Cameras, Security Lighting or Solid Steel Entry Doors.</p>
<p>B.3</p>	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>B.4</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>B.5</p>	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>See Attached List</p>



INDEPENDENCE
HOUSING AUTHORITY

B.5 PROGRESS REPORT

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan

PROGRESS REPORT

MISSION

The mission of the Independence Housing Authority is to provide affordable housing opportunities for low-income residents of the City of Independence, while laying the foundation for economic sustainability.

INDEPENDENCE HOUSING AUTHORITY GOALS

PROGRESS TOWARDS GOALS

GOAL 1: Exp nd the supply of assisted housing.

Objective 1.1 Leverage private and other public funds to create more housing opportunities.

RFP for Master Developer to assist with this process of redevelopment.

Objective 1.2 Look into additional housing Development activities in and around IHA Communities.

Negotiating a deal with the General Baptist Convention over the land above the Hocker Heights property off of Dodgion, Hocker and Leslie and Truman Rd.

Objective 1.3 Apply for additional rental vouchers should they become available.

IHA intends on applying for any additional vouchers that come along, including TPV for Foster Youth Initiative to be administered in partnership with PCWA's and COC's along with VASH vouchers to be administered in partnership with the Department of Veterans Affairs (VA) facility and Kansas City Veteran's Administration. MOU between PCWA and COC has been signed and grant application has been sent into Grants.gov for 25 FYI vouchers.

GOAL2:	Improve the quality of assisted housing	
Objective 2.1	Maintain public housing management. (PHAS score)	<p>The Agency's overall PHAS score has steadily increased from 2015, with a score of 82 in 2015, a score of 87 in 2016, a score of 88 in 2017 and a score of 96 in 2018. In addition, the PASS score component, which measures the physical condition of public housing units, scored a 35 in 2015; a physical score of 35 for 2016; a physical score of 29 in 2017 and IHA increased significantly to a 39 for 2018. This indicates an improvement in the physical condition of public housing units in IHA. IHA moved from a Standard Performer to High Performer. In 2019, IHA had issues at the end of FYE 3/31/2019 on Occupancy and got reduced on Management and Capital Fund PHAS scoring to drop IHA down to Standard Performer for FEY 2019. HUD waivers from PIH Notices 2020-05, 2020-13 and 2020-33 are being utilized by IHA due to the current and existing Pandemic of COVID-19 and the PHAS prior year score will push forward onto this scoring year.</p>
Objective 2.2	Improve voucher management. (SEMAP score)	<p>IHA has moved from a high performer to a troubled performer and to a standard performer under HUD's SEMAP assessment system which consists of 14 evaluation criteria. Under the latest assessment for FY 2018, IHA received 0 Points due to missing the deadline of May 30 2018. IHA Director of Section 8 misinterpreted the deadline date for May 31, 2018. HUD and IHA have come to an agreement on how to handle things in the future. IHA submitted FYE 2019 SEMAP and was audited by the Kansas City HUD Field Office due to having been troubled for the prior FYE. The Section 8 Director interpreted the Universe count for 2 out of the 5 SEMAP criteria and under reported by 1 in each. IHA has made adjustments for the next SEMAP submission to increase beyond the Universe count by 10 additional in each section so that there is no missing the minimum mark. IHA has requested an updated scoring, even though HUD issued out a waiver for SEMAP scoring from FYE Submission. Since our FYE did not end until 03/31/2020 and the pandemic did not start until March 2020, we were able to get our data collected prior to the pandemic shutdown of the offices. IHA is awaiting the HUD Field Office to do an evaluation of the SEMAP indicators, which can be done now via Virtual Assessment per PIH Notice 2020-33.</p>
Objective 2.3	Modernize buildings in need of system(s) upgrades or other renovations.	<ul style="list-style-type: none"> IHA continues modernization efforts at Hocker Heights. IHA will be looking to apply for the Choice Neighborhood Planning Grant in 2020 and if obtained, design the Hocker Heights area for redevelopment and then go after the Choice Neighborhood Implementation Grant in 2022. IHA has completed interior work on Section 504 ADA units and will be planning on exterior parking lots/ramps work in the next 2 CFP grants after Elevators on both Pleasant Heights and Southview Manor buildings are replaced.

Objective 2.4

Improve customer satisfaction and stakeholder relations.

- IHA implemented an overhaul of staffing in the LIPH Department. The change will result in better customer service delivery and program performance.

GOAL3:

Increase assisted housing choices.

Objective 3.1

Considering implementation of public housing site-based waiting lists.

IHA considering implementation of site-based waiting lists for IHA-owned.

GOAL4: Improve living environment and quality of community life.	
Objective 4.1	<p>Enact safety and security improvements in Hocker Heights, which is an IHA development.</p> <ul style="list-style-type: none"> IHA continues to apply for the Emergency Safety and Security Grant by HUD to help install a camera system and solar lighting throughout the Hocker Heights Development.
Objective 4.2	<p>Looking to Implement an Elderly Designated Housing Plan for 2 of its properties, in separate applications.</p> <p>IHA plans on applying for Elderly / Disabled Designation at Pleasant Heights, which is an 8-story building, housing 243 units. Once this has been approved, then IHA will apply for Elderly / Disabled Designation for Southview Manor which is 2 - 5 Story Buildings with 145 units total.</p>
Objective 4.3	<p>Promote energy efficiency, green building, and other environmentally sustainable design and construction practices.</p> <p>IHA continues to incorporate energy efficiency and green building design in all of its units under construction such as low-flow toilets, LED lighting, High-Efficiency HVAC and higher value insulation in walls and rafters.</p>

GOALS:	Promote self-sufficiency among assisted families and individuals.	
Objective 5.1	Increase the number and percentage of employed persons in assisted families.	<ul style="list-style-type: none"> IHA has recently received the ROSS Service Coordinator Grant to help with employment and educational assistance. IHA also received the 2.3 Million JOBS PLUS Grant for employment assistance.
Objective 5.2	Further Section 3 training, employment, and contracting opportunities.	IHA attempts to provide Section 3 employment with area contractors on any services that IHA contracts out for.
Objective 5.5	Partner with local service providers to increase residents' access to educational programs, job training, healthcare, daycare, homebuyer assistance, and other services.	<ul style="list-style-type: none"> IHA has partnered with Success Link Outreach to provide afterschool programs at Hocker Heights that are designed to help children enhance their academic skills, fitness levels, social skills, and self-esteem as well as provide meals.

GOAL6:	Ensure equal opportunity and affirmatively further fair housing.	
Objective 6.1	Continue to educate staff on fair housing issues.	<ul style="list-style-type: none"> IHA continues to strive to ensure that all staff are trained annually on how to handle people so that we do not violate Fair Housing Law.

<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>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> <p>Due to Pandemic in 2020, the RAB and Resident Associations have not met in 2020 since February. All activities have been shut down and IHA is utilizing the HUD Waivers for 2020-05 and 2020-13 and all prior waivers plus a few additional have been extended with the PIH notice 2020-33 until June 30, 2021.</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</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>
<p>B.8</p>	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C. Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>	
<p>C.1</p>	<p>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.</p>

Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section.

A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Annual Plan. All PHAs must complete this section.

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no." ([24 CFR §903.7](#))

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(1\)](#)) Provide a 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. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#)) Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. ([24 CFR §903.7\(b\)](#)) Describe the PHA's procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. ([24 CFR §903.7\(b\)](#)). A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. ([24 CFR §903.7\(b\)](#))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. ([24 CFR §903.7\(e\)](#))

Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. ([24 CFR §903.7\(f\)](#))

IHA added additional time to the applicant and/or tenant to request an Informal Hearing from 5 days to 10 business days.

Homeownership Programs. A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

HCV program has expanded the Homeownership program from Independence only to Independence, Blue Springs, Lees Summit and Raytown.

Community Service and Self Sufficiency Programs. Describe how the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(l\)](#)) A description of: 1) Any programs relating to services and amenities provided or offered to assisted families; and 2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS. ([24 CFR §903.7\(l\)](#))

Safety and Crime Prevention. Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. ([24 CFR §903.7\(m\)](#)) A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims

of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

IHA continues to improve security by replacing all hallway and community room lighting to LED so as there are no dark areas at night for the high rise buildings. IHA has provided overnight security at one of the High-Rises and updated all camera systems to the cloud so as to gain additional recording times. IHA will continue to apply for ESSG grants from HUD to add Cameras and Solar Lighting onto the properties to decrease dark areas, especially on the family site of 13.5 acres.

Pet Policy. Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

IHA Pet Policy changed and additional requirements and deposit amounts were changed.

Asset Management. State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR §903.7(q))

Substantial Deviation. PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define "significant amendment/modification", HUD will consider the following to be "significant amendments or modifications": a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD's website at: [Notice PIH 1999-51](#). (24 CFR §903.7(r)(2)(ii))

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

Hope VI or Choice Neighborhoods. 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

IHA intends on applying for the Choice Neighborhood Planning Grant for the family site at Hocker Heights in 2021 and future years for other properties.

Mixed Finance Modernization or Development. 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

IHA intends on applying for both Federal and State of MO LIHTC to assist with the housing authorities plans on redevelopment and conversion via RAD and voluntary streamlining, once we have our units below 250.

Demolition and/or Disposition. Describe any public housing projects owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at:

http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

IHA intends on going after Choice Neighborhood or LIHTC to rebuild the family site at Hocker Heights, which will entail an application for Demolition and Disposition along with a RAD application for conversion to PBV vouchers.

Designated Housing for Elderly and Disabled Families. Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected. Note: The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

IHA intends on designating some of its redeveloped housing to Elderly / Disabled Only.

Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to project-based assistance under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32](#)

IHA intends on converting LIPH units from 528 down to below 250 units in various phases of RAD conversion to PBV vouchers and then the last property will be converted to PBV under the Voluntary Streamlining rule to get additional payment standards.

Occupancy by Over-Income Families. A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#), (24 CFR 960.503) (24 CFR 903.7(b))

IHA created a chapter in its ACOP to cover how to handle Over-Income Families per the required 24 CFR. IHA will not Terminate Assistance solely on a family being over-income. The family, after the required timeline from the Statute, will be required to move to Fair Market Rent for that specific BR size unit or the family can willingly move off the property.

Occupancy by Police Officers. The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#), (24 CFR 960.505) (24 CFR 903.7(b))

IHA will continue to offer a unit at each of our properties to gain added security, especially at the High-Rises or Family property site. If we have a police officer that is willing and requests to move onto the property, then we would request that unit to be removed from occupancy via PIC and under a Special Category and still draw subsidy off the unit.

Non-Smoking Policies. The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: [Notice PIH 2009-21](#), (24 CFR §903.7(e))

IHA has changed its Non-Smoking Policy and became stricter with it. The old policy used to allow 5 violations and on the 6th, termination of assistance would follow. IHA now will terminate assistance on the 3rd violation of this Statutory Requirement.

Project-Based Vouchers. Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan. (24 CFR §903.7(b))

IHA has two properties currently that has Project Based Vouchers being utilized. One is for Elderly Housing and the other is for Foster Youth.

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

IHA will continue to request units in PIC to be approve for Modernization Vacancy so that we can continue to get subsidy for this unit while it is under Modernization and being rehabilitated.

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

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

- B.3 Civil Rights Certification.** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))
- B.4 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(p))
- B.5 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))
- B.6 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark "yes," submit the 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 §903.13(c), 24 CFR §903.19)

No RAB or Resident Council comments were received due to Pandemic and the utilization of the HUD waivers from PIH 2020-05, 2020-13 and the extension of all waivers on 2020-33 to June 30, 2021. In this waiver issuance was the waiving of the requirement of the RAB and Public Hearing requirements to alleviate any additional pandemic issues to residents and/or IHA staff.

B.7 Certification by State of 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. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

B.8 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark “yes,” and describe that plan. If the PHA is troubled, but does not have any of these items, mark “no.” If the PHA is not troubled, mark “N/A.” (24 CFR §903.9)

C. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g))

C.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template:

“See HUD Form- 50075.2 approved by HUD on 01/15/2020 for CFP 5YR Rolling Base Plan for 2020-2024.” IHA will be submitted the next Rolling Base 5YR CFP Plan for 2021-2025 along with this Annual Plan.

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 and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 9.2 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.