

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.				
A.1	PHA Name: <u>Greater Gadsden Housing Authority (HA)</u> PHA Code: <u>AL049</u>				
	PHA Plan for Fiscal Year Beginning: <u>07/2020</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission				
	<p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. The HA post PHA plans, including updates, at the Central Office located at 422 Chestnut Street and at each Rental Office for review. Additional information and backup for the Plan is available at the Central Office located at 422 Chestnut Street, Gadsden, AL 35901.</p>				
	<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) Not Applicable				
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program
					PH HCV
	Lead PHA:				

B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.
B.1	<p>Mission. State the PHA’s mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA’s jurisdiction for the next five years.</p> <p>Mission. The basic mission of this HA is to serve the needs of low-income persons in the PHA jurisdiction. During the next five years, this will be accomplished as follows:</p> <ul style="list-style-type: none"> • Promote adequate and affordable housing • Promote economic opportunity • Promote a suitable living environment free from discrimination. <p>The HA mission is to provide drug free, decent, safe and sanitary housing for eligible individuals and families and to provide opportunities and promote self-sufficiency and economic independence for residents. In order to achieve this mission, we will:</p> <ul style="list-style-type: none"> • Recognize residents as our ultimate customer; • Improve Public Housing Authority (HA) management and service delivery efforts through effective and efficient management of HA staff; • Seek problem-solving partnerships with residents, community, and government leadership; • Apply HA resources, to the effective and efficient management and operation of public housing programs, taking into account changes in Federal funding. • Comply and Support the Violence Against Women and Justice Department Reauthorization Act 2005 • The HA will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.
B.2	<p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.</p> <p>Goal I. Public Housing Operations: Maintain an average PHAS score no less than 82 on the PHAS score for the Fiscal Years Ending June 30, 2020 through June 30, 2024. PHAS score is comprised of Physical, Financial, Management and Capital Funds, which covers all major operations of the HA’s operation of the Public Housing program. The HA exceeded this goal for the last four years with an average score of 90.5 (Scores 90-6/30/15; 91-6/30/16; 90- 6/30/17; & 91-6/30/18 = 362/4 = 90.5) for this period. (See prior period update for this goal in B.3 below).The 2019 score has not been issued by HUD but is estimated to be 92. Score 91 for 2019 & 2020 -carryover due to COVID</p> <p>Goal II. Management of Section 8 Housing Choice Voucher Program: Maintain an average score of no less than 82 on the SEMAP for the Fiscal Year beginning July 1, 2020 through June 30, 2024. SEMAP score is comprised of Selection from the waiting list, Reasonable Rent, Determination of Adjusted Income, Utility Allowance Schedule, HQS Quality Control, HQS Enforcement, Expanding Housing Opportunities, Timely Annual Reexaminations, Correct Tenant Rent Calculation, Pre-Contract HQS Inspections, Annual HQS Inspections and Lease-up which covers all major operations of the Section 8 program. The HA exceeded this goal for the last five years with an average score of 95 (Scores 89 6/30/15; 100 6/30/16; 93 6/30/17; 89 6/30/18 & 104 6/30/19 = 475/5 = 95) for this period. (See prior period update for this goal in B.3 below). 104 for 2020 -carry over COVID</p> <p>Goal III: Demolish or dispose of obsolete public housing as appropriate: The HA wants to ensure that all public housing property is managed properly and is in decent, safe and sanitary condition and the HA can maintain an occupancy rate that is as high as possible to benefit the individuals and families served by the HA. No demolition or disposition is anticipated at this time, but the HA is evaluating the oldest units in its inventory to determine if future demolition/disposition would be a better option than renovation. See prior period update for this goal in B.3 below.</p> <p>Goal IV. Comply with Lead Base Paint requirements. The HA conducted Lead Based Paint (LBP) testing and all areas identified have been abated or disposed of in accordance with applicable Federal, State and local requirements for Housing Authorities. Section XXIV of the public housing dwelling lease contains the required information</p>

B.2

relative to LBP activities of the HA and each public housing resident and all new admissions must complete this section of the lease, which reads as follows: (See prior period update for this goal in B.3 below).

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND LEAD-BASED PAINT RISKS.

Housing built before 1978 may contain paint containing lead. The landlord has disclosed the presence of known lead-based paint and lead-based paint risks in the dwelling and has provided a pamphlet issued by the government on lead poisoning prevention. The landlord has made available to me access to written files containing notice of risk assessments, paint inspections, and/or hazard reduction activities relating to lead paint relating to my apartment.

Head of Household’s initials is Acknowledgment of:

I do not want to review the Lead-Based Paint records referenced above; OR

I do want to review the Lead-Based Paint Records referenced above.

I was given the opportunity to review all the records and reports documenting the testing and abatement of lead-based paint hazards.

I received a copy of the pamphlet, “Protect Your Family from Lead in Your Home.”

The HA has all the applicable LBP records on file and they are available for review.

Goal V: Increase assisted housing choices for individuals and families issued a Section 8 Housing Choice

Voucher: (see goals V-A thru V-C below)

Goal V-A: Provide voucher mobility counseling: As described in Section XIV, of the Section 8 Administrative Plan.

Goal V-B: Conduct outreach efforts to potential Section 8 landlords: Increase in the number of new landlords by 15 for the Fiscal Year Beginning July 1, 2020 through the Fiscal Year Ending June 30, 2024. This HA exceeded its prior goal of adding 25 new landlords for the period July 1, 2014 thru June 30, 2019, by adding 37 landlords over the previous five-year period. **6 new for 2020**

Goal V-C: Comply with deconcentration Rule for Section 8 and measure success each Fiscal Year Ending through June 30, 2024. (See prior period updates for goals V- A, B & C in B.3 below). **72% for 2020**

Goal V-D: Look for opportunities to use Project-Based Vouchers to increase housing opportunities for voucher holders.

Goal VI: Provide an improved living environment Objectives: (see goals VI-A & VI-B below)

Goal VI-A: Implement measures to ensure that 40% of all new admissions have income at or below the area median income for each development. For the prior five-year period, the HA exceeded the goal as described below in B-3, update on goal VI-A. **This goal remains the same** with the submission of the July 1, 2020 Annual & Five-Year Plan. This goal is monitored monthly. If any development is lower than 40%, the HA evaluates the development’s new admissions that are less than 40% to determine what steps need to be taken to ensure that 40% of all new admissions have income at or below the area median income as soon as possible but no later than June 30 of each year. (See prior year update for this goal in B-3 below).

Goal VI-B: Implement measures to deconcentrate poverty and provide for income mixing in public housing by assuring access for lower income families into higher income developments and maintain an income range of 85% to 115% of the average income for all developments in compliance with the deconcentration rule. If any development is outside this range, the HA evaluates the development to determine what steps need to be taken to try and ensure that all developments maintain an income ranges of 85% to 115% of average income. Starnes Park and Campbell Court occasionally exceed the 115% because most units are designated for the elderly and disabled who generally have higher incomes. Every attempt is made to keep these developments within the guidelines. (See prior year update for this goal in B-3 below).

Goal VI-C: Use a force Account Labor Team to modernize Public Housing units as outlined in the HA’s Capital Fund Five-Year Action Plan and Annual Statement. The HA estimates that the modernization of 160 will be completed between 7/1/20 and 6/30/24 if funding continues to be appropriated at the current level. The HA will take units offline as needed to complete the renovations in accordance with Federal Relocation Requirements.

Goal VII: Implement a comprehensive security plan for public housing security and safety:

B.2 Staff of the HA works with the City of Gadsden Police Department to ensure adequate police coverage and security. The HA has developed a comprehensive security plan to help ensure to the extent possible the safety of public housing residents, guests and staff. The security plan is summarized as follows: The HA had contracted with the City of Gadsden for the services of eight police officers from February 1, 1993 through September 30, 2003, utilizing Public Housing Drug Elimination Program (PHDEP) funds. Since HUD discontinued the PHDEP program, the HA had to reduce the number of officers from eight to six effective October 1, 2003 and reduced to five officers effective October 1, 2008 and four officers in 2016. Since the PHDEP ended, the security program is being funded utilizing operating funds. The HA has also implemented the stricter screening and eviction provisions to comply with the federal requirements of the “One-Strike and You’re Out” rule. The implementation of stricter screening policies help keep criminals out of public housing and the eviction of residents involved with criminal activity helps keep criminal activity at a minimum. The HA is considering installing security cameras. (See prior year update for this goal in B-3 below).

Goal VIII: Designating development or buildings for resident groups that are elderly and/or disabled and comply with policy statement of complying with all applicable laws and regulations applicable to making reasonable accommodations. Designate developments or buildings for particular resident groups (elderly, persons with disabilities or individuals needing special accommodations) **NOTE:** This section contains the policy statement of how the HA plans to comply with all applicable regulations dealing with making reasonable accommodations. The HA has a total of 974 units of public housing and 57 units are fully accessible. The designated units comply with the requirements of the Americans with Disabilities Act (ADA). In addition, the HA has a total of 28 units that are equipped for hearing and visually impaired. If any individual is hearing or visually impaired and they want to lease a unit that is not equipped for hearing or visually impaired, the HA has the equipment in inventory to update the unit for the hearing or visually impaired prior to move-in. The equipment for the hearing and visually impaired meets ADA requirements. Within each of the six (6) public housing AMPSSs, the HA has a minimum of 5% of its units modified to comply with ADA requirements and a minimum of 2% of its units equipped for the hearing and visually impaired within each development. All of the community buildings and public offices managed by the HA, comply with ADA accessibility requirements. Also, it is the policy and practice of the HA to make reasonable accommodations for any individual with a disability, as outlined in Section XV of the Dwelling Lease, ACOP, Application, Reasonable Accommodation Policy and Resident Notice Concerning Requesting a Reasonable Accommodation for a Disabled Household Member. The HA fully intends to comply will all applicable laws and regulations applicable to making reasonable accommodations. (See prior year update for this goal in B-3 below).

Goal IX: Promote self-sufficiency and asset development of assisted households. The goal is to maintain a high number and percentage of employed persons in assisted families: For the five-year period ending June 30, 2024, the HA goal is established to have 300 or more individuals employed on June 30, 2024. (See Prior year update for this goal in B-3 below).

Goal X: Ensure equal opportunity and affirmatively further fair housing: See objectives for goals X-A & X-B below:

Goal X-A: Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, perceived sexual orientation, gender identity, marital status, religion, familial status, disability or any other protected category of individual covered by fair housing laws. (See objectives for this goal in B-3 below).

Goal X-B: Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, national origin, sex, perceived sexual orientation, gender identity, marital status, religion, familial status, disability or any other protected category of individual covered by fair housing laws. (See objectives for this goal in B-3 below).

B.3 **Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

Update on Goal I. - Public Housing Operations: Exceeding this goal with a PHAS score of 91 for the Fiscal Year Ending June 30, 2018 (2019 score has not been released but projected to be 92). The HA does not anticipate any problems in maintaining a PHAS average score of 82 for the period beginning July 1, 2020 through June 30, 2024. [91 carry forward](#)

Update on Goal II. – Management of Section 8 Housing Choice Voucher Program: Exceeding this goal with a SEMAP score of 104 for the Fiscal Year Ending June 30, 2019. The HA does not anticipate any problems in maintaining a SEMAP average score of 82 for the period beginning July 1, 2020 through June 30, 2024. [104 forward](#)

Update on Goal III: Demolish or dispose of obsolete public housing as appropriate. The following is the history of Demolition/Disposition for the HA: 1) On May 24, 2000, Assistant Secretary, Harold Lucas notified Mr. Mack Heaton, Office of Public Housing, Birmingham HUD Office, that the HA application to demolish 40 units in 10 buildings was approved for Gateway Village AL049004 (formerly known as Myrtlewood Homes). The units were removed from inventory on May 24, 2000 and demolition completed on June 19, 2003. 2) On April 5, 2007, Ainars Roden, P.E. Director of the Special Application Center of HUD notified the HA that they approved the disposition of 0.75 acre of vacant land at Starnes Park AL049006 for the Fair Market Value of \$10,000, via a negotiated sale to the Boys and Girls Club of Northeast Alabama. The closing was held on November 6, 2007. 3) On September 9, 2011, Ainars Roden, P.E. Director of the Special Application Center of HUD notified the HA that they approved the HA application to demolish 30 units in 5 buildings at Northside Homes AL049008. The units were removed from inventory on March 12, 2012 and demolition completed on June 18, 2012. The HA currently has no future plans to demolish any additional Public Housing units and/or dispose of any property owned by the HA. However, the Public Housing inventory and property will be evaluated each year to see if any future plans need to be made regarding possible demolition and/or disposition.

Update on Goal IV. - Comply with Lead Base Paint requirements and report to HUD annually. The last LBP Activity HUD Form 52850 was transmitted to HUD on April 5, 2016, for the period ending March 30, 2016. This was a negative report because there was no LBP activity for the reporting period. The LBP Activity Report HUD Form 52850 is no longer required to be submitted to HUD and would have been a negative report because there was no LBP activity for this reporting period. GGHA has removed all LBP and no future LBP activities are anticipated.

Update on Goal V (A thru C): Increase assisted housing choices for individuals and families issued a Section 8 Housing Choice Voucher: See update on Goal V A, B and C below:

Update on Goal V-A: Provide voucher mobility counseling: As described in Section XIV, of the Section 8 Administrative Plan. Each person that receives a voucher is counseled when the voucher is issued on how Section 8 vouchers are mobile and that they have a number of options on where they chose to lease a unit. Each person that is issued a voucher goes through the re-certification process and at that time they are counseled concerning the mobility/portability of a voucher. Also, the HA adopted a new Section 8 Administrative Plan on September 26, 2016, that included an **exception** to the portability procedures, which reads as follows: “**Exception:** If the HA does not have sufficient funds to cover the cost of a portable voucher to a higher cost area, the HA will temporarily delay the portable voucher unless the receiving HA agrees, in writing, to absorb the voucher.” If the HA will not absorb the voucher, the HA will stop issuing vouchers until there are sufficient funds available to issue the portable voucher as described in the HA’s Section 8 Administrative Plan Section XIV B - Exception. There have been no delays of portability.” Each applicant and/or participant is informed of the exception to portability rules during the application process for applicants and during the re-certification process for participants. GGHA also provides a map of the local area to identify non-impacted areas.

Update on Goal V-B: Conduct outreach efforts to potential Section 8 landlords and add 25 new landlords from 7/1/14 thru 6/30/19: For the Fiscal Year beginning July 1, 2014 and through June 30, 2015, the HA added 7 new landlords; three (3) new landlords were added from July 1, 2015 through June 30, 2016; four (4) new landlords were added from July 1, 2016 through June 30, 2017; fourteen (14) new landlords were added from July 1, 2017 through June 30, 2018 and nine (9) new landlords were added from July 1, 2018 through June 30, 2019 for a total of 37. [6 in 2020](#)

Update on Goal V-C: Comply with deconcentration Rule for Section 8: The objective of the deconcentration rule for HCV tenant-based assistance is to admit no less than 75% of its new admissions to the program to families that have income at or below the extremely low income limit as of the end of each Fiscal Year of the HA. New admissions with income at or below the extremely low-income limit were 88.89% for FYE 6/30/15; 91.67% for FYE 6/30/16; 100% percent for 6/30/17; 100% for 6/30/2018; and 78.57% (11 of 14 admissions) for 6/30/2019. The HA does not anticipate any problems in being at or above 75% each FYE through June 30, 2024. [Only 72% for 2020](#)

Update on Goal V-D: New goal

Update on Goal VI: Provide an improved living environment Objectives: (see goals VI-A & VI-B below)

B.3

Update on Goal VI-A: Implement measures to ensure that 40% of all new admissions have income at or below the area median income for each development. For the five-year period ending June 30, 2019, the HA exceeded the goal with all new admissions at or below 40% of median income as follows: Colley Homes 88.41%; Carver Village 80.85%; Emma Sansom Homes 84.48%; Gateway Village 76.92%; Campbell Court 63.33%; Starnes Park 89.47% and not applicable for Northside Homes, which is a 12-unit development. **This HA is maintaining the same goal** with the submission of the annual and five-year plan beginning 7/1/20, which is for a minimum of 40% of all new admissions, having income at or below the area median income for each development for the five-year period ending June 30, 2024. For the Fiscal Year ending June 30, 2015, 2016, 2017, 2018 and 2019 the HA exceeded this goal as follows:

	2015	2016	2017	2018	2019	2020
Colley Homes	86.32%	82.00%	84.68%	72.53%	88.41%	81.43%
Carver Village	74.19%	88.89%	84.62%	82.76%	80.85%	76.92%
Emma Sansom Homes	81.05%	70.00%	64.29%	80.40%	84.48%	64.47%
Gateway Village	72.97%	80.95%	81.13%	76.67%	76.92%	86.21%
Campbell Court	66.67%	88.89%	82.76%	58.62%	63.33%	88.00%
Starnes Park	67.74%	88.89%	86.36%	72.22%	89.47%	87.5%
Northside Homes	NA	NA	NA	NA	NA	

Update on Goal VI-B: Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments maintain an income range of 85% to 115% of average income in covered developments in compliance with the deconcentration rule. For the Fiscal Year ending June 30, 2015, Gateway Village (\$268 above) and Campbell Court (\$137 above) were both still slightly above the 115% goal. As of 6/30/16, Colley Homes was \$180 below the 85% range. As of 6/30/17 all developments were within the range. As of 6/30/18 all developments were within the range. As of 6/30/19 Starnes Park exceeded the 115% range by \$120. Campbell Court and Starnes Park fluctuate right at the 115% range. This is mainly because 75% of the units at Campbell Court and Starnes Park are designated for the elderly and disabled which results in higher incomes. [All in range for 2020](#)

Update on goal VI-C: New goal for 2020.

Update on Goal VII: Implement a comprehensive security plan for public housing security and safety:

The HA plans to continue its contract with the City of Gadsden for additional police coverage because it is necessary for the safety and well-being of the residents, their guests and HA staff. The current contract with the City of Gadsden ends September 30, 2021. Also, the HA complies with the dwelling lease and ACOP in taking appropriate actions in screening applicants and evicting residents that violate the “One-Strike and You’re Out” policies of the HA. This program has helped change Gadsden’s public housing from “Housing of Last Resort” to “Housing of Choice” and all parties involved in the annual and five-year planning process are committed to keeping the extra police present in Gadsden Public Housing Therefore, this goal is being accomplished.

Update on Goal VIII: The HA is meeting its requirements as outlined above in designating development or buildings for resident groups that are elderly and/or disabled. In addition to the 57 ADA units and 28 units equipped for the hearing and visually impaired as described in Goal VIII above, the HA has 112 units at Campbell Court and 82 units at Starnes Park that were approved by HUD for occupancy of the elderly and disabled in 1995. The continuation of this designation was submitted to HUD and final approval was received on February 9, 2017. Also, during the period from July 1, 2018 and through June 30, 2019, the HA processed 31 work orders for reasonable accommodations for existing public housing residents that requested an accommodation [2020-10 W.O.s](#)

Update on Goal IX: The goal for June 30, 2019, was for 275 individuals to be employed and there was a total of 373 (332 public housing & 41 Section 8). This exceeded the goal for 6/30/19.

B.3

Update on Goal X-A: The HA promotes fair housing for all applicants and residents. This HA will not tolerate any type of discrimination because of a person’s race, color, national origin, sex, perceived sexual orientation, gender identity, marital status, religion, familial status, and disability or any other protected category of individual covered by fair housing laws. The HA works with local leaders from the National Association for the Advancement of Colored People (NAACP) to promote economic opportunities and affirmative action for low and very-low income families. To demonstrate the HA’s commitment to equal opportunity and affirmative action, the HA leases a unit to the NAACP for their main office in Gadsden/Etowah County. The unit has been removed from occupancy, with HUD approval, and the NAACP is not charged rent because the programs they provide directly benefit public housing residents. The NAACP continues to maintain a unit in public housing and provides a variety of services to the residents. Additionally, the SCLC leases a unit in Emma Sansom Homes under the same criteria with HUD approval

and provides the following services for Public Housing Residents: Operate a Self-Esteem Enrichment Program for youth ages 9-18; Parenting Classes; Educational and Training Programs Youth and Adults; Voter Registration and Job Fairs.

Update on Goal X-B: The HA will follow its admissions policies to ensure that all applicants are housed on a non-discriminatory basis in the public housing developments administered by the HA. One hundred percent of the Public Housing units administered by the HA meets and/or exceeds the Uniform Physical Condition Inspections standards established by HUD. Also, all Section 8 units approved by the HA are inspected and must meet Housing Quality Standards and these units are livable and suitable for all individuals. The HA continues to undertake affirmative measures, as outlined above, to provide a suitable living environment for families living in assisted housing, regardless of race, color, national origin, sex, perceived sexual orientation, gender identity, marital status, religion, familial status, disability or any other protected category of individual covered by fair housing laws. Also, as specified by 24 CFR 903.7 (b) (2) (v) (B) of the Federal Regulations, the HA is required to use independent testers to assure that the site-based waiting list is not being implemented in a discriminatory manner and that no patterns or practices of discrimination exist. Since this requirement was published in the 24 CFR 903.7(b) (2) (v) (B), this HA has contracted with Independent Auditor's every third year to audit the site-based waiting list and each Independent Auditor has reported that it was their opinion the site-based waiting list is not being implemented in a discriminatory manner and no patterns or practices of discrimination exist. The latest Independent Audit Report was conducted by Moody & Company and this report indicated that in their opinion that the site-based waiting list is not being implemented in a discriminatory manner and no patterns or practices of discrimination exist, as of June 30, 2018. The next audit of the site-based waiting list will be conducted following the Fiscal Year End for June 30, 2021.

B.4

Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.

With the publication of HUD Notice 2006-23 and HUD Notice 2006-42 the HA established a goal that no individual covered under the VAWA that completes the certification to the alleged abuse and complies with the conditions of the certification will be evicted from public housing or have their Section 8 assistance terminated. This goal was added to the HA 5 Year Plan for the Fiscal Year beginning July 1, 2007 and any activity related to the eviction of victims covered under VAWA will be reported as updates to each 5 Year Plan submitted by the HA. The Board of Commissioners of the HA certified that the HA intends to comply with the implementing requirements of VAWA at the August 22, 2006, Board meeting.

The VAWA prohibits the eviction of, and removal of assistance from certain persons living in public or Section 8-assisted housing if the asserted grounds for such action is an instance of domestic violence, dating violence, sexual assault, or stalking as those terms are defined in Section 3 of the United States Housing Act of 1937 as amended by VAWA (42 U. S. C. 13925). The HA distributed a notice on July 31, 2006, to all Public Housing Households and a notice was mailed to all Section 8 participant households on July 21, 2006, informing them that the HA would not evict or terminate Section 8 assistance to victims of criminal domestic violence, dating violence, sexual assault, or stalking, as well as members of the victims' family listed on the dwelling lease and/or Section 8 voucher. The HA would only take action to have the person committing the violence removed from the dwelling lease and/or Section 8 voucher for the protection of the family. Based on the requirements contained in HUD Notice 2006-23, the HA developed a certification form for victims to certify that the alleged incident of abuse is bona fide and agrees to have the alleged abuser removed from the dwelling lease and/or the Section 8 Voucher. The HA will also allow the victim and remaining family members to relocate for safety reasons to another public housing development managed by the HA and/or issue the Section 8 participant family a Voucher, which will allow for relocation. To inform new public housing households and Section 8 participant households of the requirements of VAWA, the HA developed a notice that is covered with the Public Housing household and the Section 8 participant household during the leasing session effective August 1, 2006 for Public Housing lease sessions and July 24, 2006, for Housing Assistance Payment contracts executed on or after July 24, 2006. Each person participating in the lease session is also required to sign the notice that explains the requirements of VAWA. To ensure that Section 8 Landlords are aware of the requirements of the VAWA, the HA mailed a notice to each Section 8 Landlord on July 21, 2006, which explained the requirements of VAWA. Also, for Housing Assistance Payment Contracts executed on or after July 24, 2006, the Landlord is provided a notice explaining the requirements of the VAWA and must sign the notice documenting that the HA has informed the Section 8 Landlord of the requirements of VAWA. HUD published an additional Notice: PIH 2006-42, on December 27, 2006, transmitting HUD-50066, Certification of Domestic Violence, Dating Violence, or Stalking, which is form HUD-50066. The HA starting using this certification form HUD-50066 on February 1, 2007, for Public Housing and Section 8 and the certification form developed by the HA was changed and it is used as an attachment for form HUD-50066. A notice was posted for Public Housing and Section 8 on January 8, 2007, explaining that HUD has issued a certification for all acts covered by the VAWA Act of 2005 and that the existing certification form was amended and is being used as an attachment to HUD-50066. The VAWA Act of 2005 allows Housing Authorities to require additional information in addition to the certification and the attachments details what additional information the HA is requesting and the information being requested is in accordance with the VAWA Act of 2005. Also, the attachment is completed at the time the certification form HUD-50066 is completed.

On November 28, 2008, HUD published an interim rule on VAWA in the Federal Register and the Final Rule was published in the Federal Register on October 27, 2010. The final rule amends 24 CFR 903.6 (a) (3) {5-Year Plan Requirements} and 903.7 (m) (5) i, iii, iii {Annual Plan Requirements} requiring HA's to include a statement about goals, activities, objectives, policies, or programs that will enable the HA to serve the needs of a child and/or an adult "victim of domestic violence, dating violence, sexual assault and stalking". The HA works with local non-profit organizations that assist and provide shelter for domestic violence victims. The GGHA also reports any violations of the VAWA to the City of Gadsden Police Department for action as appropriate. Based on

	<p>information maintained by the HA for housing individuals that are victims of domestic violence, we anticipate housing approximately 20 individuals/families for the period ending June 30, 2024 that may be victim of acts covered by the VAWA. The HA does not anticipate any problems in meeting the housing needs of any individual that is a victim of domestic violence, dating violence, sexual assault and stalking. The victim will be housed if all other eligibility requirements are met based on the current vacancies and the monthly turnover of all units administered by the HA. Processing applications takes approximately two weeks to complete and the shelters in the area work with the HA to provide temporary housing while the application is being processed. Also, the HA intends to comply with all provisions of the VAWA (See section 5.2 Goals and Objectives for update on meeting goals for VAWA).</p> <p>Hud published Notice PIH 17-8 (HA) on May 19, 2017, providing additional guidance on the Violence Against Women Reauthorization Act of 2013. The HA adopted a new emergency transfer policy for victims under VAWA; adopted a new notification of occupancy rights form that was provided to existing residents and to all new move-ins; and adopted a new notification of occupancy rights form that is provided with any eviction notice. These policies/forms were based on HUD provided samples and the HA ensures all residents are familiar with the VAWA.</p>
<p>B.5</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Significant Amendment/ Modification: A “Significant Amendment or Modification” to the Annual Plan is a substantial change in a policy or policies pertaining to the operation of the Authority. This includes the following: Significant changes to the rent or admission policies outlined in the Authority’s Admissions and Continued Occupancy Policy or Section 8 Administrative Plan (example: Change to Tenant Selection and Assignment Policy). Changes regarding demolition, disposition, designation or conversion activities. Substantial changes to any proposed activities or policies described in the agency plan that would significantly affect services or programs provided to residents (Example: Discontinuing the COP program). This definition does not include budget revisions, changes in organizational structure, changes resulting from HUD-imposed regulations, or minor policy changes.</p> <p>Capital Fund Program Definition: The addition of a proposed demolition, disposition, homeownership, Capital Fund Financing, development, or mixed finance proposal. Adding a new Capital Fund Project or work item to the Plan that would require more than 5% of the annual Capital Fund appropriation. Emergencies and repairs needed as part of ongoing CFP work (example: termite damage) are not considered significant amendments/Modifications.</p>
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. Ref: Attachment: a1049b01</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

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

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

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

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

B. 5-Year Plan.

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

B.2 **Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

B.3 **Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. ([24 CFR §903.6\(b\)\(2\)](#))

B.4 **Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR §903.6\(a\)\(3\)](#))

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

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

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

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

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

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

c. Capital Fund Program Definition of Significant Amendment or Modification to the Annual and 5-year plan

A proposed demolition, disposition, homeownership, Capital Fund Financing, development, or mixed finance proposal are considered by HUD to be significant amendments to the CFP 5-year Action Plan based on the Capital Fund Rule.

The PHA defines “substantial deviation/modification” as when one of the policies outlined in the Plan is reversed. It defines “significant amendment” as adding a new Capital Fund Project to the Plan that would require more than 25% of the annual Capital Fund appropriation, require work being done on more than 15% of a development’s ACC unit count; or require the relocation of more than 4 neighboring occupied units.

The definition of a substantial d