

**Streamlined Annual
PHA Plan
(HCV Only PHAs)**

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

OMB No. 2577-0226
Expires 03/31/2024

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, including changes to these policies, 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-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

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 higher performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management 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 manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** -A PHA that administers more the 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 exceed 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.																																
IA.1	<p>PHA Name: <u>Florence Housing Authority</u> PHA Code: <u>AL054</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2024</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning above) Number of Housing Choice Voucher (HCVs): <u>691</u> PHA Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of 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 the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p>The following are the specific locations where the public may obtain copies of the 2024 Annual PHA Plan:</p> <ul style="list-style-type: none"> ▪ Administrative Office- 110 South Cypress Street, Suite 1, Florence, AL 35630 ▪ PHA Website: www.flohousing.org <p>PHA Consortia: (Check box if submitting a joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Programs Not in the Consortia</th> <th colspan="2" style="width: 25%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	Lead HA:																							
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Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned\$	Planned Uses
1. Federal Grants (FY 2024 2rants)		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	2,253,635.00	
t) Resident Opportunity and Self- Sufficiency Grants		
!!) Community Development Block Grant	10,000.00	*Transportation
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobli2ated funds only) (list below)		
3. Public Housing Dwelling Rental Income		
4. Other income (list below)		
Investment	365,866.00	Public housing operations
5. Non-federal sources (list below)		
Total resources	\$2,629,501.00	

Rent Determination

Payment Standards:

The PHA's payment standard is 120% of FMR.

PHA changed the payment standard from "Above 100% at or below 110% of FMR".

Operation and Management

PHA Management Structure:

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

- Assistant Executive Director
- Property Manager (3)
- *Assistant Property Manager (4)*

B.1

- Maintenance Mechanic (2)
- Bookkeeper
- *Housing Choice Voucher Specialist*
- Housing Choice Voucher Coordinator
- *Receptionist*
- Administrative Assistant
- *Resident Services Coordinator*

The PHA added/updated the following job descriptions:

- Property Manager (3) - *changed from 6 to 3*
- *Assistant Property Manager (4)*
- *Housing Choice Voucher Specialist*
- Housing Choice Voucher Coordinator - *PHA deleted (2)*
- *Receptionist*
- *Resident Services Coordinator*

HUD Programs Under PHA Management:

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	NIA	NIA
Section 8 Vouchers	691	202
Section 8 Certificates	NIA	NIA
Section 8 Mod Rehab	NIA	NIA
Special Purpose Section	NIA	NIA
8 Certificates/Vouchers (list individually)		
Other Federal Programs (list individually)	NIA	NIA

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements

Family Self-Sufficiency Programs:

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants	Actual Number of Participants <i>(As of: 07/18/2023)</i>
Public Housing	NIA	NIA
Section 8	0	2

<p>B.2</p>	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Project-Based Vouchers.</p> <p>Y N</p> <p>X</p> <p>(b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations and describe how project-basing would be consistent with the PHA Plan.</p> <p>FHA is including in our plan to utilize vouchers exploring offering PBV units on existing and new developments. This will be with the RFQ process. FHA will also be looking at the applying for MTW to allow flexibility of funds for the HCV program.</p>
<p>B.3</p>	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-year PHA Plan.</p> <p>PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING</p> <p>The PHA established the following objectives to strive in meeting goal #1:</p> <ul style="list-style-type: none"> • Leverage private or public funds to create additional housing opportunities. • Acquire or build units or developments. <p>Progress Statement: <i>PHA is working with local realtor and city planning department to acquire and renovate properties.</i></p> <p>PHA GOAL #2: PROVIDE AN IMPROVED LIVING ENVIRONMENT</p> <p>The PHA established the following objectives to strive in meeting goal #2</p> <ul style="list-style-type: none"> • Implement measures to deconcentrate poverty by bringing higher income households into lower income developments. • Implement measures to promote income mixing by assuring access for lower income families into higher income developments. • Implement housing security improvements. <p>Progress Statement: <i>Installed Flock Camera System that is connected to the City Police Department cameras.</i></p> <p>PHA GOAL #3: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS</p> <p>The PHA established the following objectives to strive in meeting goal #3</p> <ul style="list-style-type: none"> • Increase the number and percentage of employed persons in assisted families

B.3	<ul style="list-style-type: none"> • Provide or attract supportive services to improve assistance recipients' employability. • Provide or attract services to increase independence for the elderly or families with disabilities. <p>Progress Statement: <i>Working with North Alabama Works! organization.</i></p>
B.4	<p>Capital Improvements. <i>Not Applicable</i></p>
B.5	<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"/> X </p> <p>(b) If yes, please describe: <i>NIA</i></p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<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 type="checkbox"/> </p> <p>(b) 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. (<i>See attachment a/054a01</i>)</p>
C.2	<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>
.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations - Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

<p>C.4</p>	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p> <input type="checkbox"/> Y <input type="checkbox"/> N <input checked="" type="checkbox"/> X </p> <p>If yes, include Challenged Elements. <i>NIA</i></p>
<p>D.</p>	<p>Affirmatively Furthering Fair Housing (AFFH).</p>
<p>D.1</p>	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item. <i>NIA</i></p>