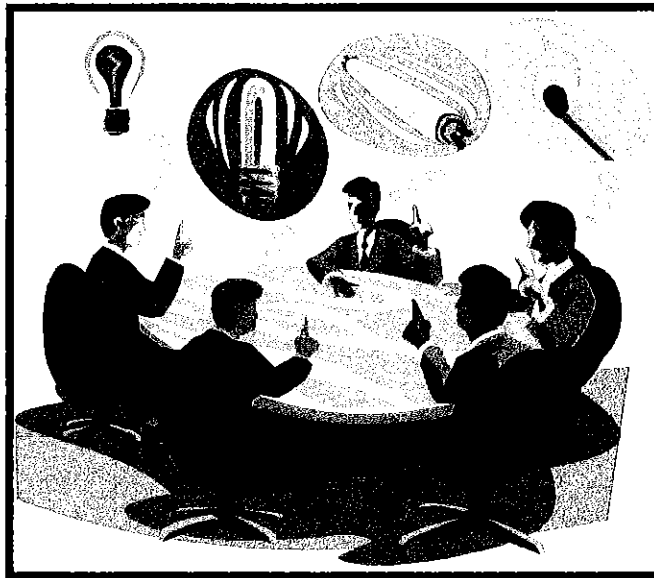


PHA Plans for the Housing Authority of Danville Five-Year Plan for FYB 2020

Tim Kitts, Executive Director

FYB April 1, 2020

FINAL DRAFT



Presented by:

The *Nelrod* Company

**3301 West Fwy.
Fort Worth, Texas 76107
(817) 922-9000/FAX (817) 922-9100**

Satellite Offices: Washington, D.C.; Houston, TX

E-Mail Address: info@nelrod.com

Web Site: www.nelrod.com

© 2018 The Nelrod Company, Fort Worth, Texas 76107

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: Housing Authority of Danville
PHA Code: KY014
PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/2020
PHA Submission Type: 5-Year Plan Submission Revised 5-Year Plan Submission

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 following are the specific locations where the public may obtain copies of the 2020 5-Year PHA Plan:

- Administrative Office – 1014 Rosemont Avenue, Danville, KY 40422

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

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

B	5-Year Plan. Required for <u>all</u> PHAs completing this form
B.1	<p>Mission. State the PHA's mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA's jurisdiction for the next five years.</p> <p>The Housing Authority of Danville's mission is to provide safe, decent and sanitary housing conditions for very low-income families and to manage resources efficiently. The Housing Authority of Danville is to promote personal, economic, and social upward mobility to provide families the opportunity to make the transition from subsidized to non-subsidized housing.</p>
B.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.</p> <p>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"> ▪ <i>Reduce public housing vacancies</i> ▪ <i>Leverage private or other public funds to create additional housing opportunities</i> ▪ <i>Acquire or build units or developments</i> <p>PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING</p> <p>The PHA established the following objectives to strive in meeting goal #2:</p> <ul style="list-style-type: none"> ▪ <i>Improve public housing management (PHAS score)</i> ▪ <i>Increase customer satisfaction</i> ▪ <i>Renovate or modernize public housing units</i> ▪ <i>Provide replacement public housing</i> <p>PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES</p> <p>The PHA established the following objectives to strive in meeting goal #3</p> <ul style="list-style-type: none"> ▪ <i>Implement public housing or other homeownership programs</i> ▪ <i>Convert public housing to vouchers</i> <p>PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT</p> <p>The PHA established the following objectives to strive in meeting goal #4</p> <ul style="list-style-type: none"> ▪ <i>Designate developments or buildings for particular resident groups (elderly, persons with disabilities)</i>

B.2 PHA GOAL #5: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS

The PHA established the following objectives to strive in meeting goal #5

- *Increase the number and percentage of employed persons in assisted families*
- *Provide or attract supportive services to improve assistance recipients' employability*
- *Provide or attract supportive services to increase independence for the elderly or families with disabilities*

PHA GOAL #6: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING

The PHA established the following objectives to strive in meeting goal #6

- *Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability*
- *Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status and disability*
- *Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required*

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

PHA GOAL #1: Streamline office procedures through migration of current TenMast software from WinTen to WinTen 2+ by December 2015

The PHA established the following objectives to strive in meeting goal #1:

- Upgrade system software to reduce errors and increase service to the housing community

Progress Statement: *Streamline office procedures through migration of current TenMast software from WinTen to MRI by December 2020.*

PHA GOAL #2: Lower ordinary operating expenses and increase rental revenues by 1% each year

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

- Reduce dependency on Operating Subsidy through increase of income, lower utility expenses by installing energy star appliances

Progress Statement: *Increase in income has been .72% increase and decrease in utilities has been 2.9% decrease by installing energy star appliances. PHA deleted "and tankless water heaters" from goal above.*

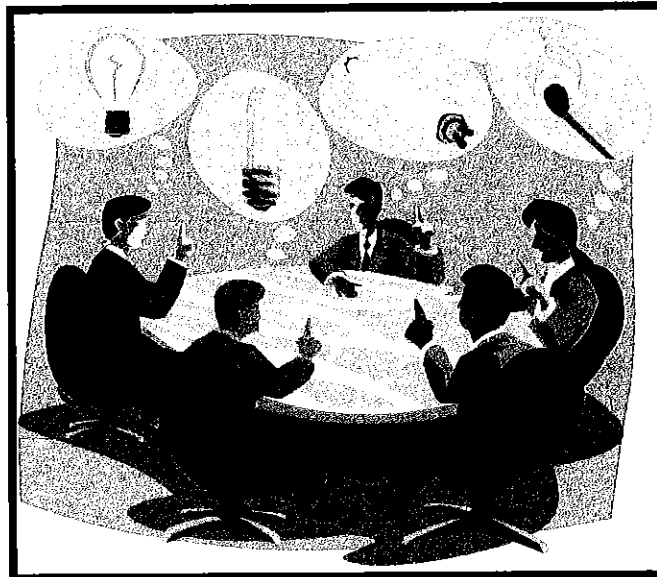
<p>B.3</p>	<p>PHA GOAL #3: All board members will attend training at national housing conferences (2015-2016)</p> <p>The PHA established the following objectives to strive in meeting goal #3</p> <ul style="list-style-type: none"> ▪ Increase the awareness of the Board of future program options based on regulatory changes ▪ Make an informed decision on addressing Rental Assistance Demonstration program <p><u>Progress Statement:</u> All board members are pro-active in attending at least one (1) training, seminar or webinar.</p> <p>PHA GOAL #4: Provide on-site office space to KyADAPT and Greenhouse 17, agencies serving disabled families and victims of domestic violence</p> <p>The PHA established the following objectives to strive in meeting goal #4</p> <ul style="list-style-type: none"> ▪ Promote self-sufficiency and independent living to deaf adults with additional disabilities and victims of domestic violence <p><u>Progress Statement:</u> KY Adapt and Greenhouse 17 agencies continue to utilize on-site office space to serve disabled families and victims of domestic violence.</p>
<p>B.4</p>	<p>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. <i>(See attachment ky014c01)</i></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><u>Substantial Deviation</u></p> <ul style="list-style-type: none"> ▪ <i>Additions or deletions of Strategic Goals</i> ▪ <i>Any deviation that requires reviews and input by the Resident Advisory Board as well as approval by the Board of Commissioners.</i> <p><u>Significant Amendment/Modification</u></p> <ul style="list-style-type: none"> ▪ <i>Any change to rent or admissions policies or organization of the waiting list;</i> ▪ <i>Additions of any non-emergency* work items (items not included in the latest approved Capital Fund Annual Statement or 5-Year Action Plan); and</i> ▪ <i>Any change with regard to a proposed demolition, disposition, designation of housing, homeownership, Capital Fund Financing, development, mixed financing, RAD, or any other conversion activities.</i>

B.5	<p><i>An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements since such changes are not considered significant.</i></p> <p><i>This criterion does not supersede the requirements of 2 CFR Part 200 (Administrative Requirements for Grants and Cooperative Agreements), as well as federal, state, or local regulations or statutes.</i></p> <p><i>Any future issuance of HUD guidelines or additional regulations shall take precedence over the above criterion.</i></p> <p><i>* Emergency – means physical work items of an emergency nature, posing an immediate threat to the health and safety of residents or staff, which must be completed within one year of capital grant funding. Management improvements are not eligible as emergency work.</i></p>
B.6	<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. <i>(See attachment ky014a01)</i></p>
B.7	<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>
Challenged Elements. No Challenged Elements	

PHA Plans for the Housing Authority of Danville Annual Plan for FYB 2020

**Tim Kitts, Executive Director
FYB April 1, 2020**

FINAL DRAFT



Presented by:

The **Nelrod** Company

**3301 West Fwy.
Fort Worth, Texas 76107
(817) 922-9000/FAX (817) 922-9100**

Satellite Offices: Washington, D.C.; Houston, TX

E-Mail Address: info@nelrod.com

Web Site: www.nelrod.com

© 2018 The Nelrod Company, Fort Worth, Texas 76107

Attachment: ky014a01
Housing Authority of Danville
Resident Advisory Board Consultation Process and Comments – FYB 2020

1. Resident notification of appointment to the Advisory Board

At beginning of PHA Plan process, sent out letter to all residents/participants of opportunity to serve on Resident Advisory Board
October 1, 2019

2. Resident Advisory Board Selection

Selection made from resident/participant response **October 18, 2019**

3. Meeting Organization

Schedule date to meet with Resident Advisory Board for input to PHA Plan
October 21, 2019

Notify Resident Advisory Board of scheduled meeting **October 23, 2019**

Hold Resident Advisory Board meeting **October 30, 2019**

4. Notification of Public Hearing

Schedule date for Public Hearing and place ad **October 18, 2019**

Notify Resident Advisory Board **November 19, 2019**

Hold Public Hearing meeting **December 3, 2019**

5. Documentation of resident recommendations and PHA's response to recommendations

RESIDENT ADVISORY BOARD SELECTION

The following residents have been selected as Resident Advisory Board members to represent the Public Housing and/or Section 8 tenant-based assistance residents. A copy of the resident selection letter is attached.

Resident Name	Public Housing or Section 8 Resident	Selection letter Date	Response Date
Arthur Jackson ②	PH - CD423	10/18	
Cindy Conley ①	PH - CD454		
Margaret Calhoun ①	PH - WD134		
Twanda Smith ①	PH - NT302		
Chiquita Basham ①	PH - TC117		
Tina Rhea ①	PH - LI202		
Rodney Harris ①	PH - LA102		
Christine King ②	PH - LA502		
Susan Mills ③	PH - PD802		
Jessie Naylor ①	PH - AT312		
Sharon Hernandez ②	PH - AT511		
Tina O'Neil ③	PH - AT301	✓	

The following criteria were used in selecting the Resident Advisory Board members:

These residents called the office in response to interest letter sent out to ALL residents from the Executive Director. The first from each development were selected with additional residents from same development chosen as back-ups if no response from first selected.
 (Use additional sheets, if necessary)

Danville

HOUSING AUTHORITY

1014 ROSEMONT AVENUE
P.O. BOX 666
DANVILLE, KY 40423-0666
OFFICE: 859-236-6116
FAX: 859-236-7548
www.danvillehousingagency.com

October 18, 2019

CINDY CONLEY
454 CRESCENT DRIVE
DANVILLE, KY 40422

Dear Ms. Conley:

You have been selected by the Housing Authority of Danville for appointment on the Resident Advisory Board. The Resident Advisory Board is a board whose membership is made up of individuals who adequately reflect and represent the residents assisted by the Public Housing Authority.

The purpose of this meeting is to obtain input from the Public Housing Residents in reference to the agency's Five-Year and Annual Plan to be submitted to the U.S. Department of Housing and Urban Development for Fiscal Year 2020. A copy of the Five-Year and Annual Plan will be available for review from 8:00 a.m. to 4:00 p.m. prior to the meeting at the place listed below.

The Housing Authority must consider the Resident Advisory Board's recommendations in preparing the final Five-Year and Annual Plan. The Resident Advisory Board recommendations, comments and concerns will be forwarded to HUD when the Five-Year and Annual Plan is submitted for approval.

The date, time and place of this meeting will be:

Date: WEDNESDAY, OCTOBER 30, 2019
Time: 5:00 p.m.
Place: HAD MAIN OFFICE
1014 ROSEMONT AVENUE
DANVILLE, KY 40422

To assure each party is properly represented, we ask you to contact Mildred Taylor in our office to acknowledge receipt of this letter and to confirm your attendance. If we do not hear from you by October 24, 2019, this offer will be withdrawn, and another resident will be selected.

You are strongly encouraged to respond by the deadline date and to attend this meeting.

Tim Kitts
Executive Director

Danville

HOUSING AUTHORITY

1014 ROSEMONT AVENUE
P.O. BOX 666
DANVILLE, KY 40423-0666
OFFICE: 859-236-6116
FAX: 859-236-7548
www.danvillehousingagency.com

October 18, 2019

MARGARET CALHOUN
134 J.E. WOODS DRIVE
DANVILLE, KY 40422

Dear Ms. Calhoun:

You have been selected by the Housing Authority of Danville for appointment on the Resident Advisory Board. The Resident Advisory Board is a board whose membership is made up of individuals who adequately reflect and represent the residents assisted by the Public Housing Authority.

The purpose of this meeting is to obtain input from the Public Housing Residents in reference to the agency's Five-Year and Annual Plan to be submitted to the U.S. Department of Housing and Urban Development for Fiscal Year 2020. A copy of the Five-Year and Annual Plan will be available for review from 8:00 a.m. to 4:00 p.m. prior to the meeting at the place listed below.

The Housing Authority must consider the Resident Advisory Board's recommendations in preparing the final Five-Year and Annual Plan. The Resident Advisory Board recommendations, comments and concerns will be forwarded to HUD when the Five-Year and Annual Plan is submitted for approval.

The date, time and place of this meeting will be:

Date: WEDNESDAY, OCTOBER 30, 2019
Time: 5:00 p.m.
Place: HAD MAIN OFFICE
1014 ROSEMONT AVENUE
DANVILLE, KY 40422

To assure each party is properly represented, we ask you to contact Mildred Taylor in our office to acknowledge receipt of this letter and to confirm your attendance. If we do not hear from you by October 24, 2019, this offer will be withdrawn, and another resident will be selected.

You are strongly encouraged to respond by the deadline date and to attend this meeting.

Tim Kitts
Executive Director



1014 ROSEMONT AVENUE
P.O. BOX 666
DANVILLE, KY 40423-0666
OFFICE: 859-236-6116
FAX: 859-236-7548
www.danvillehousingagency.com

October 18, 2019

TWANDA BUCKREIS-SMITH
302 NICHOLS TERRACE
DANVILLE, KY 40422

Dear Ms. Buckreis-Smith:

You have been selected by the Housing Authority of Danville for appointment on the Resident Advisory Board. The Resident Advisory Board is a board whose membership is made up of individuals who adequately reflect and represent the residents assisted by the Public Housing Authority.

The purpose of this meeting is to obtain input from the Public Housing Residents in reference to the agency's Five-Year and Annual Plan to be submitted to the U.S. Department of Housing and Urban Development for Fiscal Year 2020. A copy of the Five-Year and Annual Plan will be available for review from 8:00 a.m. to 4:00 p.m. prior to the meeting at the place listed below.

The Housing Authority must consider the Resident Advisory Board's recommendations in preparing the final Five-Year and Annual Plan. The Resident Advisory Board recommendations, comments and concerns will be forwarded to HUD when the Five-Year and Annual Plan is submitted for approval.

The date, time and place of this meeting will be:

Date: WEDNESDAY, OCTOBER 30, 2019
Time: 5:00 p.m.
Place: HAD MAIN OFFICE
1014 ROSEMONT AVENUE
DANVILLE, KY 40422

To assure each party is properly represented, we ask you to contact **Mildred Taylor** in our office to acknowledge receipt of this letter and to confirm your attendance. If we do not hear from you by October 24, 2019, this offer will be withdrawn, and another resident will be selected.

You are strongly encouraged to respond by the deadline date and to attend this meeting.

Tim Kitts
Executive Director

Danville

HOUSING AUTHORITY

1014 ROSEMONT AVENUE
P.O. BOX 666
DANVILLE, KY 40423-0666
OFFICE: 859-236-6116
FAX: 859-236-7548
www.danvillehousingagency.com

October 18, 2019

CHIQUITA BASHAM
117 TOOMBS COURT
DANVILLE, KY 40422

Dear Ms. Basham:

You have been selected by the Housing Authority of Danville for appointment on the Resident Advisory Board. The Resident Advisory Board is a board whose membership is made up of individuals who adequately reflect and represent the residents assisted by the Public Housing Authority.

The purpose of this meeting is to obtain input from the Public Housing Residents in reference to the agency's Five-Year and Annual Plan to be submitted to the U.S. Department of Housing and Urban Development for Fiscal Year 2020. A copy of the Five-Year and Annual Plan will be available for review from 8:00 a.m. to 4:00 p.m. prior to the meeting at the place listed below.

The Housing Authority must consider the Resident Advisory Board's recommendations in preparing the final Five-Year and Annual Plan. The Resident Advisory Board recommendations, comments and concerns will be forwarded to HUD when the Five-Year and Annual Plan is submitted for approval.

The date, time and place of this meeting will be:

Date: WEDNESDAY, OCTOBER 30, 2019
Time: 5:00 p.m.
Place: HAD MAIN OFFICE
1014 ROSEMONT AVENUE
DANVILLE, KY 40422

To assure each party is properly represented, we ask you to contact Mildred Taylor in our office to acknowledge receipt of this letter and to confirm your attendance. If we do not hear from you by October 24, 2019, this offer will be withdrawn, and another resident will be selected.

You are strongly encouraged to respond by the deadline date and to attend this meeting.

Tim Kitts
Executive Director

Danville

HOUSING AUTHORITY

1014 ROSEMONT AVENUE
P.O. BOX 666
DANVILLE, KY 40423-0666
OFFICE: 859-236-6116
FAX: 859-236-7548
www.danvillehousingagency.com

October 18, 2019

TINA RHEA
202 LINIETTA DRIVE
JUNCTION CITY, KY 40440

Dear Ms. Rhea:

You have been selected by the Housing Authority of Danville for appointment on the Resident Advisory Board. The Resident Advisory Board is a board whose membership is made up of individuals who adequately reflect and represent the residents assisted by the Public Housing Authority.

The purpose of this meeting is to obtain input from the Public Housing Residents in reference to the agency's Five-Year and Annual Plan to be submitted to the U.S. Department of Housing and Urban Development for Fiscal Year 2020. A copy of the Five-Year and Annual Plan will be available for review from 8:00 a.m. to 4:00 p.m. prior to the meeting at the place listed below.

The Housing Authority must consider the Resident Advisory Board's recommendations in preparing the final Five-Year and Annual Plan. The Resident Advisory Board recommendations, comments and concerns will be forwarded to HUD when the Five-Year and Annual Plan is submitted for approval.

The date, time and place of this meeting will be:

Date: WEDNESDAY, OCTOBER 30, 2019
Time: 5:00 p.m.
Place: HAD MAIN OFFICE
1014 ROSEMONT AVENUE
DANVILLE, KY 40422

To assure each party is properly represented, we ask you to contact Mildred Taylor in our office to acknowledge receipt of this letter and to confirm your attendance. If we do not hear from you by October 24, 2019, this offer will be withdrawn, and another resident will be selected.

You are strongly encouraged to respond by the deadline date and to attend this meeting.

Tim Kitts
Executive Director

Danville

HOUSING AUTHORITY

1014 ROSEMONT AVENUE
P.O. BOX 666
DANVILLE, KY 40423-0666
OFFICE: 859-236-6116
FAX: 859-236-7548
www.danvillehousingagency.com

October 18, 2019

RODNEY HARRIS
102 LATIMER DRIVE
DANVILLE, KY 40422

Dear Mr. Harris:

You have been selected by the Housing Authority of Danville for appointment on the Resident Advisory Board. The Resident Advisory Board is a board whose membership is made up of individuals who adequately reflect and represent the residents assisted by the Public Housing Authority.

The purpose of this meeting is to obtain input from the Public Housing Residents in reference to the agency's Five-Year and Annual Plan to be submitted to the U.S. Department of Housing and Urban Development for Fiscal Year 2020. A copy of the Five-Year and Annual Plan will be available for review from 8:00 a.m. to 4:00 p.m. prior to the meeting at the place listed below.

The Housing Authority must consider the Resident Advisory Board's recommendations in preparing the final Five-Year and Annual Plan. The Resident Advisory Board recommendations, comments and concerns will be forwarded to HUD when the Five-Year and Annual Plan is submitted for approval.

The date, time and place of this meeting will be:

Date: WEDNESDAY, OCTOBER 30, 2019
Time: 5:00 p.m.
Place: HAD MAIN OFFICE
1014 ROSEMONT AVENUE
DANVILLE, KY 40422

To assure each party is properly represented, we ask you to contact Mildred Taylor in our office to acknowledge receipt of this letter and to confirm your attendance. If we do not hear from you by October 24, 2019, this offer will be withdrawn, and another resident will be selected.

You are strongly encouraged to respond by the deadline date and to attend this meeting.

Tim Kitts
Executive Director

Danville

HOUSING AUTHORITY

1014 ROSEMONT AVENUE
P.O. BOX 666
DANVILLE, KY 40423-0666
OFFICE: 859-236-6116
FAX: 859-236-7548
www.danvillehousingagency.com

October 18, 2019

JESSIE NAYLOR
312 ARNOLD TOWER
DANVILLE, KY 40422

Dear Ms. Naylor:

You have been selected by the Housing Authority of Danville for appointment on the Resident Advisory Board. The Resident Advisory Board is a board whose membership is made up of individuals who adequately reflect and represent the residents assisted by the Public Housing Authority.

The purpose of this meeting is to obtain input from the Public Housing Residents in reference to the agency's Five-Year and Annual Plan to be submitted to the U.S. Department of Housing and Urban Development for Fiscal Year 2020. A copy of the Five-Year and Annual Plan will be available for review from 8:00 a.m. to 4:00 p.m. prior to the meeting at the place listed below.

The Housing Authority must consider the Resident Advisory Board's recommendations in preparing the final Five-Year and Annual Plan. The Resident Advisory Board recommendations, comments and concerns will be forwarded to HUD when the Five-Year and Annual Plan is submitted for approval.

The date, time and place of this meeting will be:

Date: WEDNESDAY, OCTOBER 30, 2019
Time: 5:00 p.m.
Place: HAD MAIN OFFICE
1014 ROSEMONT AVENUE
DANVILLE, KY 40422

To assure each party is properly represented, we ask you to contact Mildred Taylor in our office to acknowledge receipt of this letter and to confirm your attendance. If we do not hear from you by October 24, 2019, this offer will be withdrawn, and another resident will be selected.

You are strongly encouraged to respond by the deadline date and to attend this meeting.

Tim Kitts
Executive Director

HOUSING AUTHORITY OF DANVILLE

RESIDENT ADVISORY BOARD MEETINGS SUMMARY REPORT

Resident Advisory Board Meetings to Discuss Five-Year Plan and Annual Plan Submission

1. Date: <u>10/30/2019</u>	2. Date: _____
Time: <u>5 PM</u>	Time: _____
Location: <u>Central Office</u>	Location: _____
3. Date: _____	4. Date: _____
Time: _____	Time: _____
Location: _____	Location: _____

Resident Meeting Data:

Number of persons attending:

Names of resident organizations represented:

1. <u>Margaret Calhoun</u>	6. <u>Cindy Conley - No Call</u>
2. <u>Twanda Buckreis-Smith</u>	7. <u>Rodney Harris - No Call, No Show</u>
3. <u>Jessie Naylor</u>	8. _____
4. <u>Chiquita Basham</u>	9. _____
5. <u>Tina Rhea</u>	10. _____

Resident Meetings Minutes Summary:

The resident meeting was called to order on time at the above-mentioned location. The meeting was conducted, and presentations made by the following:

1. Resident Meeting Officer conducting meeting: Tim Kitts, Executive Director
Name & Title
2. Resident Meeting Officer conducting meeting: _____
Name & Title

A brief explanation of the Agency Plan Resident Advisory Board rules of order and conduct was presented by the meeting officer.

An explanation of the Five-Year and Annual Plan requirements, the resident participation process, and the funding allocation of an estimated \$ 600,000 for Operating Funds and \$ 884,000 for Capital Funds for FY _____ was presented.

Summary of comments follows:

PHA's GPNA was explained to residents, that was done in 2018.
REAC scores from all 3 AMP's was also discussed

Residents understand the need to focus on AMP 301, as it was lowest scoring AMP.

Residents are excited about some of the updates that were discussed, that are being planned for the next five years

One item that was discussed that was not in the plan was security cameras. Residents were told that item would be looked at and included with the "site improvements"

The resident meeting was adjourned by the Meeting Officer after residents had fully discussed issues and concerns. The Housing Authority made every effort to incorporate resident concerns into the Five-Year and Annual Plan.



Signature, Resident Leader or Resident Committee Chairperson

10/31/2019

Date

Public Testimony Card
(Bi-Lingual Version)

Tarjeta de Testimonio
Five-Year Agency Plan and Annual Plan Public Hearing
Audencia Publica para Plan Anual de La Agencia

Please complete the following (please print):

Por Favor escriba en letras legible esta informacion:

Name (Nombre): Tina Rhea
Address (Direccion): 202 Winietta Dr.
Junction City 40440

Are you in favor of the Housing Authority receiving funding for the Annual Agency Plan for this year? *Está en favor de la agencia receiviendó fondos para el Plan Anual de La Agencia*

Yes (Si) No (No)

Signature (Firma): Tina Rhea

Date (Fecha) 10-30-2019

Testimony is limited to three (3) minutes per participant
Su testimonio está limitado a 3 minutos por persona

The Melrod Consortium

© 2000 The Melrod Company, Fort Worth, Texas 76109

Public Testimony Card
(Bi-Lingual Version)

Five-Year Agency Plan and Annual Plan Public Hearing
Tarjeta de Testimonio
Audencia Publica para Plan Anual de La Agencia

Please complete the following (please print):
Por Favor escriba en letras legible esta informacion:

Name (Nombre): Chiquita Basquez
Address (Direccion): 117 Toombs Court

Danville, Ky 40422

Are you in favor of the Housing Authority receiving funding for the Annual Agency Plan for this year? Esta en favor de la agencia recibiendo fondos para el Plan Anual de La Agencia

Yes (Si) No (No)

Signature (Firma): Chiquita Basquez Date (Fecha): 10-30-19

Testimony is limited to three (3) minutes per participant
Su testimonio está limitado a 3 minutos por persona

The **Nelrod** Consortium

© 2000 The Nelrod Company, Fort Worth, Texas 76109

Public Testimony Card
Tarjeta de Testimonio

(Bi-Lingual Version)

Five-Year Agency Plan and Annual Plan Public Hearing
Audencia Publica para Plan Anual de La Agencia

Please complete the following (please print):

Por Favor escriba en letras legible esta informacion:

Name (Nombre): Jessie Lynn Naylor
Address (Direccion): 401 S Third St - #312
Danville, Ky. 40422

Are you in favor of the Housing Authority receiving funding for the Annual Agency Plan for this year? Está en favor de la agencia recibiendo fondos para el Plan Anual de La Agencia

Yes (Si) No (No)

Signature (Firma): Jessie L. Naylor Date (Fecha): 10-30-19

Testimony is limited to three (3) minutes per participant
Su testimonio está limitado a 3 minutos por persona

The **Nelrod** Consortium

© 2000 The Nelrod Company, Fort Worth, Texas 76109

Public Testimony Card
(Bi-Lingual Version)

Tarjeta de Testimonio

Five-Year Agency Plan and Annual Plan Public Hearing
Audencia Publica para Plan Anual de La Agencia

Please complete the following (please print):

Por Favor escriba en letras legible esta informacion:

Name (Nombre): Inzude Buckreis-Smith
Address (Direccion): 302 Nichols Ter.
Smville, Ky.

Are you in favor of the Housing Authority receiving funding for the Annual Agency Plan for this year? Esta en favor de la agencia receviendó fondos para el Plan Anual de La Agencia

Signature (Firma): Inzude B. Smith Yes (Si) No (No)

Date (Fecha): 10-30-19

Testimony is limited to three (3) minutes per participant
Su testimonio está limitado a 3 minutos por persona

The Nelrod Consortium

© 2000 The Nelrod Company, Fort Worth, Texas 76109

Public Testimony Card
(Bi-Lingual Version)

Five-Year Agency Plan and Annual Plan Public Hearing
Tarjeta de Testimonio
Audencia Publica para Plan Anual de La Agencia

Please complete the following (please print):

Por Favor escriba en letras legibles esta informacion:

Name (Nombre):

ANNAVET A. LAALHOUN

Address (Direccion):

3475 E. WOODS BLVD
SANVILLE, KY. 40422

Are you in favor of the Housing Authority receiving funding for the Annual Agency Plan for this year? Esta en favor de la agencia recibiendo fondos para el Plan Anual de La Agencia

Signature (Firma):

ANNAVET A. LAALHOUN Yes No Date (Fecha): 10-30-19

Testimony is limited to three (3) minutes per participant
Su testimonio está limitado a 3 minutos por persona

The **Nelrod** Consortium

© 2000 The Nelrod Company, Fort Worth, Texas 76109

Public Testimony Notes:
(to be completed by hearing officer)

~~EE~~ Woods - Windows, Insulation, Roof (2nd building updates), Porches, Bicycles,

Storage buildings, Shutters, Screen doors / Storm doors, Laundry shelves
* Toombs Ct - Closet doors

* Linietta - New lighting, bathroom vents, stove vents, (2) handicap - walk in shower

Smoking area / sitting area outside (mold) Trash Service

* Toombs Ct. - water lines (exterior), cabinets (dampness), enforce smoking policy

* Arnold Tower - Sidewalk, security (prepping doors)

* Nichols Terrace - downspouts allowing water in foundation, splash guard over sink

* Security cameras needed - NT + Toombs / JE Woods *

Attachment: ky014b01
Housing Authority of Danville
Deconcentration Policy

Deconcentration of Poverty and Income-Mixing [24 CFR 903.1 and 903.2]

The Housing Authority of Danville's admission policy must be designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects. A statement of the Housing Authority of Danville's deconcentration policies must be included in its annual plan [24 CFR 903.7(b)].

The Housing Authority of Danville's deconcentration policy must comply with its obligation to meet the income targeting requirement [24 CFR 903.2(c)(5)].

Developments subject to the deconcentration requirement are referred to as 'covered developments' and include general occupancy (family) public housing developments. The following developments are not subject to deconcentration and income mixing requirements: developments operated by a Housing Authority of Danville with fewer than 100 public housing units; mixed population or developments designated specifically for elderly or disabled families; developments operated by a Housing Authority of Danville with only one general occupancy development; developments approved for demolition or for conversion to tenant-based public housing; and developments approved for a mixed-finance plan using HOPE VI or public housing funds [24 CFR 903.2(b)].

Steps for Implementation [24 CFR 903.2(c)(1)]

To implement the statutory requirement to deconcentrate poverty and provide for income mixing in covered developments, the Housing Authority of Danville must comply with the following steps:

Step 1. The Housing Authority of Danville must determine the average income of all families residing in all the Housing Authority of Danville's covered developments. The Housing Authority of Danville may use the median income, instead of average income, provided that the Housing Authority of Danville includes a written explanation in its annual plan justifying the use of median income.

Housing Authority of Danville Policy

The Housing Authority of Danville will determine the average income of all families in all covered developments on an annual basis.

Step 2. The Housing Authority of Danville must determine the average income (or median income, if median income was used in Step 1) of all families residing in each covered development. In determining average income for each development, the Housing Authority of Danville has the option of adjusting its income analysis for unit size in accordance with procedures prescribed by HUD.

Housing Authority of Danville Policy

The Housing Authority of Danville will determine the average income of all families residing in each covered development (adjusting for unit size) on an annual basis.

Step 3. The Housing Authority of Danville must then determine whether each of its covered developments falls above, within, or below the established income range (EIR), which is from 85% to 115% of the average family income determined in Step 1. However, the upper limit must never be less than the income at which a family would be defined as an extremely low-income family (30% of median income).

Step 4. The Housing Authority of Danville with covered developments having average incomes outside the EIR must then determine whether or not these developments are consistent with its local goals and annual plan.

Step 5. Where the income profile for a covered development is not explained or justified in the annual plan submission, the housing authority must include in its admission policy its specific policy to provide for deconcentration of poverty and income mixing.

Depending on local circumstances the Housing Authority of Danville's deconcentration policy may include, but is not limited to the following:

- Providing incentives to encourage families to accept units in developments where their income level is needed, including rent incentives, affirmative marketing plans, or added amenities
- Targeting investment and capital improvements toward developments with an average income below the EIR to encourage families with incomes above the EIR to accept units in those developments
- Establishing a preference for admission of working families in developments below the EIR
- Skipping a family on the waiting list to reach another family in an effort to further the goals of deconcentration
- Providing other strategies permitted by statute and determined by the Housing Authority of Danville in consultation with the residents and the community through the annual plan process to be responsive to local needs and Housing Authority of Danville strategic objectives

A family has the sole discretion whether to accept an offer of a unit made under the Housing Authority of Danville's deconcentration policy. The Housing Authority of Danville must not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the Housing Authority of Danville's deconcentration policy [24 CFR 903.2(c)(4)].

If, at annual review, the average incomes at all general occupancy developments are within the EIR, the Housing Authority of Danville will be considered to be in compliance with the deconcentration requirement and no further action is required.

Housing Authority of Danville Policy

For developments outside the EIR the Housing Authority of Danville will take the following actions to provide for deconcentration of poverty and income mixing:

Establishing a preference for admission of working families and working singles in developments below the EIR

Order of Selection [24 CFR 960.206(e)]

The Housing Authority of Danville system of preferences may select families either according to the date and time of application or by a random selection process.

Housing Authority of Danville Policy

Families will be selected on a first-come, first-served basis according to the date and time their complete application is received by the Housing Authority of Danville with preferences given to Vista workers, working families, working singles and elderly/disabled.

When selecting applicants from the waiting list the Housing Authority of Danville will match the characteristics of the available unit (unit size, accessibility features, unit type) to the applicants on the waiting lists.

By matching unit and family characteristics, it is possible that families who are lower on the waiting list may receive an offer of housing ahead of families with an earlier date and time of application or higher preference status.

Factors such as deconcentration or income mixing and income targeting will also be considered in accordance with HUD requirements and Housing Authority of Danville policy.

Attachment: ky014c01
Housing Authority of Danville
Violence Against Women Act (VAWA)
Policy

VIOLENCE AGAINST WOMEN ACT (VAWA): NOTIFICATION, DOCUMENTATION, CONFIDENTIALITY OVERVIEW

The Violence against Women Act of 2013 (VAWA) provides special protections for victims of domestic violence, dating violence, and stalking who are applying for or receiving assistance under the public housing program. If your state or local laws provide greater protection for such victims, those laws take precedence over VAWA.

In addition to definitions of key terms used in VAWA, this part contains general VAWA requirements and PHA policies in three areas: notification, documentation, and confidentiality.

DEFINITIONS [24 CFR 5.2003]

As used in VAWA:

- The term *bifurcate* means, with respect to a public housing or Section 8 lease, to divide a lease as a matter of law such that certain tenants can be evicted or removed while the remaining family members' lease and occupancy rights are allowed to remain intact.
- The term *dating violence* means violence committed by a person who is or has been in a social relationship of a romantic or intimate nature with the victim; and where the existence of such a relationship shall be determined based on a consideration of the following factors:
 - The length of the relationship
 - The type of relationship
 - The frequency of interaction between the persons involved in the relationship
- The term *domestic violence* includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitating with or has cohabitated with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.
- The term *immediate family member* means, with respect to a person:
 - A spouse, parent, brother or sister, or child of that person, or an individual to whom that person stands in the position or place of a parent; or
 - Any other person living in the household of that person and related to that person by blood and marriage.
- The term *sexual assault* means:
 - Any nonconsensual sexual act proscribed by Federal, tribal, or State law, including when the victim lacks the capacity to consent
- The term *stalking* means:
 - To follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate; or

- To place under surveillance with the intent to kill, injure, harass, or intimidate another person; and
- In the course of, or as a result of, such following, pursuit, surveillance, or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to (1) that person, (2) a member of the immediate family of that person, or (3) the spouse or intimate partner of that person.

NOTIFICATION [24 CFR 5.2005(a)]

Notification to Public

The PHA adopts the following policy to help ensure that all actual and potential beneficiaries of its public housing program are aware of their rights under VAWA.

Housing Authority of Danville Policy

The Housing Authority of Danville will post the following information regarding VAWA in its offices and on its Web site. It will also make the information readily available to anyone who requests it.

A summary of the rights and protections provided by VAWA to public housing applicants and residents who are or have been victims of domestic violence, dating violence, or stalking (see sample notice in Exhibit 16-1)

The definitions of *domestic violence*, *dating violence*, *sexual assault*, and *stalking* provided in VAWA

An explanation of the documentation that the Housing Authority of Danville may require from an individual who claims the protections provided by VAWA

A copy of form HUD-50066, Certification of Domestic Violence, Dating Violence, or Stalking

A statement of the Housing Authority of Danville's obligation to keep confidential any information that it receives from a victim unless (a) the Housing Authority has the victim's written permission to release the information, (b) it needs to use the information in an eviction proceeding, or (c) it is compelled by law to release the information

The National Domestic Violence Hot Line: 1-800-799-SAFE (7233) or 1-800-787-3224 (TTY) (included in Exhibit 16-1)

Contact information for local victim advocacy groups or service providers

Notification to Applicants and Tenants [24 CFR 5.2005(a)(1)]

PHAs are required to inform public housing tenants of their rights under VAWA, including their right to confidentiality and the limits thereof. Since VAWA provides protections for applicants as well as tenants, PHAs may elect to provide the same information to applicants.

Housing Authority of Danville Policy

The Housing Authority of Danville will provide all applicants with information about VAWA at the time they request an application for housing assistance. The Housing

Authority of Danville will also include such information in all notices of denial of assistance.

The Housing Authority of Danville will provide all tenants with information about VAWA at the time of admission and at annual reexamination. The Housing Authority of Danville will also include such information in all lease termination notices.

The VAWA information provided to applicants and tenants will consist of the notice and a copy of form HUD-50066, Certification of Domestic Violence, Dating Violence, and Stalking.

The Housing Authority of Danville is not limited to providing VAWA information at the times specified in the above policy. If the PHA decides to provide VAWA information to a tenant following an incident of domestic violence, Notice PIH 2006-42 cautions against sending the information by mail, since the abuser may be monitoring the mail. The notice recommends that in such cases the PHA make alternative delivery arrangements that will not put the victim at risk.

Housing Authority of Danville Policy

Whenever the Housing Authority of Danville has reason to suspect that providing information about VAWA to a public housing tenant might place a victim of domestic violence at risk, it will attempt to deliver the information by hand directly to the victim.

DOCUMENTATION [24 CFR 5.2007]

A PHA presented with a claim for initial or continued assistance based on status as a victim of domestic violence, dating violence, stalking, or criminal activity related to any of these forms of abuse may—but is not required to—request that the individual making the claim document the abuse. Any request for documentation must be in writing, and the individual must be allowed at least 14 business days after receipt of the request to submit the documentation. The PHA may extend this time period at its discretion. [24 CFR 5.2007(a)]

The individual may satisfy the PHA's request by providing any one of the following three forms of documentation [24 CFR 5.2007(b)]:

- (1) A completed and signed HUD-approved certification form (HUD-50066, Certification of Domestic Violence, Dating Violence, or Stalking), which must include the name of the perpetrator
- (2) A federal, state, tribal, territorial, or local police report or court record
- (3) Documentation signed by a person who has assisted the victim in addressing domestic violence, dating violence, sexual assault, or stalking, or the effects of such abuse. This person may be an employee, agent, or volunteer of a victim service provider; an attorney; or a medical professional. The person signing the documentation must attest under penalty of perjury to the person's belief that the incidents in question are bona fide incidents of abuse. The victim must also sign the documentation.

The PHA may not require third-party documentation in addition to certification, except as specified below under "Conflicting Documentation," nor may it require certification in addition to third-party documentation [VAWA final rule].

Housing Authority of Danville Policy

Any request for documentation of domestic violence, dating violence, sexual assault, or stalking will specify a deadline of 14 business days following receipt of the request, will describe the three forms of acceptable documentation, will provide explicit instructions on where and to whom the documentation must be submitted, and will state the consequences for failure to submit the documentation or request an extension in writing by the deadline.

The Housing Authority of Danville may, in its discretion, extend the deadline for 10 business days. Any extension granted by the Housing Authority of Danville will be in writing.

Conflicting Documentation [24 CFR 5.2007(e)]

In cases where the PHA receives conflicting certification documents from two or more members of a household, each claiming to be a victim and naming one or more of the other petitioning household members as the perpetrator, the PHA may determine which is the true victim by requiring each to provide acceptable third-party documentation, as described above. The PHA must honor any court orders issued to protect the victim or to address the distribution of property.

Housing Authority of Danville Policy

If presented with conflicting certification documents (two or more forms HUD-50066) from members of the same household, the Housing Authority of Danville will attempt to determine which is the true victim by requiring each of them to provide third-party documentation in accordance with 24 CFR 5.2007(b)(2) or (3) and by following any HUD guidance on how such determinations should be made.

Discretion to Require No Formal Documentation [24 CFR 5.2007(d)]

The PHA has the discretion to provide benefits to an individual based solely on the individual's statement or other corroborating evidence—i.e., without requiring formal documentation of abuse in accordance with 24 CFR 5.2007(b).

Housing Authority of Danville Policy

If the Housing Authority of Danville accepts an individual's statement or other corroborating evidence of domestic violence, dating violence, or stalking, the Housing Authority of Danville will document acceptance of the statement or evidence in the individual's file.

Failure to Provide Documentation [24 CFR 5.2007(c)]

In order to deny relief for protection under VAWA, a PHA must provide the individual requesting relief with a written request for documentation of abuse. If the individual fails to provide the documentation within 14 business days from the date of receipt, or such longer time as the PHA may allow, the PHA may deny relief for protection under VAWA.

CONFIDENTIALITY [24 CFR 5.2007(b)(4)]

All information provided to the PHA regarding domestic violence, dating violence, or stalking, including the fact that an individual is a victim of such violence or stalking, must be retained in confidence. This means that the PHA (1) may not enter the information into any shared database, (2) may not allow employees or others to access the information unless they are explicitly authorized to do so and have a need to know the information for purposes of their work, and (3) may not provide the information to any other entity or individual, except to the extent that the disclosure is (a) requested or consented to by the individual in writing, (b) required for use in an eviction proceeding, or (c) otherwise required by applicable law.

Housing Authority of Danville Policy

If disclosure is required for use in an eviction proceeding or is otherwise required by applicable law, the Housing Authority of Danville will inform the victim before disclosure occurs so that safety risks can be identified and addressed.

Attachment: ky014d01
Housing Authority of Danville
Smoke Free Policy

EXHIBIT 8-1: SMOKE-FREE POLICY

In accordance with HUD regulations, the Housing Authority has adopted these smoke-free policies. The policies are effective as of Board approval date.

Due to the increased risk of fire, increased maintenance costs, and the known health effects of secondhand smoke, smoking is prohibited in all living units and interior areas, including but not limited to hallways, rental and administrative offices, community centers, day care centers, laundry centers, and similar structures. Smoking is also prohibited in outdoor areas within 25 feet from public housing and administrative office buildings.

This policy applies to all employees, residents, household members, guests, and service persons. Residents are responsible for ensuring that household members and guests comply with this rule.

The term "smoking" means any inhaling, exhaling, burning, or carrying any lighted cigar, cigarette, pipe, or other prohibited tobacco product in any manner or any form. Prohibited tobacco products include water pipes or hookahs.

Violation of the smoke-free policy constitutes a violation of the terms of the public housing lease. Consequences of lease violations include termination of tenancy.

PHA POLICIES

Designated Smoking Areas (DSA)

PHA Policy

The PHA has not designated any smoking areas on the PHA's property. Residents may not discard smoking products on the property.

Electronic Nicotine Delivery Systems (ENDS)

Electronic nicotine delivery systems (ENDS) include e-cigarettes, nicotine inhalers, and vaping devices.

PHA Policy

Use of ENDS is not permitted in public housing units, common areas, or in outdoor areas within 25 feet from housing and administrative buildings.

Effective Date

The PHA's effective date(s) of this smoke-free policy is/are as follows:

PHA Policy

The smoke-free policy will be effective for all residents, household members, employees, guests, and service persons on April 1, 2018.

Enforcement

The PHA must enforce smoke-free policies when a resident violates this policy. When enforcing the lease, the PHA will provide due process and allow residents to exercise their right to an informal settlement and formal hearing. The PHA will not evict a resident for a single incident of smoking in violation of this policy. As such, the PHA will implement a graduated enforcement framework that includes escalating warnings. Prior to pursuing eviction for violation of smoke-free policies, the PHA will take specific, progressive monitoring and enforcement actions, while at the same time educating tenants and providing smoking cessation information. The lease will identify the actions that constitute a policy violation, quantify the number of documented, verified violations that warrant enforcement action, state any disciplinary actions that will be taken for persistent non-responsiveness or repeated noncompliance, and state how many instances of noncompliance will constitute a violation. Tenancy termination and eviction will be pursued only as a last resort. The PHA may terminate tenancy at any time for violations of the lease and failure to otherwise fulfill household obligations if resident behavior disturbs other residents' peaceful enjoyment and is not conducive to maintaining the property in a decent, safe, and sanitary condition.

PHA Policy

First Complaint – The first documented complaint will result in a written warning letter issued to the resident with a copy placed in Tenants file.

Second Complaint – The second documented complaint will result in the Housing Manager sending a letter to the Tenant requesting a meeting within 10-days.

Third Complaint – The third documented complaint will result in a 30-day Proposed Notice to Vacate. The cure for this 30-day Proposed Notice would be to have no other violations including late rent payment for one (1) year from the date of the Notice, and to enroll in a smoking cessation class.

Reasonable Accommodation

While addiction to nicotine or smoking is not a disability, the PHA will provide reasonable accommodation to persons with disabilities who smoke that are in compliance with the requirements of this smoke-free policy.