

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Sedgwick County Housing Authority</u> PHA Code: <u>KS169</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2015</u>												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>NA</u> Number of HCV units: <u>342</u>												
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>	PH	HCV						
PH	HCV												
	PHA 1:												
	PHA 2:												
	PHA 3:												
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.												
5.1	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: The <u>Sedgwick County Housing Authority</u> works to build healthy communities by increasing safe, decent, sanitary and affordable housing options for families living on extremely low and very low incomes.												

5.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <ul style="list-style-type: none"> ▪ HUD Strategic Goal: Increase the availability of decent, safe and affordable housing. ▪ Goal 1: Expand supply of assisted housing. <ul style="list-style-type: none"> ○ Sedgwick County, KS, is committed to supporting developers that apply for and build multifamily housing within the housing authority's region that support the HCV program. ○ Continued outreach to Landlords for available units for the HCV program and maintain quality housing stock. ▪ Goal 2: Improve the quality of assisted housing. <ul style="list-style-type: none"> ○ Maintain voucher management: SEMAP 2013 score: 100% ○ Ensured that all housing met HQS – continue to educate landlords on HQS requirements; and all staff members are HQS Certified Inspectors. ▪ Goal 3: Increase assisted housing choices. <ul style="list-style-type: none"> ○ Conduct outreach efforts to landlords: continue to add new landlords. ○ Maintained increased voucher payment standards (110%) and continue to review annually. ▪ HUD Strategic Goal: Promote Self-sufficiency and asset development of families and individuals. ▪ Goal 1: Promote self-sufficiency and asset development of assisted households. <ul style="list-style-type: none"> ○ Working with area agencies that provide budget and credit counseling for clients. ▪ HUD Strategic Goal: Ensure Equal Opportunity Housing for All Americans ▪ Goal 1: Ensure equal opportunity and affirmatively further fair housing <ul style="list-style-type: none"> ○ Continue to give fair housing educational information to landlords, HCV Program participants, and the general public. ○ Post fair housing information on Housing website (www.sedgwickcounty.org/housing) ○ Provide referral services to the Urban League of Wichita in support of their Fair Housing Education and Outreach program. ▪ Other PHA Goals: ▪ Provide timely educational instruction to landlords and tenants. <ul style="list-style-type: none"> ○ Respond to policy and procedure questions within 24 hours of their call. ▪ Establish SCHA as a lead resource for housing information in our jurisdiction. <ul style="list-style-type: none"> ○ Offer housing professionals and consumers information on other homeownership and rehabilitation resources in the area. ▪ Develop opportunities for property owners and tenants to work together. <ul style="list-style-type: none"> ○ Continue to invite landlords and tenants to problem-solve common issues. ▪ Effectively provide housing assistance to eligible clients in our jurisdiction. <ul style="list-style-type: none"> ○ At least 75% of new clients served have annual incomes at or below 30% of AMI. ○ Remaining tenants have incomes no higher than 50% of AMI. ▪ HUD shall recognize the Sedgwick County Housing Authority as a High Performer under SEMAP for years 2015, 2016, 2017, 2018 and 2019.
6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: The SCHA administrative plan is currently under revision with our advisory board.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>Copy of the plan is available for viewing at the SCHA office located at 2622 W Central, Suite 500, Wichita, KS, 8:00am – 5:00pm Monday, Tuesday, Wednesday, Thursday and Friday with the exception of Sedgwick County approved holidays.</p>
7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p>N/A</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p> <p>N/A</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>N/A</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>N/A</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>N/A</p>

9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>Need: Shortage of affordable housing for all eligible populations</p> <p>Strategy 1: Maximize the number of affordable units available to the PHA within its current resources by:</p> <ul style="list-style-type: none"> Increasing Section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration. Establishing payment standards that will enable families to rent throughout the jurisdiction. Increasing Section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program. <p>Strategy 2: Increase the number of affordable housing units by:</p> <ul style="list-style-type: none"> Maximize usage of current HCV assigned to SCHA. <p>Need: Specific Family Types: Families at or below 30% of median</p> <p>Strategy 1: Target available assistance to families at or below 50% of AMI</p> <ul style="list-style-type: none"> At least 75% of all new admissions to the program will have household incomes at or below 30% of AMI. <p>Need: Specific Family Types: The Elderly</p> <p>Strategy 1: Target available assistance to the elderly:</p> <ul style="list-style-type: none"> Market to local social service agencies that work with the elderly. Maintain a local preference for the elderly. <p>Need: Specific Family Types: Families with Disabilities</p> <p>Strategy 1: Target available assistance to Families with Disabilities:</p> <ul style="list-style-type: none"> Affirmatively market to local non-profit agencies that assist families with disabilities. Maintain a local preference for persons with disabilities. <p>Need: Specific Family Types: Homeless Families</p> <p>Strategy 1: Target available assistance to Homeless Families:</p> <ul style="list-style-type: none"> Affirmatively market to local non-profit agencies that assist Homeless Families. Maintain a local preference for homeless families. <p>Need: Specific Family Types: Races or ethnicities with disproportionate housing needs</p> <p>Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs</p> <ul style="list-style-type: none"> Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units. Market the Section 8 program to owners outside of areas of poverty/minority concentrations. Give fair housing information to landlords. Maintain lists of accessible housing. Participate in fair housing seminars. <p>Increase outreach to community nonprofit agencies that work with a diverse customer base.</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>*See bulleted points under each Strategy listed in Section 9.0</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>Sedgwick County Housing Authority has reached a high performance rating from SEMAP scores. SCHA continues to strive to maintain a high performance rating with our SEMAP scores.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>Significant amendment and substantial deviation/modification are defined as changes and the discretion of the PHA that impact plans or policies of the PHA and change the mission, vision, goals, objectives and plans of the PHA.</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

PHA Certifications of Compliance with PHA Plans and Related R e g u l a t i o n s

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/30/2011

PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ☒ 5-Year and/or ☒ Annual PHA Plan for the PHA fiscal year beginning, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan 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.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Sedgwick County Housing Authority
PHA Name

KS169
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years ~~2015~~- 2019

Annual PHA Plan for Fiscal Years ~~2015~~- 2016

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Richard Ranzau	Title Chairman 4th District Board of Sedgwick County Commissioners
Signature	Date

Approved As To Form

Justin M. Waggoner
Justin M. Waggoner,
Assistant County Counselor

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it 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.

Sedgwick County Housing Authority

KS169

PHA Name

PHA Number/HA Code

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Name of Authorized Official	Richard Ranzau
Title	Chairman, 4th District, Board of Sedgwick County Commissioners
Signature	Date

Approved As To Form

Justin M. Waggoner
Justin M. Waggoner,
Assistant County Counselor

form HUD-50077-CR (1/2009)
OMB Approval No. 2577-0226