

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

A.	<p>PHA Information.</p>														
A.1	<p>PHA Name: Housing Authority of Beaver Dam PHA Code: KY122 PHA Plan for Fiscal Year Beginning (MM/YYYY): 10/2024 The Five-Year Period of the Plan (i.e., 2019-2023): 2024-2028 Plan Submission Type <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan 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 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 the 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.</p> <p>How the public can access this PHA Plan: We have posted the 5-Year PHA Plan at the Office. We have advertised in the paper that the Plan is available for review/comments. It has been placed on the beaverdamha.org website/documents.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <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	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program							
		PH	HCV												
B.	<p>Plan Elements. Required for all PHAs completing this form.</p>														
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 PHA's mission is to make reasonable efforts to comply with all governmental codes and rules regarding health, safety, and maintenance, to provide decent and sanitary housing for eligible families. The resident is our customer, and we will seek problem solving partnerships and apply HA resources to promote economic independence.</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>Compliance in Management: • Implementing and Maintaining policies consistent with changing regulation and requirement. • Completing an Annual Financial Audit • Providing educational training opportunities for staff throughout the year. Increase Resident Satisfaction and Safety: • Offer Resident activities • Contactless delivery of notices • Provide Drop Box for Rent and Correspondence • Continue communication with the Beaver Dam Police Department for the Neighborhood Watch Program Pursue High Performer Designation: • Reduce vacancies and maintain an efficient turn-around time for units to be leased. • Utilizing Capital Funds promptly and complying with Obligation and Expenditure deadlines. • Maintaining the PHA property in compliance with NSPIRE protocols. • Paying bills in a timely manner. • Collecting rent and other charges promptly and pursuing collection process for vacated tenants. Increasing Public Awareness of the Agency and Program Availability: • Maintaining and updating the PHA's website monthly • Maintaining and updating the PHA's Facebook page as events or information arises. • Attending Chamber Meetings and community events to promote the Housing Authority. Attract, Retain, and Develop Qualified Staff: • Offer career opportunities and benefits that successfully compete with other housing authorities and private and public employers. • Provide all employees with access to training programs and certifications. • Have a workplace environment where employees feel supported and encouraged to pursue ongoing professional development.</p>														
B.3	<p>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.</p> <p>• Established policies consistent with the regulation noted in the HOTMA law, effective as soon as available to implement with the HUD 50058 /HIP system, and software vendor updates. • Keeping Applications processed and up to date. • The past 2 years, we have been right 99% occupied • We have and are continuing to utilize Credit Agency for bad debt collection • Continued to do workorders in a timely manner • Upgraded property to comply with the NSPIRE protocol as necessary through available capital improvement funds. • Continued to participate in the Neighborhood Watch program with the Beaver Dam Police Department. • Continued to share information on any suspicious activity on the property to increase resident security. • Offer a</p>														

	<p>Language Access Plan for interpretation services (whether in person, or via telephone) • Purchased new Mailboxes that provide double security locks along with locked Parcel boxes.</p>
B.4	<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.</p> <p>VIOLENCE AGAINST WOMEN REAUTHORIZATION ACT OF 2013 (VAWA) • Protects tenants and applicants, and affiliated individuals who are victims of domestic violence, dating violence, sexual assault, or stalking (collectively VAWA crimes) from being denied, evicted, or terminated from housing assistance based on acts of such violence against them. • The PHA shall retain in strictest confidence all information pursuant to VAWA including the fact that an individual is a victim of a VAWA crime. Policy updates are in place for definition changes including behaviors and victims. • The PHA also places No Trespassing orders on offenders served by the Beaver Dam Police Department.</p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<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>Definition of Substantial Deviation and Significant Amendment: It is the intent of the Housing Authority of Beaver Dam to adhere to the mission, goals and objectives outlined in the five-year strategic plan. The plan, however, will be modified and re-submitted to HUD should a substantial deviation from program goals and objectives occur. The Housing Authority defines substantial deviations as: • Any change in the planned or actual use of federal funds for activities that would prohibit or redirect the Housing Authority's strategic goals of increasing the availability of decent, safe and affordable housing for the citizens of the City of Beaver Dam and Ohio County. • Any single or cumulative annual change in the planned or actual use of federal funds as identified in the five-year plan that exceeds 20% of the annual program budget for public housing activities. • A need to respond immediately to Acts of God beyond the control of the Housing Authority, such as earthquakes, civil unrest, or another unforeseen significant event. • A mandate from the governing board of the Housing Authority, to modify, revise, or delete the long-range goals and objectives of the program. • A substantial deviation does not include any changes in HUD rules and regulations, which require or prohibit changes to activities listed herein. A Significant Amendment or Modification to the Annual Plan and five-year Plans is defined as: • Changes of a significant nature to the rent or admissions policies, or the organization of the waiting list not required by federal regulatory requirements as to effect a change in the Public Housing Admissions and Continued Occupancy Policy (ACOP)</p>
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y <input type="checkbox"/> N <input checked="" 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</p>
C.3	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>
D.1	<p>Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</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.</p> <div style="border: 1px solid black; padding: 5px;"> <p>Fair Housing Goal: Actively work toward reducing or eliminating the effects of the impediments to Fair Housing Choice.</p> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> <p>Continue to Implement Language Access Information. Provide a telephone-based interpretation service line. This ensures the equal access to assisted housing by Limited English Proficiency (LEP) individuals. Utilizing protections for vulnerable populations by implementing up to date policies and procedures. *Actively work to support recommendations by expanding the definitions of abusive behavior and protected victims in the agency's Violence Against Women's Act (VAWA) Policy. *Collaborating with legal aid services to provide a housing program free from discrimination or disparate treatment. • By complying with Fair Housing and Equal Opportunity (FHEO) requirements, HUD regulations and requirements, the consolidated ACC, HUD-approved applications for program funding, the PHA's ACOP, and federal, state and local laws. • Informing Applicants and Residents of their rights under the law and programs available</p> </div>

in the community. • Providing Fair Housing informational booklets. • Providing information regarding area emergency shelter providers to collaborate on at-risk families in effort to prevent homelessness.

Form identification: KY122-Housing Authority of Beaver Dam form HUD-50075-5Y (Form ID - 1431) printed by Jewel McIntosh in HUD Secure Systems/Public Housing Portal at 11/26/2024 12:32PM EST