

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, 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. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

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 high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment 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, that owns 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 than 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.														
A.1	<p> PHA Name: <u>The Housing Authority of the City of New Albany (New Albany Housing Authority)</u> PHA Code: <u>IN012</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/2023</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>515</u> Number of Housing Choice Vouchers (HCVs) <u>741</u> Total Combined Units/Vouchers <u>1,256</u> PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input checked="" type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. 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. 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 website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> 2023 ANNUAL PHA PLAN AMENDMENT PUBLIC MEETING NOTICE Notice is hereby given that the New Albany Housing Authority (NAHA) is preparing a significant amendment to the 2023 Public Housing Authority Plans for the Fiscal Year beginning April 1, 2023. These amended plans will be available for review beginning February 1, 2023 at the NAHA offices listed below. A public meeting will be held to review these plans on March 22, 2023 at 4:00 pm, at either the NAHA Administrative Offices or virtually. Meeting details will be provided at www.newalbanyhousingauthority.org. </p> <p> NAHA Administrative Offices, 300 Erni Ave <u>Plans Available for Review</u> Parkview Towers, Management Office, 125 Fischer Drive PHA Annual Plan FYB 2023 </p> <p>All offices are located in New Albany, Indiana</p> <p> <input type="checkbox"/> 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: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</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	Lead PHA:					
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program							
		PH	HCV												
Lead PHA:															

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Operation and Management.
- Grievance Procedures.
- Homeownership Programs.
- Community Service and Self-Sufficiency Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Asset Management.
- Substantial Deviation.
- Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

(c) The PHA must submit its Deconcentration Policy for Field Office review.

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA’s procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)). A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

There were no changes to the deconcentration policy.

The following was added to the ACOP: Pre-payment of rent is allowed up to the higher of \$1,000 or three-months’ rent. This limit is waived if the pre-payment of rent is received from a non-profit or governmental agency as rental assistance. Balances above the limit will be refunded to the tenant.

The Project-Based Voucher Addendum to the Section 8 Administrative Plan was enhanced to include more detail and to include the former public housing Beechwood Court LIHTC development in the Non Competitive Selection section.

The Financial Self Sufficiency Action Plan was revised due to the new final rule and reviewed and approved by HUD on 9/15/2022.

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program and state the planned use for the resources. (24 CFR §903.7(c))

Financial Resources: Planned Sources and Uses (Estimated)		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2023 grants)		
a) Public Housing Operating Fund	\$2,897,000	
b) Public Housing Capital Fund	\$2,371,000	
c) HOPE VI Revitalization	\$0	-
d) HOPE VI Demolition	\$0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$4,644,000	
f) Resident Opportunity and Self- Sufficiency Grants	\$311,000	
g) Community Development Block Grant	\$0	

h) HOME	\$0	
Other Federal Grants (list below)	\$0	
2. Prior Year Federal Grants (unobligated funds only)		
Capital Funds 117	\$16,000	Capital Needs
Capital Funds 118	\$136,000	Capital Needs
Capital Funds 119	\$423,000	Capital Needs
Capital Funds 120	\$958,000	Capital Needs
3. Public Housing Dwelling Rental Income	\$1,424,000	Public Housing Operations
4. Other income (list below)		
Section 8 Administrative Fees	\$396,000	HCV Program Administration
5. Non-federal sources (list below)		
Total resources	\$13,576,000	

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD’s website at: [Notice PIH 1999-51. \(24 CFR §903.7\(r\)\(2\)\(ii\)\)](#)

New Albany Housing Authority considers any change in policy as significant amendment that would:

- (a) negatively impact any household prior to annual exam, or
- (b) result in undue delay in access to housing via the wait list

Included in the obligation to enter into the Significant Amendment Process would be any change that would result in negative impact other than those due to changes in HUD or any other Federal Program’s regulatory changes outside the control of the Public Housing Agency. This includes congressional changes in laws and HUDs promulgating regulations, registers, notices, and letters. NAHA is required under the Annual Contribution Contract to enforce Federal Regulations and these changes are outside the control of the Agency and its Board of Commissioners. This includes all mandatory and limited discretionary changes required by Federal, State and Local Laws and Ordinances. Any changes to policies required to implement funder mandated changes will be made public to residents via posting in administrative offices and advertising in the Agency’s monthly newsletter which is mailed to every resident served by the Agency.

As part of the Rental Assistance Demonstration (RAD), New Albany Housing Authority has redefined the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- a. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
- b. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- c. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- d. Changes to the financing structure for each approved RAD conversion.

Statement on elements of change in policies due to HB 3700 (HOTMA). NAHA intends to include the mandatory and some discretionary changes once changes are published via PIH Notices and Federal Register.

B.2	<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?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p>
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	<input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development. <input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition. <input checked="" type="checkbox"/> <input type="checkbox"/> Designated Housing for Elderly and/or Disabled Families. <input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance. <input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. <input checked="" type="checkbox"/> <input type="checkbox"/> Occupancy by Over-Income Families. <input checked="" type="checkbox"/> <input type="checkbox"/> Occupancy by Police Officers. <input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies. <input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers. <input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization. <input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), 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>See the NAHA 2019 Master Plan and the Strategic Development Plan for a full discussion of new activities.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. See update on the Strategic Development Plan.</p>
B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>See HUD Form 50075.2 approved by HUD on 05/26/2022.</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"/></p> <p>(b) If yes, please describe:</p>
<p>C. Other Document and/or Certification Requirements.</p>	
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 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 PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</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>
C.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>

C.4	<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>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
C.5	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>



New Albany Housing Authority

Strategic Plan for Development
Public Housing
November 21, 2022

NAHA has made a three-part phased in portfolio RAD application to the Department of Housing and Urban Development for all sites. NAHA has received approval of the applications for all three Asset Management Projects.

Public Housing Unit/Site Characteristics as of November 21, 2022

Site	0 BR	1 BR	2 BR	3 BR	4 BR	Total Units	Unit Type	Occupancy Type	Other Structures	RAD Pending?
Parkview Terrace	0	54	162	117	31	364	Mixed	Family	4	No
Vance Court	0	5	24	11	7	47	Townhouse	Family	0	No
Broadmeade Terr.	0	0	22	12	0	34	Townhouse	Family	0	No
Parkview Tower	24	42	4	0	0	70	Elevator 8 Story	Non Elderly	0	No
Totals	24	101	212	140	38	515				

UPDATE:

Asset Management Project 1 is Beechwood Court

Beechwood Court:

Built in 1942, NAHA has been approved through the HUD Section 18 Program of the Federal Housing Act of 1937 (42 U.S.C. §1437p) to demolish and dispose of the Beechwood Court complex to make way for the redevelopment of affordable housing. The current units are in disrepair, and the site layout and housing density is not conducive to a modern housing community. NAHA commissioned a Physical Needs Assessment in early 2021 that showed the existing buildings are obsolete, necessitating the need to replace the existing units in order to provide residents with the highest quality of housing.

Following Section 18 application approval, NAHA received an allocation of Tenant Protection Vouchers (TPVs) that were used to relocate each eligible household. Residents were relocated offsite to comparable housing of their choice. NAHA has begun to demolish the units using Public Housing Funds and will dispose of the property using a long-term lease.

Working with the local government and residents, NAHA has been awarded Low-Income Housing Tax Credits by the Indiana Housing and Community Development Authority to finance the development of approximately 83 affordable housing units set aside for families. The site will feature a mix of single-family homes, townhomes, and a multifamily building that will have a preference towards occupancy of Seniors. The newly developed site will have a community building and vast amount of greenspace for resident activity. In addition, NAHA will develop up to 15 market rate homes that will be offered to first-time homebuyers with preference to those participating in NAHA's FSS Program. The goal is to create the feeling of a true mixed-income

neighborhood that is connected to the street grid of the surrounding neighborhood. Residents who relocated in good standing will be given the ability to return pending meeting all qualification requirements set forth by the property under Section 42.

Asset Management Project 3 is Parkview Terrace, Vance Court, and Broadmeade Terrace

NAHA was awarded a portfolio award by the Department of Housing and Urban Development for AMP 3. NAHA has converted two properties to project-based vouchers under the RAD conversion. Crystal Court was removed in its entirety from public housing inventory (22 units) and Broadmeade Terrace was partially removed (44 units). The 44 Broadmeade Terrace units were demolished in 2016.

Parkview Terrace and Broadmeade Terrace:

NAHA is developing plans for HUD Section 18 and/or RAD conversion (along with other financing options) of these sites with partial replacement of units and realignment of the street grid with the surrounding neighborhood. This may include the transfer of assistance to various sites in New Albany. Resident relocation will be required at this site.

Vance Court:

Built in 1952, NAHA plans to submit an application in the next few years through the HUD Section 18 Program of the Federal Housing Act of 1937 (42 U.S.C. §1437p) to demolish and dispose of the Vance Court complex to make way for the redevelopment of affordable housing. The current units are in disrepair, and the site layout and housing density is not conducive to a modern housing community. NAHA commissioned a Physical Needs Assessment that is expected to show that the existing buildings are obsolete, necessitating the need to replace the existing units to provide residents with the highest quality of housing.

Following Section 18 application submission and approval, NAHA will then apply for an allocation of Tenant Protection Vouchers (TPVs) that will be issued to relocate each eligible household. Residents will be relocated offsite to comparable housing of their choice. NAHA will then demolish the units using Public Housing Funds and dispose of the property to make way for the redevelopment project.

Working with the local government and residents, NAHA will submit a Low-Income Housing Tax Credit Application to Indiana Housing and Community Development Authority to finance the development of affordable housing units set aside for families. The site will feature single-family homes which will blend with the neighborhood. In addition, NAHA may develop several market rate homes that will be offered to first-time homebuyers with preference to those participating in NAHA's FSS Program. Current residents who exit in good standing will be given the ability to return pending meeting all qualification requirements set forth by the property under Section 42.

Asset Management Project 4 is Parkview Tower and Riverview Tower

Parkview Tower:

Built in 1964, NAHA plans to apply this year through the HUD Section 18 Program of the Federal Housing Act of 1937 (42 U.S.C. §1437p) to demolish the 7-story Parkview Tower building to make way for the redevelopment of affordable housing. The current building is in disrepair, and the site layout and housing density is not conducive to a modern housing community. After the building received a failing score of 19c in its April 2022 REAC inspection, NAHA commissioned

a Physical Needs Assessment that showed the existing building is obsolete, necessitating the need to replace the existing units to provide residents with the highest quality of housing.

Following Section 18 application submission and approval, NAHA will then apply for an allocation of Tenant Protection Vouchers (TPVs) that will be issued to relocate each eligible household. Residents will be relocated offsite to comparable housing of their choice by the end of 2023. NAHA will then demolish the building using Public Housing Funds and retain the property for the future redevelopment of the Parkview campus.

Riverview Tower:

Built in 1972, Riverview Tower is a 16-story tower that NAHA has been approved for demolition and disposal through the HUD Section 18 Program of the Federal Housing Act of 1937 (42 U.S.C. §1437p). Riverview Tower sustained major damage over the years from multiple small fire occurrences and a major plumbing accident that caused a larger fire to ignite in the electrical system. NAHA has contracted with multiple firms to study the structure and to provide the Property Needs Assessment for information needed for the HUD application. Those findings, along with our constant struggle to maintain the building, have determined the need for this application.

All residents have been relocated from Riverview Tower due to environmental hazards onsite, including a Benzene Vapor Encroachment Condition. On March 17, 2021, the HUD Indianapolis Field Office directed NAHA to immediately relocate the remaining residents due to the environmental conditions under the issuance of Authority's Housing Choice Voucher program.

In response to the environmental hazards onsite, the City of New Albany, as the Responsible Entity for the Part 58 Environmental Review, has approved a Soil and Groundwater Management Plan for management of environmental containments prior to and during the demolition and cleanup of the Riverview Tower Site.

NAHA has started the demolition of Riverview Tower using Public Housing funds and expects completion by the end of 2022. Disposition of the property will then follow. Proceeds from the disposal of the land will be reinvested back into future affordable housing within the city limits of New Albany, Indiana.

All Sites

The timing of applications and implementation is a suggested timeline and may be affected by many things including the State of Indiana Qualified Allocation Plan and associated set asides and points awarded under each QAP. NAHA reserves the right to change the projected application dates of each phase of development to create the most competitive application possible. Resident relocation may be required at each development, depending on the eventual outcome of the planning process.