

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 8/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>WALTON COUNTY HOUSING AGENCY</u> PHA Code: <u>FL110</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/01/2015</u>				
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: <u>364</u>				
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	<b>Participating PHAs</b>	<b>PHA Code</b>	<b>Program(s) Included in the Consortia</b>	<b>Programs Not in the Consortia</b>	<b>No. of Units in Each Program</b>
					<b>PH</b> <b>HCV</b>
	PHA 1:				
	PHA 2:				
	PHA 3:				
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.				
<b>5.1</b>	<b>Mission.</b> 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 mission of the PHA is similar to the Department of Housing and Urban Development: <ul style="list-style-type: none"> <li>To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination to the citizens of Walton County, Florida.</li> <li>To educate and assist with family self-sufficiency.</li> </ul>				
<b>5.2</b>	<b>Goals and Objectives.</b> 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. The Goals of the Walton County Housing Agency is to: <ul style="list-style-type: none"> <li>Expand the supply of assisted housing for access of low income families.</li> <li>Improve the quality of low income housing available to our clients.</li> <li>Increase customer satisfaction with the response of our Agency to client needs.</li> <li>Conduct outreach efforts to increase the number of potential voucher landlords.</li> <li>Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments.</li> <li>Promote self-sufficiency.</li> <li>Take affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, family status, and disability.</li> </ul>				
<b>6.0</b>	<b>PHA Plan Update</b> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</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>(a) Implemented two heart beats per room which has allowed for increased housing opportunities for our Agency. Revised our method of accepting applications to include the selection of application through a lottery system rather than first come first serve.</p> <p>(b) A copy of the Agency 5year plan may be obtained at the Agency office located at 62 Bo Pete Manor Road, DeFuniak Springs, FL</p>				
<b>7.0</b>	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> Include statements related to these programs as applicable.				
<b>8.0</b>	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.				
<b>8.1</b>	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> 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.				

8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> 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>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <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>
9.0	<p><b>Housing Needs.</b> 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>The northern section of Walton County is an area of economically depressed families. The lack of economic development in the past has contributed to this dilemma. Currently approximately 75% of participants on our program are white. Currently there are over 200 families on the waiting list for Section 8 housing. The Agency has only one preference and that is low income. Most families on the program are located in the DeFuniak Springs, area and not in the more economic stable southern section of the County. The majority of employment opportunities are located in the Southern section of the County but there is very few affordable housing in the Southern Section of the service area. Transportation and the cost of travel negatively impacts working families who have to travel about 30 miles one way for employment. There is some indication that some economic growth may occur in the North part of the County but these opportunities appear to be low income employment and may not reduce the need for housing assistance.</p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p>
10.0	<p><b>Additional Information.</b> 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>In order to expand the supply of assisted housing in the Agency operating area, meetings are held with Real Estate Agencies and representatives of real estate management companies to discuss Agency needs. Local advertisements in newspapers are scanned to see if rentals are available that can be used by the Agency. An Agency availability list is maintained for issuance by the Agency to clients of the Agency.</p> <p>During Annual and special HQ Inspections recommendations may be made to tenants if housing becomes less than appropriate for the tenants. The Agency has a goal of moving families from lessor quality homes to more family favorable homes. When recommendations are made the client families fell comfortable that the Agency has their best interest at hand. Trust is developed between the Agency and its clients.</p> <p>The Executive Director meets with civic groups and county and other local officials to inquire about housing needs.</p> <p>The Walton County Housing Agency administers an FSS grant with over 20 families on the program. We strive to maintain our mission to move families onto our program, move families up, and assist them to move away from our program due to self- sufficiency.</p> <p>The Agency strictly abides by Fair Housing Standards and supports affirmative action activities.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p>

11.0	<p><b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> <li>(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)</li> <li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li> <li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li> <li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li> <li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li> <li>(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.</li> <li>(g) Challenged Elements</li> <li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li> <li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li> </ul>
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