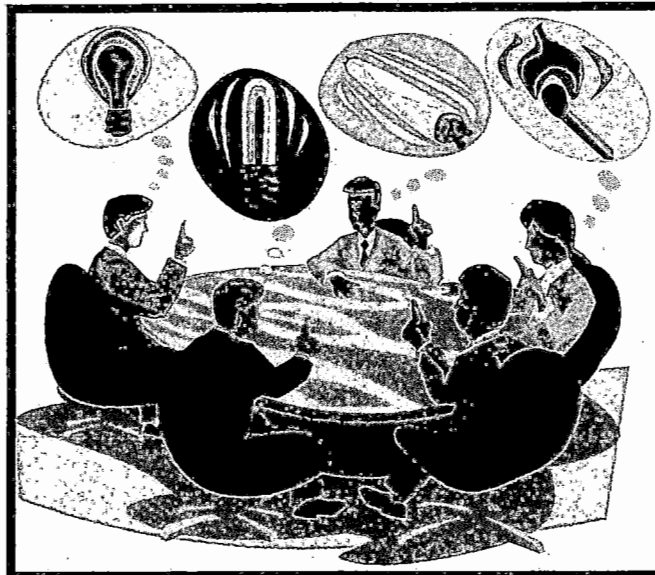


# PHA Plans for the Delta Housing Authority Five-Year Plan for FYB 2020

Ute Jantz, Executive Director

FYB January 1, 2020

## FINAL DRAFT



Presented by:

The **Nelrod** Company

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**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 02/29/2016

**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:** Delta Housing Authority  
**PHA Code:** CO040  
**PHA Plan for Fiscal Year Beginning:** (MM/YYYY): 01/2020  
**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 – 501 14<sup>th</sup> Street, Delta, CO 81416
- PHA Website: [www.deltahousingauthority.org](http://www.deltahousingauthority.org)

**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>B</b>	<b>5-Year Plan.</b> Required for <u>all</u> PHAs completing this form
<b>B.1</b>	<p><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.</p> <p><i>It is the Delta Housing Authority's mission to provide safe, decent and sanitary housing conditions for low-income families and to manage resources efficiently. Delta Housing Authority will promote personal, economic and social upward mobility to provide families the opportunity to make the transition from subsidized to non-subsidized housing.</i></p>
<b>B.2</b>	<p><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, very low-income, and extremely low-income families for the next five years.</p> <p><b>PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING</b></p> <p>The PHA established the following objectives to strive in meeting goal #1:</p> <ul style="list-style-type: none"> <li>▪ <i>Reduce public housing vacancies</i></li> <li>▪ <i>Leverage private or other public funds to create additional housing opportunities</i></li> <li>▪ <i>Acquire or build units or developments</i></li> </ul> <p><b>PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING</b></p> <p>The PHA established the following objectives to strive in meeting goal #2:</p> <ul style="list-style-type: none"> <li>▪ <i>Improve public housing management (PHAS score)</i></li> <li>▪ <i>Improve voucher management (SEMAP score)</i></li> <li>▪ <i>Increase customer satisfaction</i></li> <li>▪ <i>Concentrate on efforts to improve specific management functions (e.g., public housing finance; voucher unit inspections)</i></li> <li>▪ <i>Renovate or modernize public housing units</i></li> <li>▪ <i>Consider Voluntary RAD Conversion</i></li> <li>▪ <i>Consider Moving to Work (MTW) Program</i></li> </ul> <p><b>PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES</b></p> <p>The PHA established the following objectives to strive in meeting goal #3</p> <ul style="list-style-type: none"> <li>▪ <i>Conduct outreach efforts to potential voucher landlords</i></li> <li>▪ <i>Convert public housing to vouchers</i></li> <li>▪ <i>Continue to project-base vouchers</i></li> </ul> <p><b>PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT</b></p> <p>The PHA established the following objectives to strive in meeting goal #4</p> <ul style="list-style-type: none"> <li>▪ <i>Implement public housing security improvements</i></li> </ul>

**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*

**Other PHA Goals and Objectives**

*(See attachment co040c01 – Organizational Goals Strategies 2018-2020)*

**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 GOALS:**

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

- Upgrade to a more efficient, user friendly housing management software product
- Continue site improvement, xeri-scaping at public housing units
- Evaluate and address sewer issues at the public housing units at Thompson Manor
- Evaluate and refurbish kitchens at public housing units as necessary
- Replace/repair furnaces and other major appliances
- Continue to address maintenance issues as they arise to preserve the quality of the public housing units
- Perform upgrade/maintenance work on storage units at public housing sites
- Refurbish kitchen cabinets in public housing units as funds allow
- Evaluate website to determine necessary upgrades and/or changes
- Continue to expand the affordable housing stock for the low, very low and moderate-income residents of Delta County.

**Progress Statement:**

- *Upgraded tenant software*
- *Added 31 tenant patios*
- *Performed two (2) sewer pipe burst projects*
- *Refurbished 33 kitchens*
- *Replaced 20 refrigerators and 23 gas ranges*
- *Addressed maintenance issues - ongoing*
- *Replaced 44 tenant sheds*
- *Upgraded new website and host website*
- *Project-based 5 vouchers for elderly (62+), added 32 tax credit units and manage units*
- *Purchased vehicle for HCV Program*
- *Revised maintenance plan and other policies*
- *Remodeled business office*
- *Replaced (8) staff computers*

**B.4** **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.  
*(See attachment co040b01)*

<p><b>B.5</b></p>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p><u><b>Significant Amendment</b></u> Essentially, a Substantial Amendment/Modification is any action which departs from the primary mission of the Housing Authority and requires Board authorization.</p> <p><u><b>Substantial Deviation/Modification</b></u> Essentially, a Substantial Deviation is any action that requires a change in direction, course of action, or a major revision of the goals of the Housing Authority.</p>
<p><b>B.6</b></p>	<p><b>Resident Advisory Board (RAB Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan? <b>(See attachment eo040a01)</b></p> <p>Y    N  <input 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.</p>
<p><b>B.7</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><u>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan,</u> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p><b>Challenged Elements. No Challenged Elements</b></p>	