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-HP is to be completed annually by High Performing PHAs. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small 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 of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.

(2) Small PHA – A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 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 exceeds 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.

<table>
<thead>
<tr>
<th>A.1</th>
<th>PHA Name: Housing Authority of Olathe, Kansas</th>
<th>PHA Code: KS043</th>
</tr>
</thead>
<tbody>
<tr>
<td>PHA Type: □ Small   XX High Performer</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2021</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of Public Housing (PH) Units: <strong>130</strong>_______</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Number of Housing Choice Vouchers (HCVs): <strong>509</strong>_______</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Combined: <strong>639</strong>_______</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PHA Plan Submission Type: X Annual Submission ○ Revised Annual Submission</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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 of 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 website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

The 2020 Annual Plan is available at the following locations:

- Administrative Office – 200 West Santa Fe Street, Olathe, Kansas 66061
- Parkview Manor Office – 300 N. Chestnut, Olathe, Kansas 66061
- Olathe Housing Authority website: https://www.olatheks.org/government/housing-transportation/olathe-housing-authority

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

<table>
<thead>
<tr>
<th>Participating PHAs</th>
<th>PHA Code</th>
<th>Program(s) in the Consortia</th>
<th>Program(s) not in the Consortia</th>
<th>No. of Units in Each Program</th>
</tr>
</thead>
<tbody>
<tr>
<td>PH</td>
<td></td>
<td></td>
<td></td>
<td>PH</td>
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<tr>
<td>HCV</td>
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<td></td>
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<tr>
<td>Lead PHA:</td>
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<td></td>
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</tbody>
</table>
B. Annual Plan Elements

B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?

<table>
<thead>
<tr>
<th></th>
<th>Y</th>
<th>N</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>X</td>
<td></td>
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<tr>
<td>2</td>
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<td>7</td>
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<tr>
<td>8</td>
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</tbody>
</table>

(b) The PHA must submit its Deconcentration Policy for Field Office Review. Attached

(c) If the PHA answered yes for any element, describe the revisions for each element below:

1) The Board of Housing Commissioners approved a change in OHA’s eligibility criteria for the Public Housing ACOP.

Previous OHA Policy

SUITABILITY AS A PROSPECTIVE TENANT

The PHA will deny admission to applicants whose Habits or practices may reasonably be expected to have a detrimental effect on the physical environment, financial stability of the PHA, or the health, safety or welfare of other tenants and neighbors.

In determining suitability for tenancy, the PHA will consider the following individual history for each applicant:

Criminal convictions, especially crimes against persons involving violence or the threat of violence or a person with a habitual criminal history;

Drug-related criminal activity which is defined as the felonious manufacture, sale or distribution, or the possesssion with intent to manufacture, sell or distribute, a controlled substance (as defined in the Controlled Substance Act). "Felonious" means criminal activity defined as a felony under federal, state or local law; (5 years).

Drug-related activity also means the felonious use or possession (other than with the intent to manufacture, sell or distribute) of a controlled substance or paraphernalia will result in denial of admission to public housing if activity occurred within last five (5) years;

Drug related criminal activity does not include the use or possession of controlled substances if the family member can demonstrate that s/he has successfully completed a treatment program since charge/conviction occurred.

Housing will also be denied housing if the applicant or a family member/s:

Are currently engaging in illegal use of a drug; or

Have shown a pattern of use of illegal drugs that may interfere with the health, safety or right to peaceful enjoyment of the premises by other residents; or

Are subject to a lifetime registration requirement under a State sex offender registration program; or

Whose abuse of alcohol or pattern of abuse of alcohol would interfere with the health, safety or right to peaceful enjoyment of the premises by other residents

Eligibility Criteria Updated February 2020

SUITABILITY AS A PROSPECTIVE TENANT

The PHA will deny admission to applicants whose Habits or practices may reasonably be expected to have a detrimental effect on the physical environment, financial stability of the PHA, or the health, safety or welfare of other tenants and neighbors.

In determining suitability for tenancy, the PHA will consider the following individual history for each applicant:

Evidence of criminal activity including, but not limited to:
Any conviction for felony drug-related or violent criminal activity within the past 3 years and misdemeanor drug-related or violent criminal activity within the past 12 months.

Records of arrests for drug-related or violent criminal activity within the past 3 years, although a record of arrest(s) will not be used as the basis for the denial or proof that the applicant engaged in disqualifying criminal activity; or

Any record of eviction from public or privately-owned housing as a result of criminal activity within the past 3 years.

Drug related criminal activity does not include the use or possession of controlled substances if the family member can demonstrate that s/he has successfully completed a treatment program since charge/conviction occurred.

Are currently engaging in illegal use of a drug; or

Have shown a pattern of use of illegal drugs/alcohol that may interfere with the health, safety or right to peaceful enjoyment of the premises by other residents; or

Are subject to a lifetime registration requirement under a State sex offender registration program or;

are subject to a registration requirement under a state drug or violent offender registration program.

2) The Board of Housing Commissioners approved a change in OHA’s eligibility criteria for the Housing Choice Voucher Admin Plan.

**Previous OHA Policy**

HUD permits, but does not require, PHA to deny assistance if PHA determines that any household member is currently engaged in, or has engaged in, during a reasonable time before the family would receive assistance, certain types of criminal activity.

Evidence of such criminal activity includes, but is not limited to:

Any conviction for drug-related or violent criminal activity within the past 5 years.

Any arrests for drug-related or violent criminal activity within the past 5 years.

Any record of eviction from public or privately-owned housing as a result of criminal activity within the past 5 years.

A conviction for drug-related or violent criminal activity will be given more weight than an arrest for such activity.

**Eligibility Criteria Updated February 2020**

HUD permits, but does not require, PHA to deny assistance if PHA determines that any household member is currently engaged in, or has engaged in, during a reasonable time before the family would receive assistance, certain types of criminal activity.

Evidence of such criminal activity includes, but is not limited to:

Any conviction for felony drug-related or violent criminal activity within the past 3 years and misdemeanor drug-related or violent criminal activity within the past 12 months.

Records of arrests for drug-related or violent criminal activity within the past 3 years, although a record of arrest(s) will not be used as the basis for the denial or proof that the applicant engaged in disqualifying criminal activity.

Any record of eviction from public or privately-owned housing as a result of criminal activity within the past 3 years.

A conviction for drug-related or violent criminal activity will be given more weight than an arrest for such activity.

Any household member is subject to registration requirement under a state drug or violent offender registration program.

### B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?

Y N

☐ X: Hope VI or Choice Neighborhoods.

☐ X: Mixed Finance Modernization or Development.

☐ ☐: Demolition and/or Disposition.

☐ X: Conversion of Public Housing to Tenant Based Assistance.

☐ X: Conversion of Public Housing to Project-Based Assistance under RAD.

☐ X: Project Based Vouchers.

☐ ☐: Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(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.

Olathe Housing Authority (OHA) will pursue repositioning of its Public Housing portfolio.
OHA will work with HUD staff to determine the feasibility of allocating a percentage of Housing Choice Vouchers to Project Based Vouchers.

B.3 Progress Report.

Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

1) Public Housing

Capital Improvements
Capital Funds have been utilized within designated timeframe on improvements to units.
Maintenance purchases energy efficient appliances when appropriate.
New water-efficient toilets were installed at Parkview Manor.

Quality of Services
Updated Admin Plan and ACOP
Maintained “High Performer” Status
Board and staff take active role within the City of Olathe and advocates for our program participants and the need for affordable housing.
Staff and Board attended Kansas and Southwest NAHRO Conferences

Maintain Admission and Continued Occupancy Standards
Policies and Procedures are followed to ensure consistency when working with applicants and tenants.

2) Housing Choice Voucher

Maintain and/or increase availability of housing opportunities
Applied for Mainstream Vouchers
Continue to work at recruiting new landlords especially since several LIHTC property’s have regulatory requirements expiring and being sold to out of state owners that are opting to not take vouchers.
Contracted out inspections of units.
Conducted Landlord/Tenant Workshop

Improve Quality of Service
Updated Admin Plan as needed
Received “High Performer” Status
Implemented additional financial internal controls
Board and staff takes active role within the City of Olathe and advocates for our program participants and the need for affordable housing.
Staff and Board attended Kansas and Southwest NAHRO Conferences
Implemented Bi-annual HQS Inspections

Promote Self-Sufficiency
FSS Grant was submitted and received
Numbers have decreased in 2020 due to graduations and leaving program. Recruitment is taking place to increase participation.

Maintain Admission and Continued Occupancy Standards
Admin Plan was updated throughout the year

B.4. Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

Y   N
☐ X

(b) If yes, please describe:

Other Document and/or Certification Requirements.

C.1 Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan
Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.2 Civil Rights Certification.
Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.
Instructions for Preparation of Form HUD-50075-HP
Annual Plan for High Performing PHAs

A. PHA Information. All PHAs must complete this section.
   A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

   PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Annual Plan.
   B.1 Revision of PHA Plan Elements. PHAs must:

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<table>
<thead>
<tr>
<th>C.3</th>
<th>Resident Advisory Board (RAB) Comments.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>(a) Did the RAB(s) provide comments to the PHA Plan?</td>
</tr>
<tr>
<td>Y</td>
<td>N</td>
</tr>
<tr>
<td>X</td>
<td>- Comments made at Annual Meeting by residents in general. Resident Council as a whole did not have any questions.</td>
</tr>
</tbody>
</table>

   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.

<table>
<thead>
<tr>
<th>C.4</th>
<th>Certification by State or Local Officials.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>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.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>D</th>
<th>Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</th>
</tr>
</thead>
<tbody>
<tr>
<td>D.1</td>
<td>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. OHA’s 2020-2024 5-Year Action Plan was approved by HUD on 06/15/2020.</td>
</tr>
</tbody>
</table>
Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

NO Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. 24 CFR §903.7(a)(1) and 24 CFR §903.12(b). Provide a 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. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. 24 CFR §903.7(a)(2)(i) and 24 CFR §903.12(b).

YES 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 maintaining 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)

NO 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)

NO Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d)

NO Homeownership Programs. A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. (24 CFR §903.7(k) and 24 CFR §903.12(b)

NO Safety and Crime Prevention (VAWA). A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

NO Pet Policy. Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n)

NO Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. (24 CFR §903.7(r)(2)(i)

NO 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 public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); 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)

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

We modified our preferences for applicants on the waiting list.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2, (24 CFR §903.23(b))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

NO Hope VI. 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm. (Notice PIH 2010-30)

NO Mixed Finance Modernization or Development. 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm. (Notice PIH 2010-30)
D. Statement of Capital Improvements

D.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: “See HUD Form 50075.2 approved by HUD on XX/XX/XXXX.”