

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
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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, 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.	PHA Information.																														
A.1	<p>PHA Name: <u>Ada County Housing Authority</u> PHA Code: <u>ID021</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2023</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2023-2027</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 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 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>The PHA draft plans and policy documents may be obtained on the Ada County Housing Authority's website at www.bcacha.org and at the Administrative Office located at 1001 S. Orchard St. Boise, ID 83705.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" data-bbox="212 1140 1471 1623"> <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>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <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	Lead PHA:																	
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B.	Plan Elements. Required for <u>all</u> PHAs completing this form.																														
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>ACHA Mission: To enhance the community by providing safe and affordable housing and services, fostering self-sufficiency and stability for people in need.</p>																														

B.2

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.

PHA Goal: Expand the Supply of Assisted Housing

- Pursue opportunities to increase the supply of affordable housing through the pursuit of partnerships, acquisitions and new construction utilizing an array of financing options that may include Low Income Housing Tax Credits, bonding authority, HUD finance programs and conventional loan products.
- Increase the supply of assisted housing units by applying for funding opportunities that further the mission of the agency.
- Further diversify and increase ACHA's sources of income by utilizing Affordable Housing Solutions, Inc. a nonprofit arm of the ACHA that was created to expand opportunities to apply for non-federal funds to support the mission of ACHA.
- Conduct outreach to engage current and potential landlords in order to develop and enhance relationships and to increase the number of participating landlords.

PHA Goal: Improve the Quality of Assisted Housing

- Achieve the highest level of performance in all housing authority programs
- Provide energy efficient amenities to units owned and/or managed by the housing authority.
- Concentrate on efforts to improve operations through training, and the implementation of sound quality assurance policies and procedures.
- Identify and prioritize capital improvement needs by conducting regular Physical Needs and Portfolio Assessments.

PHA Goal: Operate at a High Level of Efficiency

- In addition to recruiting owners to participate in rental assistance programs, the ACHA will provide the level of customer service that will encourage participating owners to remain active in the program. This includes processing all activities that may affect an owner's ability to lease a unit as rapidly as possible, and establishing positive relationships between HQS Inspectors, Housing Representatives, and owners/landlords.
- Establish Direct Deposit of Housing Assistance Payments to landlords participating in the Housing Choice Voucher Program.
- Explore methods to reduce the amount of paper by eliminating paper files when and where doing so will improve processes and cut costs.
- Update/revise the Administrative Plan for HCVP and the Admissions and Continued Occupancy Policy (ACOP) to provide guidance to staff and train staff on revisions and how to implement policy.
- Implement continuous improvement of staff performance and satisfaction through providing training and guidance materials.
- Vacancy turnaround time

PHA Goal: Promote Self-Sufficiency and Asset Development of Assisted Households

- Actively market the Family Self-Sufficiency (FSS) program to existing voucher holders through quarterly newsletters, attending the annual recertification meetings for voucher holders to explain the programs, and regular outreach.
- Work to increase the number of employed persons in assisted families, enrolled in the FSS program.
- Provide adequate referrals to FSS participants to receive supportive services in order to improve families' employability.
- Continue to organize FSS workshops around essential services for self-sufficiency in Education, Training, Employment and Money Management.
- Continue to link participants to services and programs that help to improve parental engagement, effective supervision, and school involvement.

PHA Goal: Ensure Equal Opportunity and Affirmatively Further Fair Housing

- Continue to undertake affirmative measures by updating of our self-assessment processes, outreach and other collaboration with HUD Fair Housing and other involved service providers to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, disability, sexual orientation and gender identity.
- Undertake affirmative measures to ensure accessible housing to applicants and participants through established processes for consideration and granting of reasonable accommodations, modifications, and prioritized unit transfers when a transfer is the best available option.

- Through staff training and continual process improvement, ensure timely responses to applicant and participant complaints relating to possible discrimination incidents. Response will include assessment, investigation, internal findings, and assistance to the complainant if needed, in the filing of the complaint with proper authorities.
- Expand availability of Limited English Proficiency (LEP) resources for applicants and participants, by maintaining a current and comprehensive list of available LEP resources for applicants and participants and through training and documentation to ensure continued compliance with the requirements set forth in the regulations and our agency plan.
- Update Section 504 Self-Assessment in order to update our Section 504/ADA plan

B.3

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.

PHA Goal: Expand the Supply of Assisted Housing

- ACHA conducted outreach to local landlords to develop and enhance relationships in order to increase the number of participating landlords. ACHA attended local property management meetings to promote the program to existing property management companies and local owners.
- HUD awarded ACHA Mainstream Vouchers. These vouchers will focus on delivering affordable housing to non elderly disabled persons who are institutionalized, in danger of being institutionalized, homeless, in danger of becoming homeless, or for clients in a permanent supportive housing or rapid re-housing project (funded through the Continuum of Care).
- ACHA secured renewal funding through the Department of Justice for a Transitional Housing Program to serve victims fleeing domestic violence, sexual assault, dating violence, and stalking
- ACHA applied for and received annual renewal funding under the Continuum of Care to provide Permanent Supportive Housing for a minimum of 11 homeless individuals and families
- ACHA acquired two duplexes to be used as Permanent Supportive Housing for chronically homeless individuals and families. Families will receive housing assistance and supportive services which include case management, mental health counseling, food, transportation, and medical care.
- ACHA launched a Landlord Incentive Program aimed at increasing affordable housing options for voucher holders. The program resulted in housing an additional 5 households within months. Staff also conducted outreach to local landlords to develop and enhance relationships in order to increase the number of participating landlords. ACHA attended local property management meetings to promote the program to existing property management companies and local owners. ACHA initiated a Landlord Advisory Council and hosted meetings with a group of participating landlords on various program topics related to landlord participation in rental assistance programs administered by ACHA.
- The ACHA entered into a sub-recipient agreement with Ada County to administer 12. million of the Emergency Rental Assistance Program (ERAP) to help Ada County residents pay rent and utility costs in order to maintain housing stability. The initial round of funding was fully spent in less than 12 months. Due to a high spending rate and growing need in our community for rental assistance, Ada County was awarded additional funding and added another 1. million to ACHA's agreement. The funding is expected to be available through 12/1/22. As of 5/1/22, the ACHA has distributed 15.2 million and assisted 2, 5 households in Ada County.

PHA Goal: Improve the Quality of Assisted Housing

- ACHA Housing Choice Voucher program has exceeded high quality standards and maintained a HUD High Performer status under HUD's Section 8 Management Assessment Program (SEMAP)
- ACHA's non-HUD financed supported housing have maintained affordable rents for both low income households that have rental assistance, and those without assistance.
- ACHA has remodeled the bathroom and new fencing in two of the ten public housing duplex units, as well as a HVAC project in one of the ten public housing duplex units.
- The PHA used Capital Funds to rehabilitate and or modernize the Public Housing complexes by installing new fencing, modernization of the kitchen, bathroom, patio awning, and landscaping at one of the Victory units.

PHA Goal: Operate at a High Level of Efficiency

- ACHA has developed effective ways to communicate and provide customer service. These systems and technologies include laptops and phone systems to allow staff to safely work with clients during the pandemic. Video and audio systems have been installed to facilitate online meetings with residents, the public, and board members.
- The PHA purchased a new office building in 2021 to afford more parking and easier access for applicants, residents, and the general public as it is centrally located for services.
- ACHA continues to explore software systems and technologies that will better serve our needs and goals of providing better customer service and program functionality and performance. Over the last year, multiple software companies have conducted demos for ACHA, which has allowed staff to identify options and opportunities to improve workflow and customer service.
- ACHA has sustained staff performance and satisfaction by providing the following trainings: Fair Housing, HCV PH Rent Calculations, Certified Occupancy Specialists, Service Coordinator Assessments, Fire Preparedness, Front Desk Security, Operating Fund, RAD Toolkit, FMLA Compliance, UPCS and Capital Fund Plan. ACHA has access to weekly trainings. Staff are able to take advantage of any weekly course that applies to their work, or interests.

PHA Goal: Promote Self-Sufficiency and Asset Development of Assisted Households

- ACHA actively marketed the Family Self-Sufficiency (FSS) program to existing voucher holders through quarterly newsletters, attending the annual recertification meetings for voucher holders to explain the programs, and regular outreach.
- ACHA served over 200 families and had 100 graduates. The average amount of escrow that was disbursed to graduates was \$400.
- The FSS program provided quarterly workshops for all participants that included topics such as debt reduction, job search and training, budgeting, and homeownership

PHA Goal: Promote Homeownership Opportunities

- ACHA referred over 200 families who were interested in homeownership to first-time homebuyer workshops covering the following topics: benefits of and preparation for homeownership, credit analysis, FICO scoring methodology, mortgage types and requirements, private mortgage insurance, loan to value ratio, down payment assistance programs, escrow and title process, property taxes, home maintenance and homeowner responsibilities.
- ACHA's Homeownership Coordinator facilitated a homeownership workshop and provided one-on-one meetings with current FSS participants to determine short and long term goals in obtaining homeownership, and to make a plan to reduce any barriers that need to be addressed.
- ACHA was able to collaborate with the following local agencies to provide services that will prepare interested participants for future homeownership: NeighborWorks Boise, Idaho Independent Bank, Debt Reduction Services, Vocational Rehabilitation, Finally Home, IHFA, Love Inc, Dress for Success, Idaho Department of Labor, TRI, and Idaho Department of Health and Welfare.
- ACHA actively promoted the Homeownership program to all existing voucher holders through quarterly newsletters and by attending weekly voucher briefings meetings for new households.

PHA Goal: Ensure Equal Opportunity and Affirmatively Further Fair Housing

- ACHA was able to improve the availability of Limited English Proficiency (LEP) resources for applicants and participants, by expanding our comprehensive list of interpreters, translators, and Language Line capabilities. ACHA also utilized additional HUD pamphlets, flyers, and posters in varying languages.
- Training of employees is an essential element to ensure compliance to regulations, consistency in the provision of services, and improvement in the quality of program management. All 45 employees participated in webinars or in-person training including:
 - Fair Housing and Reasonable Accommodation FMLA Compliance
 - LEP Plan Requirements and Processes
 - Preventing Fraud in Housing: Effective Interviewing for Program Integrity Homeless Management and Information Services
 - Voluntary Services for Victims of Domestic Violence, Sexual Assault, Stalking, and Dating Violence
- With the addition of the Emergency Rental Assistance Program, the ACHA translated application materials into six different languages including Spanish, Arabic, Farsi, Russian, Somali, and Swahili. ACHA worked closely with local agencies to create video messages in various languages and post on social media sites.

- Training of employees is an essential element to ensure compliance to regulations, consistency in the provision of services, and improvement in the quality of program management. All employees participated in webinars or in-person training including:
 - Fair Housing and Reasonable Accommodation
 - FMLA Compliance
 - LEP Plan Requirements and Processes
 - Preventing Fraud in Housing: Effective Interviewing for Program Integrity
 - Homeless Management and Information Services
 - All contracts with outside contractors have Section 3 clauses that require consideration of residents as perspective workers.

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.

On June 27, 2007 the PHA Board of Commissioners approved a Policy on Protections for Victims of Domestic Violence (VAWA Policy) and related amendments to the PHA’s Admissions and Occupancy Policies for the Public Housing Program and Section 8 Housing Choice Voucher Program. The PHA has revised the policy to conform to the VAWA Reauthorization Act of 2013 and the Final Rule published on 11/16/2016.

The PHA adopted these policies in compliance with the Violence Against Women Act (VAWA) as amended. The Act also requires the PHA to describe in the Agency Plan any goals, 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. The VAWA 2013 Reauthorization Act expanded the protections stated in the original act, but in way that does not conflict with the PHA’s policies and procedures.

- The PHA supports the goals of the VAWA and will comply with its requirements;
- The PHA will continue to administer its housing programs in ways that support and protect residents/participants and applicants who may be victims of domestic violence, dating violence, sexual assault or stalking;
- The PHA will not take any adverse action against a resident/participant or applicant solely on the basis of the person being a victim of such criminal activity, including threats of such activity. “Adverse action” in this context includes denial or termination of housing assistance;
- The PHA will not subject a victim of domestic violence, dating violence, sexual assault or stalking to a more demanding standard for lease compliance than other residents;
- The PHA posts the following information regarding VAWA in its offices and on its web site. It will also make the information readily available to anyone who requests it.
 - A notice of occupancy rights under VAWA to housing choice voucher program applicants and participants who are or have been victims of domestic violence, dating violence, sexual assault, or stalking (Form HUD-5)
 - A copy of form HUD-5 2, Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking and Alternate Documentation
 - A copy of the PHA’s emergency transfer plan
 - A copy of HUD’s Emergency Transfer Request for Certain Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking, Form HUD-5 (Exhibit 1 -4)
 - The ational Domestic Violence Hot Line: 1- - -SAFE (2) or 1- - - 224 (TT)
 - (included in Exhibits 1 -1 and 1 -2)
 - Contact information for local victim advocacy groups or service providers
- The PHA will continue to develop policies and procedures as needed to implement the requirements of VAWA, and to collaborate with other agencies to prevent and respond to domestic violence, dating violence, sexual assault or stalking, as those criminal activities may affect applicants for and participants in the PHA’s housing programs. The PHA collaborates with local public and non-profit agencies that provide activities, services and programs to assist and support victims of domestic violence.

<p>B.4</p>	<ul style="list-style-type: none"> • Local organizations offering assistance to victims of domestic violence, dating violence, sexual assault, or stalking: <ul style="list-style-type: none"> • Women’s and Children’s Alliance 720 W Washington, Boise ID 83702; (208) 343-7025; http://www.wcaboise.org/get-help/ • FACES Family Justice Center http://www.wcaboise.org/faces/ offers a variety of services for survivors of domestic and/or sexual violence. • Faces of Hope Victim Center http://facesofhopevictimcenter.org/ 417 S 6th Street, Boise ID 83702, (208) 577-4400 • Family Advocates http://www.strongandsafe.org/about-us 3010 W State Street, Boise ID 83703, (208) 345-3344 • Ada County https://fourthjudicialcourt.idaho.gov/ 200 W Front Street, Boise ID 83702, (208) 287-7605 • Ada County Self Rescue Manual http://www.selfrescuemanual.com/ • Domestic Violence Crime Prevention Act, Idaho Statutes, Title 39 Health and Safety, Chapter 63 Domestic Violence Crime Prevention https://legislature.idaho.gov/ • Idaho Coalition Against Sexual & Domestic Violence https://www.idvsa.org/ Linen Building, 1402 W Grove Street, Boise ID 83702 (208) 384-0419 • Domestic Violence Legal Advice Hotline http://www.idaholegalaid.org/ Boise Office of Idaho Legal Aid Services, 1447 S Tyrell Lane, Boise ID 83706 (208) 345-0106 • The United States Department of Justice Office on Violence Against Women https://www.justice.gov/ovw Idaho Coalition Against Sexual & Domestic Violence, Linen Building, 1402 W Grove Street, Boise ID 83702, (208) 384-0419
<p>C. Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<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>Significant Amendment(s) are defined as discretionary changes in the plans or policies of the Boise City Housing Authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require approval of the Boise City Housing Authority Board of Commissioners. See Attachment A for a list of revisions under the BCHA Housing Choice Voucher Administrative Plan and Admissions and Continued Occupancy Plan.</p>
<p>C.2</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</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>

C.3	<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.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input 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> <table border="1" data-bbox="214 919 1471 1306"> <tr> <td data-bbox="214 919 1471 961"> <p>Fair Housing Goal:</p> </td> </tr> <tr> <td data-bbox="214 961 1471 1306"> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>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, which means the PHA will continue to examine its own programs or proposed programs; identify any impediments to fair housing choice within those programs; address those impediments in a reasonable fashion in view of the resources available; work with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintain records reflecting these analyses and actions.</p> </td> </tr> </table> <table border="1" data-bbox="214 1331 1471 1709"> <tr> <td data-bbox="214 1331 1471 1373"> <p>Fair Housing Goal:</p> </td> </tr> <tr> <td data-bbox="214 1373 1471 1709"> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> </td> </tr> </table>	<p>Fair Housing Goal:</p>	<p><u>Describe fair housing strategies and actions to achieve the goal</u></p> <p>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, which means the PHA will continue to examine its own programs or proposed programs; identify any impediments to fair housing choice within those programs; address those impediments in a reasonable fashion in view of the resources available; work with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintain records reflecting these analyses and actions.</p>	<p>Fair Housing Goal:</p>	<p><u>Describe fair housing strategies and actions to achieve the goal</u></p>
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**Certifications of Compliance with
PHA Plan and Related Regulations
(Small PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or ___ Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning _____ in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice (AI) or Assessment of Fair Housing (AFH) as applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR § 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last Annual PHA Plan (check all policies, programs, and components that have been changed):
 - ___ 903.7a Housing Needs
 - ___ 903.7b Deconcentration and Other Policies Governing Eligibility, Selection, Occupancy, and Admissions Policies
 - ___ 903.7c Financial Resources
 - ___ 903.7d Rent Determination Policies
 - ___ 903.7h Demolition and Disposition
 - ___ 903.7k Homeownership Programs
 - ___ 903.7r Additional Information
 - ___ A. Progress in meeting 5-year mission and goals
 - ___ B. Criteria for substantial deviation and significant amendments
 - ___ C. Other information requested by HUD
 - ___ 1. Resident Advisory Board consultation process
 - ___ 2. Membership of Resident Advisory Board
 - ___ 3. Resident membership on PHA governing board

The PHA provides assurance as part of this certification that:

- (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
 6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of

the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.

7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For a PHA Plan that includes a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting lists would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.

18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 24 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

PHA Name

PHA Number/HA Code

____ 5-Year PHA Plan for Fiscal Years 20____ - 20____

Annual PHA Plan for Fiscal Year 20____

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Executive Director:

Name of Board Chairman:

Signature

Date

Signature

Date

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 3/31/2024

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, _____, the _____
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years _____ and/or Annual PHA Plan for fiscal
year _____ of the _____ is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
State Consolidated Plan.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official:	Title:
Signature:	Date:

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Policy Revisions to the Boise City/Ada County Housing Authorities Admissions and Continued Occupancy Plan (ACOP)

Updates and changes are being proposed to the Boise City/Ada County Housing Authorities Admissions and Continued Occupancy Policy (ACOP) for the Low Rent Public Housing (LRPH) program. The ACOP outlines the BCACHA policies where the housing authority has discretion to set a policy. The ACOP must be approved by the Board of Commissioners and then updated in the PHA Plan. The following is an outline of the updates and changes being proposed:

Chapter 3 – Eligibility

Section	Change
Introduction	Added “ <i>Not currently be receiving a duplicative subsidy</i> ” to the list of requirements for applicants to be eligible for the public housing program.
3-I.L. Absent Family Members	Changed absent period from 90 days to 180 days.
3-II.E. EIV System Searches	Added entire section with updated NMA Model ACOP detailing requirements to perform certain EIV searches to prevent double subsidy, if the applicant owes debts to any PHAS and income/id validation within 120 days of admission.
3-III.A. Denial of Admission	NMA Model ACOP update to overview, which details a notice from HUD’s Office of General Counsel detailing potential discriminatory impact of restrictive criminal history screen policies.
3-III.B. Required Denial of Admission	Bullet point regarding a belief that any household member’s use or pattern of use or abuse of a drug or alcohol may threaten the health, safety, and right to peaceful enjoyment by other residents – added “ <i>A record or records of arrest will not be used as the sole basis for the denial or proof that the applicant engaged in disqualifying criminal activity</i> ”. In accordance with 3-III.A.
3-III.C. Other Permitted Reasons for Denial of Admission	Previous Behavior – changed all screening timeframes to be three years instead of five years.
3-III.D. Screening	Changed all screening timeframes to three years instead of five years.
3-III.F. Prohibition Against Denial of Assistance to Victims of VAWA	NMA Model ACOP update to explanation of VAWA and reasoning for including “human trafficking”. BCACHA Policy now includes that it will request enough information to make a reasonable determination that the reasons for denial are directly related to VAWA when informed by a denied applicant.
General	Added “ <i>human trafficking</i> ” to all references to VAWA.

Chapter 9 – Reexaminations

Section	Change
9-III.B. Changes in Family and Household Composition	New Family and Household Members Requiring Approval – changed “will” require to “may” require a transfer when adding a person other than a child by birth, adoption, or court-awarded custody.
9-III.C. Changes Affecting Income or Expenses	Family-Initiated Interim Reexaminations: Required Reporting- Family requirement to report increases in earned income was changed to “household” income. Removed paragraph about only conducting an interim when it applies to EID.
9-III.D. Processing the Interim Reexamination	Method of Reporting – Changed policy to accept notice of changes in writing only, and removed sentence about oral reporting.

Chapter 12 – Transfer Policy

Section	Change
12-II.B. Types of PHA Required Transfers	Occupancy Standards Transfers – Overcrowded now reads as under-housed. Corrected reference to over-housed and under-housed as they were backwards.
12-III.B. Types of Resident Requested Transfers	Transfers are limited to those needed for a serious or life threatening medical condition, threat of physical harm or criminal activity, and as a reasonable accommodation. Removed transfers to a different size unit, and added exceptions may be made at the discretion of the Executive Director. Removed paragraphs regarding regular priority transfer requests in accordance with earlier policy updates.
12-III.C. Eligibility for Transfer	Added other transfers will be at the discretion of the Executive Director. Removed time requirement for housekeeping standards, and paragraph of prior exceptions.
12-III.D. Security Deposits	Added that the family may be responsible for any difference between security deposit amounts for different unit sizes.
12-III.F. Handling of Requests	Removed paragraphs regarding responses when VAWA is the reason for transfer, and the good record clause.
General	Added “ <i>human trafficking</i> ” to all references to VAWA.

Draft 2024-2028 CFP Plan
Ada County Housing Authority

DRAFT

2024 Description	BLI	BLI Description	Project		
Administrative Costs	1410	Administrative Costs	All	Salaries + Benefits	\$ 3,418
Dwelling Unit-Interior	1480	General Capital Activity	All	1785 Victory Kitchen & Bath Remodel	\$ 30,761
				Total	\$ 34,179
2025 Description	BLI	BLI Description	Project		
Administrative Costs	1410	Administrative Costs	All	Salaries + Benefits	\$ 3,418
Dwelling Unit-Interior	1480	General Capital Activity	All	1723 Victory Kitchen & Bath remodel	\$ 30,761
				Total	\$ 34,179
2026 Description	BLI	BLI Description	Project		
Administrative Costs	1410	Administrative Costs	All	Salaries + Benefits	\$ 3,418
Dwelling Unit-Exterior	1480	General Capital Activity	All	Exterior Paint and Gutter Replacement	\$ 30,761
				Total	\$ 34,179
2027 Description	BLI	BLI Description	Project		
Administrative Costs	1410	Administrative Costs	All	Salaries + Benefits	\$ 3,418
Dwelling Unit-Exterior	1480	General Capital Activity	All	Replace Garage doors and openers	\$ 30,761
				Total	\$ 34,179
2028 Description	BLI	BLI Description	Project		
Administrative Costs	1410	Administrative Costs	All	Salaries + Benefits	\$ 3,418
Dwelling Unit-Exterior	1480	General Capital Activity	All	Replace Roof at Marigold	\$ 29,761
Soft Costs	1406	Transfer to Operations	All	Budget Flexibility	\$ 1,000
				Total	\$ 34,179