

HOUSING CHOICE VOUCHER 5-YEAR & ANNUAL PLAN ADMINISTRATIVE PLAN

Ashland Assisted Housing Authority

Mission Statement

- Ashland Assisted Housing Authority's mission is to leverage the power of affordable, decent, safe, and stable housing to help communities thrive and low-income families increase their potential for long-term economic success and a sustained high quality of life.

The 5-Year Plan for the Housing Choice Voucher Program (HCV) sets the goals for the agency.

The 1-Year Plan details changes in the policies of the agency and reports agency's progress on 5-Year Plan.

The Administrative Plan states the Federal regulations set by HUD and local policies set by Board of Commissioners.

Objectives

- *Recognize participants as the ultimate customer.*
- *Increase the amount of low-income rental housing stock in Boyd County by:*
 - *Expanding landlord participation*
 - *Working with other agencies influencing housing (code enforcement, planning, zoning, etc.).*
- *Reduce the PUC (price per unit) allowing the agency to serve more families.*

Objectives (continued)

- *Decrease time between voucher issuance and lease up.*
- *Continued Fair Housing efforts in the community.*
- *Increase number of VASH participants within jurisdiction.*
- *Improve service delivery efforts through effective and efficient program management.*
- *Seek problem-solving partnerships with participants, landlords and community and government leadership.*
- *To assist the local economy by increasing the occupancy rate and the amount of money flowing into the community.*

Participants

Currently serving:

507 families

including:

32 Domestic Violence Victims at Harbor Hill

12 VASH: Veteran Supportive Housing Vouchers (Ashland)

7 VASH: Veteran Supportive Housing Vouchers (Other jurisdictions)

192 participating landlords

Fiscal Impact

Allocation for Housing Assistance Payment and Utility Allowance

\$3,126,066

Allocation for Administration of Program

\$274,500

Agency Progress

Safe Harbor, local domestic violence shelter, refers and assists families with the application process and initial lease up. The agency has dedicated 34 vouchers to domestic violence victims at Harbor Hill, a project specifically for domestic violence victims.

Ashland Assisted Housing works closely with the Ashland Human Rights Commission concerning all fair housing issues. The Human Rights Commission is a neutral agency that investigates all allegations of discrimination. We also coordinate to provide Fair Housing information within the community by participating in community outreach/fairs and activities at local schools. In April 2020, Lexington Fair Housing Council will provide training for the community. All are encouraged to attend. The City of Ashland will require PHA staff and City Commissions concerning housing, code enforcement, zoning, and planning to attend.

Ashland Assisted Housing is proud to be a community partner with the Veterans Administration on the administration of Veterans Affairs Supportive Housing (VASH) vouchers. As of January 1, 2020, the agency will have funding for 15 vouchers to assist homeless veterans. The PHA encourages use of other PHA funding for veteran assistance.

Substantial Amendment

- Ashland Assisted Housing will consider an substantial amendment/modification as:
 - a) changes to rent or admission policies or organization of the waiting list; or
 - b) any change in regard to homeownership programs and
 - c) establishment of new and/or substantively revised policies and procedures for Section 8 that have not been previously been submitted as a part of the current or previous year's Agency Plans, which are not required by HUD through law, rule or regulation.

PBV: Gla-Low Apartments (proposed)

The City Commission has committed funding of 77 vouchers for low- and extremely low- families at Gla-Low Apartments. The seventy-seven vouchers are subject to the availability of funding. The vouchers allocated to the Gla-Low project will provide support services to tenants allowing them to become self-sufficient in safe, decent housing. All policies contained in the City of Ashland Assisted Housing Authority Housing Choice Voucher Program Administrative Plan will apply to the Gla-Low Apartment project except as noted.

The vouchers allocated to the Gla-Low project will provide support services allowing families to gain self-sufficiency in safe, decent housing. Local agencies will provide supportive services for Gla-Low residents including transportation, food pantries, etc.

VAWA

Ashland Assisted Housing is committed to the implementation of the Violence Against Women Act (VAWA). Every opportunity is used to educate tenants of their protections and landlords of their responsibilities. Applicants are informed of their rights in the initial and second application. Information is provided to tenants during the briefing and in the briefing packet they take home. Information is given during voucher issuance, re-certifications and when cancellation letters are mailed out. Information on landlord responsibilities under VAWA are placed in landlord briefing handbooks, training materials, and landlord housing assistance payments periodically. Additional information concerning VAWA is available at www.ashlandky.gov.