

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	<p>PHA Name: Lyons Housing Authority PHA Code: KS025</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): Jan. 1, 2020 PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-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>Copies of the Lyons Housing Authority Plan are available:</p> <p>Main administrative office of the Lyons Housing Authority, 215 S. Bell Ave., Lyons, KS 67554; (620)257-5241</p> <p>Copies will be made available to Lyons Housing Authority – Park Place Apartments and Kingswood Housing – residents upon request.</p> <p>Resident Advisory Board will be supplied the plans.</p> <p>www.LyonsHousingAuthority.com</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <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> </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.	5-Year Plan. 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>Lyons Housing Authority's mission is to provide housing that is decent, safe and affordable and free from discrimination for those that are low-income, very low-income and extremely low-income families. To maintain the properties in a manner that is attractive to the community as well as those that dwell in the units.</p>														

<p>B.2</p>	<p>Goals and Objectives. 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.</p> <p>Lyons Housing Authority's goals and objectives are to maintain and improve the 89 units of housing along with providing the community quality and affordable housing while being a decent and safe place to live.</p> <ul style="list-style-type: none"> -Over the past four years, we have replaced inoperable irrigation system and planted new grass yard for Kingswood Housing's (16 duplexes) which include 1-, 2-, and 3-bedroom units, to make the landscaping and yards a more attractive area to live. -As Capital Grant Funds allow, upgrades to apartment flooring and cabinetry has been completed. LHA purchased 30 new refrigerators and 15, 30" stoves to replace 20" stoves. Many of the refrigerators were not cooling food properly and were over 30 years old. HUD personnel highly recommended phasing out the 20" stoves and replacing with 30" stoves in all apartments. -LHA renovated two 1-bedroom apartments to a 2-bedroom at Park Place Apartments due to the demand of larger and more 2-bedroom apartments in the high-rise. The future plan for LHA is to reduce the number of 1-bedroom apartments by converting to 2-bedroom apartments, as noted previously, due to the demand of more 2-bedroom apartments for families. Also, a current 2-bedroom apartment was renovated to update and repair due to tenants living in the unit for more than 20 years and refusing to transfer when updates were begun on all apartments. Thus, the apartment was completed gutted and renovated with new ceiling tile, flooring, carpet, paint, cabinetry, etc. -Lyons Housing Authority installed new energy efficient ceiling fans in the kitchens, bedrooms and living rooms at Kingswood Housing duplexes. These duplexes were built with no lighting in any of the living rooms. Thus, the ceiling fans contributed to better lighting in each of the rooms and provided an energy efficient option to keep apartments cool/warm during the seasons. Therefore, this will help with the cost of utilities for those tenants that are responsible of paying their own utilities at the duplexes. -LHA replaced the old, worn carpet in hallways of Park Place Apartments, 4-story high-rise. The carpet was replaced with waterproof laminate flooring, which is easier to clean and reduced maintenance labor to maintain. This has reduced the maintenance from vacuuming and cleaning on a regular basis to just sweeping and spot mopping the flooring when needed. Now the interior of the building looks attractive in our hallways rather than seeing dirty carpets and a building in need of repairs. -Additional security cameras were installed at Park Place Apartments along with free WiFi in the public areas for tenants. -On-going measures are taken to reduce the bed bug infestation in apartments and the public areas. The 15-year old furniture was replaced with brand new wrought iron chairs and tenants are provided bed bug encasements, as necessary, to eliminate the bed bugs. -When LHA went to a non-smoking facility, a gazebo was provided for those tenants who smoke. Those tenants that do not smoke requested a screened enclosure for their use without needing to be around the second-hand smoke. A front enclosure to the high-rise building was provided for those tenants to enjoy the outdoors. The gazebo is mostly used by smokers as their outside smoking area. -To continue to be a High Performer in Public Housing. -To ensure equal opportunity housing for all those that lease. -To research and implement an Emergency Action Plan in the future. -To continually improve the modernization, appearance and energy efficiency of our public housing units and sites.
<p>B.3</p>	<p>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. Lyons Housing Authority will continue to use Capital Program Funds to upkeep our facilities so that they remain decent, safe and affordable to current and future tenants.</p> <p>Along with remaining an attractive housing facility /business in the community by staying competitive with all other housing options by decreasing our vacancy rate.</p> <p>In addition, we have continued exceptional success with EIV in catching fraud and unreported income.</p> <p>In an effort to modernize our almost 50-year-old apartments and to make our aging units more marketable, LHA will continue to use CFP funds as needed for improvements. The modernization exemption in PIC will only be used, if necessary, to allow our professional contractors adequate time to rehabilitate the interiors of our units.</p> <p>Many of the units have been remodeled such as our Kingswood Apartments with new kitchen and bath cabinetry along with adding outside lighting for safety. The Park Place Apartment handicap units have been upgraded with new roll-in showers.</p>
<p>B.4</p>	<p>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.</p> <p>Local Sexual Assault/Domestic Violence Center provides free and confidential assistance to survivors of intimate partner violence, sex trafficking and elder abuse. They welcome people of all ages, sexual orientations and gender identities, regardless of what language or immigration status or income. The center is based out of Hutchinson, Kan., with an office open in Lyons, with a victim advocate onsite. A crisis hotline is established. Walk-ins encouraged, no appointment necessary, spoken translation at every center. Services include: case management and counseling.</p> <p>Adult Protective Services (APS) – Vulnerable adults who are being abuse, neglected and/or financially exploited are referred to APS for more intensive on going supports.</p>

<p>B.5</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>Lyons Housing Authority; Statement of Substantial Deviations and Significant Amendments</p> <p>Substantial Deviations or Significant Amendments as defined by the Lyons Housing Authority means any action that meets the following criteria:</p> <ol style="list-style-type: none"> 1. Results in a reallocation of more than \$100,000 in restricted funds; 2. Would create a change in mission, goal or objective from the existing goals and objectives and would require formal approval of the Board of Commissioners; 3. Is a clear change in direction of funds mentioned above, exclusive of strategies designed to achieve the mission, goals and objectives already identified; 4. That modifies agreed upon improvements to physical assets of the Lyons Housing Authority programs outside of reductions in HUD funding or reallocations to future years. <p>Any substantial deviation or significant amendment is subject to the following requirements:</p> <ul style="list-style-type: none"> ▪ The PHA must consult with the Resident Advisory Board (RAB) (as defined in 24 CFR 903.13); ▪ The PHA must ensure consistency with the Consolidated Plan of the jurisdiction(s) (as defined in 24 CFR 903.15); and ▪ The PHA must provide for a review of the amendments/modifications by the Public during a 45-day public review period (as defined in 24 CFR 903.17). ▪ The PHA may not adopt the amendment or modification until the PHA has duly called a meeting of its Board of Commissioners. This meeting, at which the amendment or modification is adopted, must be open to the public. ▪ The PHA may not implement the amendment or modification until notification of the amendment or modification is provided to HUD and approved by HUD in accordance with HUD's plan review procedures (as defined at 24 CFR 903.23).
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> X</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.7</p>	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>, <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>

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