

Streamlined Annual PHA Plan (Small PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 09/30/2027
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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. They also inform 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-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, HCV-Only PHA, or Qualified PHA do not need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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 HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	<p>PHA Name: <u>Housing Authority of Versailles*</u> PHA Code: <u>KY049</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/01/2026</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>156</u> Number of Housing Choice Vouchers (HCVs) <u>0</u></p> <p>Total Combined <u>156</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Public 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p> <p>The 2026 PHA Annual Plan will be available for public viewing at the Administrave Office of the Housing Authority of Versailles, seven days a week during business hours from 8:00 a.m. to 4:00 p.m. unless the office is closed for holidays, end of month close-out or other. It will also be posted on the Housing Authority of Versailles' web-site. Manual and digital copies are available to residents and the public. Resident Advisory Board as well as the Board of Commissioners receive monthly updates as projects take place.</p>

<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)																					
Lead PHA:	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																
					PH	HCV															
B. Plan Elements Submitted with 5-Year PHA Plans. Required elements for Small PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a Small PHA is not submitting its 5-Year Plan. See sub-section below for required elements in all other years (Years 1-4).																					
B.1 Revision of Existing PHA Plan Elements. <p>(a) Have the following PHA Plan elements been revised by the PHA since its last 5-Year PHA Plan submission?</p> <table> <tr> <td>Y</td> <td>N</td> </tr> <tr> <td colspan="2"> <input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. </td> </tr> <tr> <td colspan="2"> <input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. </td> </tr> <tr> <td colspan="2"> <input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources. </td> </tr> <tr> <td colspan="2"> <input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination. </td> </tr> <tr> <td colspan="2"> <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs. </td> </tr> <tr> <td colspan="2"> <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. </td> </tr> <tr> <td colspan="2"> <input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification. </td> </tr> </table> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p>						Y	N	<input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.		<input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.		<input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.		<input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.		<input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.		<input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.		<input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.	
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	<p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Choice Neighborhoods Grants.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Program under Section 32, 9 or 8(Y)</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the applicable 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.</p>

B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan. We have achieved our goals and mission to provide low-income housing families with affordable housing choices as we have continued to maintain and retain an occupancy rate of 95% throughout FY2025. We also continued to strive to improve our curb appeal by refurbishing units at 49-1, in most of the older areas (Oak, Poplar and Berry Avenue) to give it an updated, clean and well-maintain look and improve property value in the neighborhoods. We also made upgrades to 217, 229, 231, 233, and 235 Clifton Road apartments by giving them a fresh new color of paint on the doors, railings, and breezeways.</p> <p>We also installed a number of new HVAC System to provide residents with heat and air. We also have the Electrical Panel Project for Linden, Oak and Jackson St. underway with the architects and surveyors to remove the old panels to upgrade/install new electrical panels in the older units that do not meet code and current regulations.</p> <p>Staff has received on-going job-related training throughout the year. We completed that installation of a new camera system for Linden, Oak, Poplar, Clifton, the office and Berry Avenue properties. Office staff have been able to assist the Versailles Police Department in criminal activities by reviewing the camera footage and help solve criminal cases on the properties.</p> <p>Priority: We have installed a new playground at the 49-1 site next to the Administrative Office and it has actually quieted the mischeviousness of the youth because it has given them something to do. We will install the next one at Clifton Road apartments.</p> <p>New Sewer Lines have been installed for 519 Poplar Street, Administrative Office 506 adn 508 Oak Street, and 105 Jackson Street due to low water pressure, drainage problems and old piping.</p> <p>We will continue to make upgrades to our sites/properties and keep them well-maintained and safe.</p> <p>We will also ensure that meaning access to services and programs by individuals with Limited English Proficiency through our policy and our Language Access Plan, so all applicants and residents are able to gain access to information, forms and documents pertaining to housing in their native tongue through our website and translator. We plan to meet our Fair Housing Goals and comply with all federal, state, and local nondiscrimination laws and rules and regulations governing Fair Housing and Equal Opportunity in housing and employment. Admissions are conducted without regard to race, color, creed, sex, national origin, disability, marital status, familial status, or sexual orientation.</p>
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B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>Our 2025-2029, 5-Year Action Plan was approved in the EPIC System on May 21, 2025.</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
	<p>Plan Elements Submitted All Other Years (Years 1-4). Required elements for all other fiscal years. This section does not need to be completed in years when a Small PHA is submitting its 5-Year PHA Plan.</p>
B.1	<p>New Activities</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/> Choice Neighborhoods Grants. <input type="checkbox"/> <input checked="" type="checkbox"/> Modernization or Development. <input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Program under Section 32, 9 or 8(Y) <input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers. <input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization. <input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the applicable 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.</p> <p>We also have the Electrical Panel Project for Linden, Oak and Jackson St. underway as the architects and surveyors are ready to put it out for bid to remove the old panels to upgrade/install new electrical panels in the older units that do not meet code and current regulations.</p> <p>We plan to tear out the old playground equipment and install a new playground at the units on Clifton Road in FY 2026.</p>

We plan to refurbish buildings on Linden and a duplex at 523 and 525 Oak and the house at 528 Oak and the duplexes at 523 and 525 Linden, 521 Linden.

We also have plans to remove and install new flooring, counter tops and cabinets in units that are in need in 49-1 (10) units, the oldest units of all the properties.

(c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan.

N/A

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

B.2	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>Our 2025-2029, 5-Year Action Plan was approved in the EPIC System on May 21, 2025</p>
C	<p>Other Document or Certification Requirements for Annual Plan Submissions. Required in all submission years.</p>
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p style="text-align: center;">Y N _____ <input checked="" type="checkbox"/></p> <p>(b) 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.</p>
C.2	<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.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-CRT-SM, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

C.4

Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

(a) Did the public challenge any elements of the Plan?

Y N

(b) If yes, include Challenged Elements.