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| Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i> | U.S. Department of Housing and Urban Development Office of Public and Indian Housing | OMB No. 2577-0226 Expires: 02/29/2016 |
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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. Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only 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 if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, 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. | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--------------------|--|--------------------|----------|-----------------------------|---------------------------------|------------------------------|---------------------------------|------------------------------|-----|-----------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| A.1 | <p>PHA Name: Suffolk Redevelopment and Housing Authority PHA Code: VA025</p> <p>PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2017</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 466 Number of Housing Choice Vouchers (HCVs) 853</p> <p>Total Combined Units/Vouchers 1319</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. PHAs must have the elements listed below in sections B and C 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. 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.</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" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">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: | | | | | | | | | | | | | | | | | |
| 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.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 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Hope VI or Choice Neighborhoods. | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Mixed Finance Modernization or Development. | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Demolition and/or Disposition. | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Designated Housing for Elderly and/or Disabled Families. | |
| <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"/> |
| Occupancy by Over-Income Families. | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Occupancy by Police Officers. | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Non-Smoking Policies. | |
| <input checked="" type="checkbox"/> | <input 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). | |

(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.

Demolition and/or Disposition

The Suffolk Redevelopment and Housing Authority will apply for demolition and/or disposition approval under Section 18 of the Housing Act of 1937 for the communities of Cypress Manor and Parker Riddick. The communities are obsolete due to their physical condition, location and environmental conditions making them unsuitable for housing purposes. There are no reasonable modification programs that are cost effective to return the public housing communities or a portion of the project to a useful state.

Non-Smoking Policies

The Suffolk Redevelopment and Housing Authority continues to support the Housing and Urban Development's initiative to provide safe and healthy environments within local housing communities. The agency plans to establish a Smoke Free policy for its five (5) public housing communities which will be consistent with the Housing and Urban Development final rule 24 CFR Parts 965 and 966.

Project-Based Vouchers

The Suffolk Redevelopment and Housing Authority plans to utilize 20% percent of the Annual Contribution Contract (ACC) under the Housing Choice Voucher Program with HUD and convert the funding to specific units using it for the tenant based assistance.

The agency plans to implement an Annual Contributions Contract with two new communities providing Project Based Vouchers which will offer quality, new affordable housing within the City of Suffolk. It is estimated that fifteen (15) project based vouchers will be issued in the Downtown Suffolk area. These vouchers will support October Station Apartments located at Freeny Avenue in Suffolk and The Villas at Reid Landing located on William Reid Drive, Suffolk. We will award project based vouchers and enter into an Agreement for a Housing Assistance Payment Contract (AHAP) which will allow these communities to accept tenant based assistance vouchers. This will be consistent with the agency's PHA Plan by meeting the needs of the citizens of Suffolk by offering an opportunity to obtain quality, new affordable housing within the city that is attractive, decent, safe and sanitary.

Designated Housing for Elderly and/or Disabled families

The Suffolk Redevelopment and Housing Authority plans to submit a designate plan to the Housing and Urban Development for approval in order to designate Chorey Park Apartments as an project for elderly families only or for person with disabilities in accordance with Section 7 of the U. S. Housing Act of 1937 (Section 7) which was amended by Section 10(a) of the Housing Opportunity Program Extension Act of 1996 (Section 10).

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| B.3 | <p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> |
| B.4 | <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> |
| B.5 | <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 and Annual Plan.</p> <p>The Suffolk Redevelopment and Housing Authority continues to fulfill the Agency's Mission and Goals as described in the PHA 5-Year and Annual Plan by continually improving our current housing stock and seeking additional housing for low income families. The agency continues to seek resources from outside funding sources. Additionally, the agency will continue to encourage Section 3 contractors to do business with SRHA. The agency will also continue to support family self-sufficiency through the agency's Family Self-Sufficiency Program and Counseling Services. The agency's goals are included in this document as "Attachment 2."</p> |
| B.6 | <p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(c) 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> <p>Please see "Attachment 3"</p> |
| B.7 | <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> |
| B.8 | <p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> |
| C. | <p>Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p> |
| C.1 | <p>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.</p> <p>The Suffolk Redevelopment and Housing Authority has an approved 5-Year Action Plan (HUD-50075.2) dated 6/2015.</p> |

Sources of Funding FY2017

As of 7/1/2016

Amount**GRANTS**

| | | |
|---|----|---------|
| Capital Fund Program 2013 (Balance on Hand - Estimate) | \$ | 49,259 |
| Capital Fund Program 2014 (Balance on Hand - Estimate) | \$ | 47,425 |
| Capital Fund Program 2015 (Balance on Hand - Estimate) | \$ | 185,459 |
| Capital Fund Program 2016 | \$ | 640,255 |
| VHDA Housing Counseling Grant FY16 (Balance on Hand - Estimate) | \$ | 21,627 |
| Wells Fargo Foreclosure Prevention | \$ | 498 |
| Living Healthy and Smoke Free in PH | \$ | 10,000 |

Total Grant Funding (Balance on Hand) **\$ 954,523**

GOVERNMENT FUNDING

| | | |
|---|----|-----------|
| Public Housing Operating Subsidy (Estimate) | \$ | 2,059,582 |
| City of Suffolk | \$ | 150,000 |
| Sec. 8 Voucher (Estimate) | \$ | 7,000,962 |
| Sec. 8 Mod. Rehab (Estimate) | \$ | 73,371 |
| VHDA for Finney Ave. | \$ | 39,120 |
| WTCSB for Finney Ave. | \$ | 59,004 |

Total Government Funding **\$ 9,382,039**

OTHER INCOME SOURCES

| | | |
|---|----|-----------|
| PHO Dwelling Rent (Estimate) | \$ | 1,126,490 |
| PHO Commissions (Estimate) | \$ | 4,701 |
| PHO Excess Utilities (Estimate) | \$ | 78,872 |
| PHO A/R Collections from Vacated Tenants (Estimate) | \$ | 10,000 |
| PHO Late Charges (Estimate) | \$ | 40,000 |
| PHO Repairs and Damages Reim. (Estimate) | \$ | 22,390 |
| PHO Warrant Charges (Estimate) | \$ | 21,627 |
| PHO Interest Earned (Estimate) | \$ | 92 |
| Development Misc. Income (HOME) | \$ | 5,900 |
| Development Interest Earned (Estimate) | \$ | 10,000 |
| Sec. 8 Fraud Collections (Estimate) | \$ | 15,000 |
| Bond Fund Interest Earned (Estimate) | \$ | 25,000 |

Total Other Income Sources **\$ 1,360,072**

3 Strategic Goals

Suffolk Redevelopment and Housing Authority

1. Affordable housing of sufficient quality and quantity to meet the needs of the citizens of Suffolk and Isle of Wight County will be developed and maintained in order to provide decent, safe, and sanitary housing in attractive and healthy communities to foster the ultimate goal of family self-sufficiency.
 - Goal: To keep total vacancies at or below 2% in preparation for site based HUD requirements for full funding and to provide for maximum income for SRHA
 - Goal: To encourage Housing Choice Voucher program landlord participation by means of owner outreach to recruit new owners and owners who have units in area outside of minority and poverty concentration
 - Goal: To maintain at least a monthly reporting rate of 98% in compliance with SEMAP and TRACS requirements the Section 8 Tenant based program
 - Goal: To improve SRHA's physical inspection scores under HUD's Public Housing Assessment System
 - Goal: To review, evaluate and update resident maintenance charges
 - Goal: To continue to develop and implement a Master Plan for Parker Riddick and Cypress Manor Public Housing communities to include applying for additional financial resources to supplement the project
 - Goal: To improve SRHA's overall customer service using ongoing surveys and reviewing written correspondence
 - Goal: To leverage private or other public funds to create additional housing opportunities
 - Goal: To acquire or build units or developments
 - Goal: To renovate or modernize public housing units
 - Goal: To concentrate on efforts to improve specific management functions: (list: public housing finance, voucher unit inspection)
 - Goal: To implement measures to deconcentrate poverty by bringing higher income households into developments which receive lower income revenue
 - Goal: To continue to encourage and promote strong Resident Councils and to involve more residents in the council and community activities.
 - Goal: To continue to develop programs for residents to become self-sufficient
 - Goal: To partner with local service providers and other community service agencies to establish Self-Sufficiency Programs that will enhance and promotes residents quality of life
 - Goal: To assist public housing residents, Housing Choice Voucher program participants and Suffolk and Isle of Wight residents at large to work towards homeownership opportunities.
 - Goal: To assist citizens of the City of Suffolk with the necessary training classes and counseling who are interested in becoming First Time Homebuyers
 - Goal: To partner with area lending institutions, community and faith based organizations to offer First Time Homebuyer Education Class
 - Goal: To assist eligible citizens within the City of Suffolk with down payment, closing cost assistance, and low interest financing for First Time Homebuyers to purchase affordable housing
 - Goal: To provide an annual report to the Board on the effectiveness of our programs
2. Strategic relationships with city planners and other of city staff will be developed, enhanced and maintained to allow SRHA to define, assess and address the development and rehabilitation needs of the City of Suffolk
 - Goal: To continue to market the Elderly Rehabilitation Program to Elderly citizens of Suffolk utilizing media resources and community partnerships
3. SRHA will continually seek funding from private, state, and federal government programs in order to enable SRHA to consistently and regularly plan, expand or manage the quantity and quality of redevelopment and affordable housing initiatives in the City of Suffolk
 - Goal: To submit annual request to the City of Suffolk for funds to support community development and administrative activities
 - Goal: To apply for grants to establish resident programs and affordable housing initiatives
 - Goal: To apply for loans and other financing opportunities for Public Housing Renovations and Community Development initiative. ie: CFFP, VCC, New Market Tax Credits and Low Income Tax Credits
 - Goal: To increase SRHA's ability to be self sustaining: Bond Funds, Community Development Projects etc.
 - Goal: To provide an annual report to Board to summarize funding received.
 - Goal: To evaluate the information of the Tax Exempt Bond program to support Cypress Manor/Parker Riddick master plan.

Resident Comments for Annual Plan

February 14, 2016

The tenants were positive and excited that they were active in the agency's planning. They were excited about the elevators being replaced at Chorey Park and were satisfied with the replacement of the handicap ramp at Colander Bishop.

Listed below is the only resident comment regarding the entrance doors at the Parker Riddick development:

- 1) The entrance doors at Parker Riddick that were not correctly repaired

Actions taken:

The current contractor was released from the contract and another contractor was hired to make the necessary corrections to the entrance doors.