

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: _____ PHA Code: _____ PHA Type: <input type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____ PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units _____ Number of Housing Choice Vouchers (HCVs) _____ Total Combined Units/Vouchers _____ PHA Plan Submission Type: <input 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> <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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Lead PHA:																																	

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. 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 the 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 3".</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 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>
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>
<p>C. 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>

Financial Resources FY 2020-2021**Amount*****GRANTS As of 7/1/2019 (Balance on Hand)***

Capital Fund Program 2016	\$	5,644
Capital Fund Program 2017	\$	358,824
Capital Fund Program 2018	\$	951,725
Capital Fund Program 2019	\$	1,080,297
Capital Fund Program 2020	\$	1,161,115
VHDA/HUD Program Revenue	\$	40,000
Resident Opportunity & Family Self-Sufficiency 2016	\$	5,232
Resident Opportunity & Family Self-Sufficiency 2018	\$	73,374
Resident Opportunity & Family Self-Sufficiency ROSS	\$	<u>158,657</u>
Total Grant Funding (Balance on Hand)	\$	3,834,868

GOVERNMENT FUNDING

Public Housing Operating Subsidy (Estimate)	\$	1,124,964
City of Suffolk	\$	157,000
Housing Choice Voucher (Estimate)	\$	7,091,344
VHDA for Finney Ave.	\$	49,150
WTCSB for Finney Ave.	\$	<u>68,310</u>
Total For Government Funding	\$	8,490,768

OTHER ESTIMATED INCOME SOURCES

PHO Dwelling Rent	\$	562,000
PHO Excess Utilities	\$	2,500
PHO A/R Collections from Vacated Tenants	\$	10,600
PHO Late Charges	\$	11,000
PHO Repairs and Damages Reimbursements	\$	14,000
PHO Warrant Charges	\$	4,800
PHO Interest Earned	\$	600
Development Misc. Income	\$	40,000
Bond Fund	\$	<u>68,978</u>
Total Other Income Sources	\$	714,478
Total All Funding Sources	\$	<u><u>13,040,114</u></u>

COCC ESTIMATED INCOME SOURCES

Asset Management Fees (PHO Sites)	\$	31,200
Program Management Fees	\$	298,732
Bookkeeping Fees	\$	125,590
Service Fees	\$	<u>19,000</u>
Total COCC Estimated Income Sources	\$	<u><u>474,522</u></u>

B2. New Activities

Mixed Finance Modernization or Development

The Suffolk Redevelopment and Housing Authority has plans to redevelop two public housing communities currently known as Parker Riddick and Cypress Manor Apartments. These two sites were originally constructed during the 1970's as market rate housing and were acquired by the SRHA to provide 206 units of subsidized public housing. Since acquisition, both sites have become obsolescent; therefore, the Authority has applied, and been approved for Section 18 demolition/disposition in conjunction to a Low-Income Housing Tax Credit (LIHTC) application for the revitalization of these sites. To assist with any permanent relocation the Authority is providing permanently displaced residents with Housing Choice Vouchers (HCV). SRHA has also submitted an application to HUD for Tenant Protection Vouchers (TPV) that will be used to replace SRHA HCV Vouchers issued to relocate residents out of Parker Riddick and to Project Base Cypress Manor apartments following rehabilitation.

Demolition and/or Disposition

Under the Housing Act of 1937, the Suffolk Redevelopment and Housing Authority's application for Section 18 demolition disposition was approved by the U.S. Department of Housing and Urban Development (HUD) for the communities currently known as Parker Riddick and Cypress Manor Apartments allowing their removal from HUD's Public Housing inventory. Both of these communities have been deemed obsolete due to their physical condition, location, and environmental conditions. The current plans include the complete demolition of all Parker Riddick Units and a 'gut' rehabilitation of Cypress Manor. Once complete, these sites will be affordable housing sites known as White Marsh Point at Eagle Landing.

Project-Based Vouchers

The Suffolk Redevelopment and Housing Authority will be implementing two Low Income Housing Tax Credit (LIHTC) communities providing Project Based Vouchers which will offer quality, affordable housing communities within the City of Suffolk.

We have applied for two hundred-six (206) tenant protection vouchers which will support the relocation efforts of residents living in the Cypress Manor and Parker Riddick communities.

STRATEGIC PRIORITIES AND GOALS

1. Diversify and increase funding to expand capacity to provide service and housing

Outcomes by 2021: 5% of funding is received by private sources
3% of funding is non-HUD
5% of funds raised may be used for capacity building

Key Strategies:

- 1.1 Develop a fundraising plan (to include key activities (1.1.1—1.1.6) and execute
 - 1.1.1 Build relationship with key funders
 - 1.1.2 Craft the funding message (what are we raising funds for)
 - 1.1.3 Identify various funding opportunities
 - 1.1.4 Identify private/unrestricted funding sources
 - 1.1.5 Provide services for a fee
 - 1.1.6 Support the creation of a campaign for the 501(c)(3)
- 1.2 Centralize fundraising/grant writing within the organization
- 1.3 Develop mixed income projects
- 1.4 Develop an investment strategy
- 1.5 Track funding priorities to respond to funding opportunities that further our goals.

2. Increase the number of individuals / families (customers) that become self-sufficient.

Outcomes by 2021: 15% will be self-sufficient

Key Strategies:

- 2.1 Develop a common definition of self –sufficient
- 2.2 Identify resident and participants needs and barriers (i.e. transportation, childcare, education)
- 2.3 Conduct ongoing needs assessment of individuals and families
- 2.4 Create a marketing plan to encourage individuals to attend self-sufficiency programs
- 2.5 Create incentives to encourage residents to participate in services (i.e. team up with the Empowerment Foundation for grants.)
- 2.6 Apply for additional funding to create more personnel to assist with case management
- 2.7 Create a Financial Management Plan with each participant (i.e. budgeting, homeownership, etc.)
- 2.8 Establish partnerships with local companies for internship opportunities that result in job placement
- 2.9 Develop a Workforce Development Center in the Family Investment Center
- 2.10 Create a Work Plan to move individuals out of Public Housing and Housing Choice Voucher Program
- 2.11 Create a Peer-to-Peer program
- 2.12 Obtain funds to create a Navigator position

3. Expand redevelopment activities and lead efforts to develop a continuum of housing options

Outcomes by 2021: SRHA is recognized as a leader
Housing options have increased by 20%.

Key Strategies:

- 3.1 Increase capacity to meet demand for affordable rehabs
- 3.2 Identify developable land
- 3.3 Identify neighborhood vacant or owner-occupied property
- 3.4 Identify and engage stakeholders for development
- 3.5 Identify affordable housing location/ projects and assist in reinforcing compliance
- 3.6 Execute plans based on 3.1 through 3.5

1a. Development name: Parker Riddick
 1b. Development (project) number: VA025000003
 2. Activity type: Demolition Disposition
SRHA intends to demolish and dispose of 93 public housing units. The community is 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 community or a portion of the project to a useful state.

Unit ID	Address	# of Bedrooms
1	1 STACEY DRIVE	2
2	2 STACEY DRIVE	2
3	3 STACEY DRIVE	2
4	4 STACEY DRIVE	2
5	5 STACEY DRIVE	2
6	6 STACEY DRIVE	2
7	7 STACEY DRIVE	2
8	8 STACEY DRIVE	2
9	9 STACEY DRIVE	2
10	10 STACEY DRIVE	2
11	11 STACEY DRIVE	2
12	12 STACEY DRIVE	2
13	13 STACEY DRIVE	3
14	14 STACEY DRIVE	3
15	15 STACEY DRIVE	3
16	16 STACEY DRIVE	3
17	17 STACEY DRIVE	1
18	18 STACEY DRIVE	1
19	19 STACEY DRIVE	1
20	20 STACEY DRIVE	1
21	21 STACEY DRIVE	3
22	22 STACEY DRIVE	3
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45	45 STACEY DRIVE	3
46	46 STACEY DRIVE	3
47	47 STACEY DRIVE	3
48	48 STACEY DRIVE	2
49	49 STACEY DRIVE	2
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79	79 STACEY DRIVE	2
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83	83 STACEY DRIVE	2
84	84 STACEY DRIVE	1
85	85 STACEY DRIVE	1
86	86 STACEY DRIVE	2

87	87 STACEY DRIVE	2
88	88 STACEY DRIVE	2
89	89 STACEY DRIVE	2
90	90 STACEY DRIVE	2
91	91 STACEY DRIVE	1
92	92 STACEY DRIVE	1
93	93 STACEY DRIVE	3

3. Application Status (Select one)

Approved

Submitted, pending approval

Planned application

4. Date application approved, submitted, or planned for submission: 12/29/2019

5. Number of units affected: 93

6. Coverage of action (select one)

1a. Development name: Cypress Manor
 1b. Development (project) number: VA025000002
 2. Activity type: Demolition Disposition
SRHA intends to demolish and dispose of 113 public housing units. The community is 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 community or a portion of the project to a useful state.

Unit ID	Address	# of Bedrooms
900	900 DAVIS BLVD	2
902	902 DAVIS BLVD	2
904	904 DAVIS BLVD	2
906	906 DAVIS BLVD	2
908	908 DAVIS BLVD	2
910	910 DAVIS BLVD	2
912	912 DAVIS BLVD	3
914	914 DAVIS BLVD	2
916	916 DAVIS BLVD	2
918	918 DAVIS BLVD	2
920	920 DAVIS BLVD	2
922	922 DAVIS BLVD	2
924	924 DAVIS BLVD	3
1185	1185 COGIC SQUARE	2
1187	1187 COGIC SQUARE	2
1189	1189 COGIC SQUARE	2
1191	1191 COGIC SQUARE	2
1193	1193 COGIC SQUARE	2
1195	1195 COGIC SQUARE	2
1173	1173 COGIC SQUARE	2
1175	1175 COGIC SQUARE	2
1177	1177 COGIC SQUARE	2
1170	1179 COGIC SQUARE	2
1181	1181 COGIC SQUARE	2
1183	1183 COGIC SQUARE	3
1155	1155 COGIC SQUARE	3
1157	1157 COGIC SQUARE	3
1159	1159 COGIC SQUARE	3
1161	1161 COGIC SQUARE	3
1163	1163 COGIC SQUARE	3
1165	1165 COGIC SQUARE	3
1167	1167 COGIC SQUARE	3
1171	1171 COGIC SQUARE	3
1141	1141 COGIC SQUARE	2
1143	1143 COGIC SQUARE	2
1145	1145 COGIC SQUARE	2
1147	1147 COGIC SQUARE	2
1149	1149 COGIC SQUARE	2
1151	1151 COGIC SQUARE	2

1001	1001 COGIC SQUARE	2
1003	1003 COGIC SQUARE	2
1105	1005 COGIC SQUARE	2
1007	1007 COGIC SQUARE	2
1009	1009 COGIC SQUARE	2
1013	1013 COGIC SQUARE	3
1015	1015 COGIC SQUARE	2
1017	1017 COGIC SQUARE	2
1019	1019 COGIC SQUARE	2
1021	1021 COGIC SQUARE	2
1023	1023 COGIC SQUARE	2
1025	1025 COGIC SQUARE	3
1027	1027 COGIC SQUARE	3
1029	1029 COGIC SQUARE	3
1031	1031 COGIC SQUARE	3
1033	1033 COGIC SQUARE	3
1035	1035 COGIC SQUARE	3
1037	1037 COGIC SQUARE	3
1039	1039 COGIC SQUARE	3
1041	1041 COGIC SQUARE	3
1043	1043 COGIC SQUARE	3
1045	1045 COGIC SQUARE	3
1000	1000 DAVIS BLVD	3
1002	1002 DAVIS BLVD	3
1004	1004 DAVIS BLVD	2
1006	1006 DAVIS BLVD	3
1008	1008 DAVIS BLVD	3
D1010	D1010 DAVIS BLVD	3
D1012	D1012 DAVIS BLVD	3
D1014	D1014 DAVIS BLVD	3
D1016	D1016 DAVIS BLVD	3
D1018	D1018 DAVIS BLVD	3
1188	1188 COGIC SQUARE	2
1190	1190 COGIC SQUARE	2
1192	1192 COGIC SQUARE	2
1194	1194 COGIC SQUARE	2
1196	1196 COGIC SQUARE	2
1198	1198 COGIC SQUARE	2
1184	1184 COGIC SQUARE	3
1186	1186 COGIC SQUARE	3
1010	1010 COGIC SQUARE	2
1012	1012 COGIC SQUARE	2
1014	1014 COGIC SQUARE	2
1016	1016 COGIC SQUARE	2
1018	1018 COGIC SQUARE	2
1020	1020 COGIC SQUARE	2
1022	1022 COGIC SQUARE	2

1024	1024 COGIC SQUARE	2
1026	1026 COGIC SQUARE	2
1028	1028 COGIC SQUARE	2
1030	1030 COGIC SQUARE	2
1032	1032 COGIC SQUARE	2
1054	1054 COGIC SQUARE	2
1056	1056 COGIC SQUARE	2
1058	1058 COGIC SQUARE	2
1060	1060 COGIC SQUARE	2
1062	1062 COGIC SQUARE	2
1064	1064 COGIC SQUARE	2
1061	1061 COGIC SQUARE	2
1063	1063 COGIC SQUARE	2
1065	1065 COGIC SQUARE	1
1067	1067 COGIC SQUARE	2
1069	1069 COGIC SQUARE	2
1071	1071 COGIC SQUARE	2
1047	1047 COGIC SQUARE	3
1049	1049 COGIC SQUARE	2
1051	1051 COGIC SQUARE	2
1053	1053 COGIC SQUARE	2
1055	1055 COGIC SQUARE	2
1057	1057 COGIC SQUARE	2
1059	1059 COGIC SQUARE	3

3. Application Status (Select one)

Approved

Submitted, pending approval

Planned application

4. Date application approved, submitted, or planned for submission: 12/29/2019

5. Number of units affected: 113

6. Coverage of action (select one)