



530 East Pinner St
Suffolk, Virginia 23434

FISCAL YEAR 2025

**ANNUAL
PUBLIC HOUSING AGENCY
PLAN**

DRAFT

Suffolk Redevelopment and Housing Authority PA025 2025 Annual PHA Plan

Attachment A.1(a)

PHA Information

HUD 50075-ST

Suffolk Redevelopment and Housing Authority PA025 2025 Annual PHA Plan

Attachment A.1(b)

Public Hearing Notices

2025 PHA ANNUAL PLAN SUBMISSION PUBLIC NOTICE

As required by HUD, there will be a 45-day public comment period starting Monday, March 17, through Wednesday, April 30, 2025.

Copies of the plan for public review can be obtained at the following locations:

**PHA MAIN OFFICE – 530 E Pinner St Suffolk, VA
23434**

PHA WEBSITE – www.Suffolksrha.org

A Public Hearing will be held on Friday, March 28, 2025, to gather public input at the Chorey Park Community Room, 804 W Constance Rd. Suffolk, VA 23434

and

Tuesday, April 01, 2025, to gather public input at the Colander Bishop Meadows Investment Center, 925 Brook Avenue. Suffolk, VA 23434

Comments before the public hearing may be mailed to Suffolk
Redevelopment and Housing Authority
ATTN: Annual Plan Comments
530 E. Pinner St. Suffolk. VA 23434 Or
SRHA@suffolkrha.org

Suffolk Redevelopment and Housing Authority PA025 2025 Annual PHA Plan

Attachment A.1(c)

Public Hearing Agenda

Board of Commissioners:

Office	Name	Appointed	Expires
Chairman	Quinton Franklin	07/01/2017	06/30/2025
Vice Chair	Philip Page, Jr	11/01/2019	06/30/2027
Commissioner	Michael McBride	07/01/2021	06/30/2025
Resident Commissioner	Regina Hall	07/01/2019	06/30/2027
Commissioner	Adam Fitzgerald	04/03/2024	06/30/2027
Commissioner	Albert Oparaji	06/01/2023	06/30/2027
Commissioner	Gayle Banks-Jackson	01/03/2024	06/30/2027
Commissioner	Susan Blair	11/20/2024	06/30/2025
Commissioner	Julpenia Hill	02/05/2025	06/30/2025

**SUFFOLK REDEVELOPMENT AND HOUSING AUTHORITY - BOARD
OF COMMISSIONERS PUBLIC HEARING ON**

Tuesday, March 25, 2025, 6:00 P.M.

**SUFFOLK REDEVELOPMENT AND HOUSING
AUTHORITY - BOARD OF
COMMISSIONERS PUBLIC HEARING:
2025 PUBLIC HOUSING AGENCY PLAN**
Tuesday March 25, 2025 @ 6:00 P.M.

AGENDA

- I. OPENING OF THE PHA BOARD OF COMMISSIONERS PUBLIC HEARING FOR THE 2025 PUBLIC HOUSING AGENCY PLAN**
- II. COMMUNITY COMMENTS**
- III. NEW BUSINESS**
 - A. 2024 Public Housing Agency (PHA) Plan Presentation**
 - 1. Overview of the PHA Plan
 - 2. 5-Year Capital Fund Plan and Development Initiatives
 - 3. Agency-wide Initiative
 - B. Public Comments**
 - C. Board Comments**
- IV. ADJOURNMENT OF THE PUBLIC HEARING**

Suffolk Redevelopment and Housing Authority PA025 2025 Annual PHA Plan

Attachment B.1(a)

Statement of Housing Needs and Strategy for Addressing Housing Needs

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

HCV tenant-based assistance

Public Housing

Combined HCV Tenant-Based Voucher and Public Housing assistance

Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	4851		146
Extremely low income <=30% AMI	3814	79%	
Very low income (>30% but <=50% AMI)	772	16%	
Low income (>50% but <80% AMI)	200	4%	
Over Income	65	1%	
Families with children	3114	64%	
Elderly families	179	4%	
Near Elderly	475	10%	
Families with Disabilities	1	.00%	
Race/ethnicity W	294	6%	
Race/ethnicity B	4519	93%	
Race/ethnicity A	28	.58%	
Race/ethnicity Other	10	.21%	

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

HCV tenant-based assistance

Public Housing

HCV Tenant-Based and Public Housing Assistance

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub-jurisdiction:

HVC less PBV	# of families	% of total families	Annual Turnover
Waiting list total	3054		111
Extremely low income <=30% AMI	2429	79.54%	
Very low income (>30% but <=50% AMI)	477	15.62%	
Low income (>50% but <80% AMI)	113	3.70%	
Over Income	35	1.15%	
Families with children	1865	61.03%	
Elderly families	100	3.27%	
Near Elderly	325	10.64%	
Families with Disabilities	0	0%	
Race/ethnicity W	167	5.47%	
Race/ethnicity B	2871	94.01%	
Race/ethnicity A	11	.36%	
Race/ethnicity Other	5	.16%	
Characteristics by Bedroom Size			
0BR	2	.07%	
1BR	1215	39.78%	
2BR	1086	35.56%	
3BR	589	19.29%	
4BR	136	4.45%	
5BR	25	0.82%	
5+BR	1	0.03%	

Is the waiting list closed (select one)? ___No Yes

Does the PHA expect to reopen the list in the PHA Plan year? No ___Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed ___No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

HCV tenant-based assistance

Public Housing

Combined HCV Tenant-Based and Public Housing Assistance

Public Housing Site-Based or sub-jurisdictional waiting list (optional). If used, identify which development/sub-jurisdiction:

ALL AMPS	# of families	% of total families	Annual Turnover
Waiting list total	1797		35
Extremely low income <=30% AMI	1385	77.07%	
Very low income (>30% but <=50% AMI)	295	16.42%	
Low income (>50% but <80% AMI)	87	4.84%	
Over Income	30	1.67%	
Families with children	1049	58.38%	
Elderly families	79	4.40%	
Near Elderly	150	8.35%	
Families with Disabilities	1	.06%	
Race/ethnicity W	127	7.07%	
Race/ethnicity B	1648	91.71%	
Race/ethnicity A	17	.95%	
Race/ethnicity Other	5	.28%	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	1	.06%	
1BR	809	45.2%	
2BR	588	32.72%	
3BR	318	17.70%	
4BR	68	29.17%	
5BR	12	.67%	
5+BR	1	0.06%	

Is the waiting list closed (select one)? No Yes

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

HCV tenant-based assistance

Public Housing

HCV Tenant-Based and Public Housing Assistance

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub-jurisdiction: **PBV**

Eagle Landing	# of families	% of total families	Annual Turnover
Waiting list total	579		0
Extremely low-income <=30% AMI	479	82.73%	
Very low-income (>30% but <=50% AMI)	83	14.34%	
Low-income (>50% but <80% AMI)	12	2.07%	
Over Income	5	.86%	
Families with children	503	87.87%	
Elderly families	7	12.09%	
Near Elderly	28	4.84	
Families with Disabilities	0	56.76%	
Race/ethnicity W	30	5.18%	
Race/ethnicity B	546	94.30%	
Race/ethnicity A	3	.52%	
Race/ethnicity Other	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	0	0.00%	
1BR	30	5.18%	
2BR	546	94.30%	
3BR	3	.52%	
4BR	0	0.00%	
5BR	0	0.00%	
5+BR	0	0.00%	

Is the waiting list closed (select one)? ___No Yes

Does the PHA expect to reopen the list in the PHA Plan year? No ___Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed No ___Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

HCV tenant-based assistance

Public Housing

HCV Tenant-Based and Public Housing Assistance

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub-jurisdiction: **PBV**

White Marsh	# of families	% of total families	Annual Turnover
Waiting list total	1,001		0
Extremely low-income <=30% AMI	732	73.13%	
Very low-income (>30% but <=50% AMI)	212	21.18%	
Low-income (>50% but <80% AMI)	43	4.30%	
Over Income	14	1.40%	
Families with children	557	55.64%	
Elderly families	51	5.09%	
Near Elderly	102	10.18%	
Families with Disabilities	1	.09%	
Race/ethnicity W	55	5.49%	
Race/ethnicity B	936	93.51%	
Race/ethnicity A	10	.99%	
Race/ethnicity Other	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	0		
1BR	478	47.75%	
2BR	307	30.67%	
3BR	184	18.38%	
4BR	29	2.90%	
5BR	3	.30%	
5+BR	0	0.00%	

Is the waiting list closed (select one)? ___No X Yes

Does the PHA expect to reopen the list in the PHA Plan year? X No ___Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? X No ___Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

HCV tenant-based assistance

Public Housing

HCV Tenant-Based and Public Housing Assistance

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub-jurisdiction: **PBV**

October Station	# of families	% of total families	Annual Turnover
Waiting list total	31		
Extremely low-income <=30% AMI	28	90.32%	
Very low-income (>30% but <=50% AMI)	3	9.68%	
Low-income (>50% but <80% AMI)	0	0.00%	
Over Income	0	0.00%	
Families with children	18	58.06%	
Elderly families	2	6.45%	
Near Elderly	3	9.68%	
Families with Disabilities	4	12.90%	
Race/ethnicity W	2	6.45%	
Race/ethnicity B	29	9.54%	
Race/ethnicity A	0	0.00%	
Race/ethnicity Other	0	0.00%	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	1	3.22%	
1BR	11	35.48%	
2BR	5	16.13%	
3BR	9	29.03%	
4BR	5	16.13%	
5BR	0	0.00%	
5+BR	0	0.00%	

Is the waiting list closed (select one)? ___No Yes

Does the PHA expect to reopen the list in the PHA Plan year? ___No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed No ___Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

HCV tenant-based assistance

Public Housing

HCV Tenant-Based and Public Housing Assistance

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub-jurisdiction: **PBV**

The Villas at Reid	# of families	% of total families	Annual Turnover
Waiting list total	21		
Extremely low-income <=30% AMI	19	90.48%	
Very low-income (>30% but <=50% AMI)	2	9.52%	
Low-income (>50% but <80% AMI)	0	0.00%	
Over Income	0	0.00%	
Families with children	0	43.48%	
Elderly families	9	42.86%	
Near Elderly	8	38.09%	
Families with Disabilities	0	0.00%	
Race/ethnicity W	4	19.05%	
Race/ethnicity B	17	80.95%	
Race/ethnicity A	0	0.00%	
Race/ethnicity Other	0	0.00%	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	0	0.00%	
1BR	20	95.24%	
2BR	1	4.76%	
3BR	0	0.00%	
4BR	0	0.00%	
5BR	0	0.00%	
5+BR	0	0.00%	

Is the waiting list closed (select one)? ___No XYes

Does the PHA expect to reopen the list in the PHA Plan year? ___No XYes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed XNo ___Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

HCV tenant-based assistance

Public Housing

HCV Tenant-Based and Public Housing Assistance

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub-jurisdiction: **PBV**

Heron's Landing	# of families	% of total families	Annual Turnover
Waiting list total	13		0
Extremely low-income <=30% AMI	11	84.62%	
Very low-income (>30% but <=50% AMI)	2	15.38%	
Low-income (>50% but <80% AMI)	0	0.00%	
Over Income	0	0.00%	
Families with children	3	23.08%	
Elderly families	2	15.38%	
Near Elderly	1	7.69%	
Families with Disabilities	5	38.46%	
Race/ethnicity W	3	23.08%	
Race/ethnicity B	10	76.92%	
Race/ethnicity A	0	0.00%	
Race/ethnicity Other	0	0.00%	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	8	61.54%	
1BR	5	38.46%	
2BR	0	0.00%	
3BR	0	0.00%	
4BR	0	0.00%	
5BR	0	0.00%	
5+BR	0	0.00%	

Is the waiting list closed (select one)? No Yes

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed No Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

HCV tenant-based assistance

Public Housing

HCV Tenant-Based and Public Housing Assistance

Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub-jurisdiction: **PBV**

Saratoga Place	# of families	% of total families	Annual Turnover
Waiting list total	100		0
Extremely low-income <=30% AMI	61	84.62%	
Very low-income (>30% but <=50% AMI)	18	15.38%	
Low-income (>50% but <80% AMI)	16	0.00%	
Over Income	5	0.00%	
Families with children	67	67%	
Elderly families	2	2%	
Near Elderly	9	9%	
Families with Disabilities	0	0%	
Race/ethnicity W	5	5%	
Race/ethnicity B	95	95%	
Race/ethnicity A	0	0.00%	
Race/ethnicity Other	0	0.00%	
Characteristics by Bedroom Size (Public Housing Only)			
0BR	0	0%	
1BR	39	39%	
2BR	34	34%	
3BR	23	23%	
4BR	3	3%	
5BR	1	1%	
5+BR	0	0.00%	

Is the waiting list closed (select one)? ___No Yes

Does the PHA expect to reopen the list in the PHA Plan year? No ___Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No ___Yes

Suffolk Redevelopment and Housing Authority
– PHAVA025 2025 PHA Plan
Strategies for Addressing Performance Operations and Housing Needs

In the upcoming fiscal year, and over the next 5 years, Suffolk Redevelopment & Housing Authority, (SRHA) will implement a variety of strategies to address the shortage of affordable housing needs and the shortage reflected in the below waiting list statistics. PHA's "Statement of Housing Needs" strategies emanate from the Agency's 5-Year Plan goals and objectives and are aligned with HUD's strategic framework. PHA's core strategies include: maximizing affordable housing opportunities through continuous program improvements and management efficiencies including upgrading technology and streamlining business operations; leveraging additional repositioning resources to replace and/or reposition public housing units, implementing mixed-finance and mixed-income redevelopment; and generating new housing opportunities by applying for additional vouchers should they become available – including special purpose vouchers for targeted groups such as the elderly, disabled, veterans, foster youth, homeless, etc. Additionally, SRHA will employ the following methods to meet the housing needs within our communities, by improving service delivery, and operational efficiencies as we take steps to expand access to quality housing and supportive services necessary to dramatically improve residents' quality of life:

1. **SRHA will continue to implement operational processes and procedures to identify and address opportunities to improve management standards and efficiencies in the following programs, LIPH, Voucher Management, Capital Fund, Resident Services, and Accounting/Finance.**
 - a. SRHA will continue to restructure and retool the organization, including, but not limited to, filling key positions and working to stabilize and decrease the turnover rate.
 - b. SRHA will develop its financial staff by hiring a director to oversee the current financial structure and implement best practices and measurements that will further SRHA's financial sustainability.
 - c. SRHA will explore and streamline business operations to create operational efficiencies and effectiveness, reduce costs, and implement cost savings related to central office space needs and relocation possibilities.
 - d. SRHA will evaluate and reconcile its procurement policies and procedures; this may entail retooling key positions in order to promote compliance with the workflow process between contract management, procurement, and payables.
2. **Development and Expansion of access to long-term affordable housing**
 - a. Develop criteria for identifying and prioritizing vacancies in properties and for determining appropriate repositioning strategies for Hoffer, CBM, and Chorey Park
 - b. SRHA will evaluate hiring a Development Consultant due to the SRHA's current capacity.
 - c. Plan to redevelop vacant units and parcels in partnership with community and municipal stakeholders.
 - d. Seek publicly owned vacant lots when possible.

- e. Explore opportunities for self-development and leverage resources to build new housing and modernize existing housing while seeking funding to implement clean energy and sustainability measures throughout the portfolio.
 - f. Apply for special-purpose vouchers targeted at the elderly, should they be available, develop and promote additional amenities in elderly developments by creating additional mixed-income residential developments.
 - g. Utilization of Tax Credit, HOME Funds, and other financing tools to expand SRHA's portfolio.
 - h. SRHA explores collaboration with the city, community leaders, and stakeholders as we determine the approach to housing expansion.
 - i. SRHA will schedule ongoing training and development for all roles agency wide.
 - j. See significant deviations, amendments, and modifications in attachment B.1(c).
- 3. Use of Training and Technology to Rebrand the Agency to improve SRHA's public image and improve Customer Service**
- a. SRHA will evaluate establishing a Resident Services and Community Initiatives Department, which will aid with rebranding the agency to improve SRHA's public image.
 - b. Create a new visual identity using social media and other platforms (website, Facebook, Instagram), and maintain a media kit to facilitate communication with press outlets.
 - c. Publicly communicate information about SRHA initiatives through expanded participation in community and industry associations at local and regional levels.
 - d. Evaluate existing software compared to new software with a goal of providing the best services, using landlord and applicant portals, in areas such as waitlist applications, recertifications, and electronic rent payments. The portals will help reduce transaction times for clients, landlords, and other business partners.
 - e. Seek document imaging software to convert program documents to an electronic format, ultimately reducing file storage and expediting record retrieval when possible.
 - f. Implement the use of the current Kiosk to assist with the recertification and interim process. Enhance text blast and explore robocall technology to electronically send up-to-date notices to all tenants, landlords, and business partners.
 - g. Provide ongoing staff training in customer relations and interpersonal skill building.
- 4. Achieve Standard - High-Performer status in the Housing Choice Voucher Program and Public Housing Program**
- a. Improve the Agency's performance under the Public Housing Assessment System (PHAS).
 - b. Achieve high performer status under the Section 8 Management Assessment Program (SEMAP).
 - c. Retool PHA's asset management protocol to drive continuous improvement in all areas of property management.

- d. Create a position to manage all White Marsh/Eagle Landing processes, including File Management, Waiting list, Leasing, recertification, interim, and terminations.
- e. Establish and implement a regulatory and operations Compliance position and a Quality Assurance Plan for both programs to ensure ongoing compliance monitoring and tracking of PHAS, SEMAP, and other LIPH and HCV performance metrics.
- f. Implement roles or outsource the service to cover the duties of the Hearing Officer and 504 Coordinator.
- g. Continuously review and restructure staffing and program assignments for higher performances in both programs.
- h. Increase leasing activity for Public Housing programs.
 - Reduce the days in turn unit process
 - Continue to purge/audit and re-open waitlists for both programs over the next 12 months.
- i. Public Housing will promote awareness of tenant-repayment agreements and partner with local Social Services and Outreach Agencies to assist families with late rent payments and in jeopardy of eviction due to TARs.

5. The Public Housing Program and Capital Program will continue to address SRHA's Physical Needs and Maintenance Needs:

- a. Reduce vacant units and reconcile long-term vacant (LTV) units by reconciling while pending rehab or repositioning.
- b. SRHA will seek to remediate other living conditions at its properties to meet compliance standards regarding environmental safety, elevators, fire-safety systems, and pest management. SRHA will train maintenance staff on the bedbug heat machine and materials necessary to treat units with vermin and pest infestations.
- c. Expand outreach to engage more Section 3/ MWBEs. Market to increase the number of vendors interested in bidding on unit rehab and capital fund projects.
- d. Partner with workforce development agencies to train and hire maintenance technicians, necessary to address unit rehabs and LTVs.
- e. Complete the PNA/CNA in order to properly gauge the immediate needs of the properties.
- f. Implement Maintenance Operations policies, including, but not limited to, preventative maintenance, an integrated pest management plan, and improved unit-turn time.
- g. SRHA will seek to address security concerns through the City of Suffolk Police Patrol program, procure Safety and Security staff for Chorey Park, procure and install cameras at the Central Office and throughout all the AMPs, and consider implementing a community ambassador/safety captain program at all our properties through the Resident Advisory Board.

6. PHA will increase self-sufficiency program awareness, engagement, and enrollment among our participants.

- a. SRHA will establish sustainable self-sufficiency programs that create economic mobility, workforce development, and economic empowerment.

- b. SRHA will look at available grant opportunities, including YouthBuild.
- c. SRHA will research an HVC homeownership program for SRHA clients. The goal is to develop a program that 1% of the HCV program will utilize within 5 years of implementation.
- d. Increase client participation in the Family Self-Sufficiency (FSS) Program to minimally sustain. There are currently 20 participants in PH and 70 in HCV. PH has 17 participants without a waitlist, and HCV has 60 participants.
- e. Expand the list of partners and events under SRHA's ROSS Program beyond seniors and Chorey Park consistently.
- f. Expand client employment and/or entrepreneurship opportunities, including participation in Section 3 programs.
- g. Build partnerships with other governmental agencies and municipalities to address regional issues.

Suffolk Redevelopment and Housing Authority PA025 2025 Annual PHA Plan

Attachment B.1(b)

Significant Deviation/Amendment/Modification

Significant Amendment/Modification 2025 Annual PHA Plan

In accordance with HUD regulations in 24 CFR 903.7 (r) and 24 CFR 905.3, PHA has defined below the basic criteria that will be used for determining: (i) substantial deviation from its 5-Year Plan; (ii) significant amendment or modification to the 5-Year and Annual PHA Plans; and (iii) significant amendment or modification to the Capital Fund Program (CFP) 5-Year Action Plan. Prior to implementing changes that meet such criteria, PHA will submit, for HUD's approval, a revised plan(s) that meets full public process requirements, including Resident Advisory Board review and consultation.

Significant Amendment or Modification” to the 5-Year and Annual PHA Plans:

Suffolk Redevelopment and Housing Authority shall define a Substantial Deviation from the five-year plan as follows: Any collective change in the planned or actual use of federal funds for activities that would prohibit or redirect the SRHA strategic goals or mission of sustaining or increasing the availability of decent, safe and affordable housing while promoting self-sufficiency and asset development of families and individuals from being implemented as identified in the five-year plan.

This includes elimination or major changes in any activities proposed, or policies provided in the agency plan that would momentarily affect services or programs provided to residents. This definition does not include budget revisions, changes in organizational structure, changes resulting from HUD imposed regulation, changes in admission preferences that do not fundamentally alter the mission, or minor policy changes.

Significant amendment or modification of the Annual and 5-year Plan:

Changes of a sufficient nature to the rent, admissions policies, or the organization of the waiting list not required by federal regulatory requirements as to a change in the HCV Administrative Plan.

This includes elimination or major changes in any activities proposed, or policies provided in the agency plan that would momentarily affect services or programs provided to residents. This definition does not include budget revisions, changes in organizational structure, changes resulting from HUD-imposed regulation, changes in admission preferences that do not fundamentally alter the mission or minor policy changes.

Substantial changes, including demolition, disposition, designated housing, homeownership, or conversion activities proposed by PHA for the current HUD-approved Annual or 5-Year Plans.

SRHA proposes agency-wide, the demolition, disposition, homeownership, Capital Fund financing, development, or recapitalization of developments, utilization of Faircloth units, and use of any repositioning tools and funding available, will be considered significant amendments to the CFP 5-Year and Annual Action Plan.

Suffolk Redevelopment and Housing Authority PA025 2025 Annual PHA Plan

Attachment B.2

New Activities

New Activities

1. PHA revised its:
 - a. Public Housing program's Admission and Continued Occupancy Policy (ACOP) via Board Resolution in March 2025.
 - b. Public Housing Choice Voucher Program's Administrative Plan via Board Resolution in March 2024.

2. Development

SRHA plans to procure a Physical Needs Assessment (PNA) for Hoffler Apartments to evaluate the property's current condition, identify necessary repairs and modifications, and estimate the long-term maintenance and replacement costs of the property. If based on the results of the PNA, some buildings and units are determined, based on HUD's definition, to be "physically obsolete", i.e., no longer suitable for housing because of structural problems, major system deficiencies, or other deficiencies that make rehabilitation uneconomical, SRHA may submit a Section 18 demolition / disposition application. The Section 18 application will seek approval from HUD to demolish or dispose of parts of Hoffler Apartments.

If current residents need to be relocated, they will be offered comparable housing options (Public Housing, Section 8 voucher, or Project-based based voucher) and advisory and moving services.

3. SRHA will re-establish the RAB. The RAB discontinued various activities due to COVID-19. SRHA will collaborate with the RAB quarterly.
4. Projected Project Based Vouchers based on award letters:
 - a. Saratoga Place: 8 PBV
 - b. HillPoint: 8 PBV
5. PHA will update and revise the Procurement Policy to further align with HUD purchasing guidelines.
6. SRHA will add Security Cameras agency wide. Cameras could play a key role in reducing crime.
7. Resident Engagement
 - a. Host monthly Resident Meetings at each AMP.
 - b. Provide support in establishing a stronger Resident Service present at Hoffler and CBM
 - c. Identify resident services activities, including hosting group resident engagement activities. (Parent's Groups, Health/Wellness Classes, Community Presentations, Literacy Classes, etc.)
 - d. Establish a Resident Ambassador program designated for SRHA residents to help ensure the health and safety of all our families.
 - e. Successfully send out a quarterly all-resident newsletter.
 - f. Improve the PHA's use of social media to engage more effectively with residents and partners.

8. Local Partnerships
 - a. Establish mutual agreements (MOUs) with local organizations to provide wraparound services and resources for all household members.
 - b. Meet regularly (at minimum quarterly) with community partners to ensure we are up to date on their services and how to provide referrals when necessary.
 - c. Participate in other partners' events at least once monthly to foster mutual support and get out in the community to promote SRHA.

9. Supportive Services
 - a. Establish an effective and efficient system for Property Managers and/or Leasing Specialists to refer residents/families needing support, especially those at risk for eviction, to the Resident Services team.
 - b. Provide supportive services referrals to residents at risk for eviction to rental assistance providers, Legal Services, mental health providers, healthcare providers, substance abuse agencies, or other local agencies.
 - c. Explore ways to provide "housekeeping" classes at our sites to help increase the health and safety of the residents and the longevity of our homes.

10. Increase Self-Sufficiency
 - a. Make contact with 100% of all new move-ins to explain our FSS and, when appropriate, ROSS Grant programs to increase participation and access to the services offered.
 - b. Have a dedicated staff person to oversee the Homeownership Program and become a HUD-certified housing counselor to establish a Homeownership Program.
 - c. Continue to apply for a ROSS Multi-Family Grant to support the families.

Suffolk Redevelopment and Housing Authority PA025 2025 Annual PHA Plan

Attachment B.3

Progress Report

Suffolk Redevelopment and Housing Authority PA025 2025
Annual PHA Plan
Progress Report

	Project	Status
1	The PH Program and Capital Program (Modernization) will address SRHA's unit vacancies by reducing vacancy and reconciling long-term vacate (LTV) units.	SRHA will continue to address its LTV units at Hoffer using CFP, procure contracts, and consider repositioning strategies.
2	The PH Program - implement effective maintenance and management policies to improve unit-turn time and leasing efforts	PHA has implemented measures to continue striving for this goal. SRHA has hired new management to help retool, refocus, and streamline operations. Meanwhile, SRHA continues to recruit staff and continues employee development and training.
3	The LIPH program will partner with local Social Services and Outreach Agencies to aid in assisting families in jeopardy of eviction due to TARs	Over the next 12 months, SRHA will collaborate with community partners and devote greater emphasis and resources to meeting this goal. SRHA will make available resource information with delinquent notices to families in danger of eviction.
4.	Community Engagement and Resident Support Services departments	<p>SRHA's Resident Services notable accomplishments in the past year:</p> <ul style="list-style-type: none"> - Both the ROSS and FSS Grants were renewed. - Hosted Night Out Against Crime event in collaboration with our Parks and Recreation, City, Police, and Community partners in executing events in the national campaign to deter and reduce violence while improving community relationships between citizens and law enforcement. - Held our annual Strong Families Event! - Held our annual Strong Families Event! - Started partnerships with local community agencies to conduct various youth events.
5	Compliance Department	SRHA implement a Compliance Manager position and file auditing process and procedures.

Suffolk Redevelopment and Housing Authority PA025 2025 Annual PHA Plan

Attachment C.1

Public Comments

Public Meeting Comments & PHA Response

DRAFT

Suffolk Redevelopment and Housing Authority PA025 2025 Annual PHA Plan

Attachment C.2

HUD 50077-SL

Certification by State or Local Officials

DRAFT