Annual PHA Plan (Standard PHAs and Troubled PHAs)

U.S. Department of Housing and Urban Development Office of Public and Indian Housing

OMB No. 2577-0226 Expires: 02/29/2016

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 <u>both</u> 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	PHA Name: Suffolk Redevelopment and Housing Authority PHA Type: Standard PHA ☐ Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2019 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 466 Number of Housing Choice Vouchers (HCVs) 1021 Total Combined Units/Vouchers 1487 PHA Plan Submission Type: Annual Submission ☐ Revised Annual Submission 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.					
	PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) Program(s) not in the No. of Units in Each Program				n Fach Program	
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	PH	HCV
	Lead PHA:					

В.	Annual Plan Elements		
B.1	Revision of PHA Plan Elements.		
	(a) Have the following PHA Plan elements been revised by the PHA?		
	Y N Statement of Housing Needs and Strategy for Addressing Housing Needs Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. Financial Resources. Attachment 1 Rent Determination. Operation and Management. Grievance Procedures. Homeownership Programs. Community Service and Self-Sufficiency Programs. Safety and Crime Prevention. Pet Policy. Asset Management. Substantial Deviation. Significant Amendment/Modification Attachment 2		
	Financial Resources are included as Attachment 1. Redefined definition of Substantial Deviation is included as Attachment 2.		
	(c) The PHA must submit its Deconcentration Policy for Field Office review.		
The Suffolk Redevelopment and Housing Authority's Deconcentration Policy is located in the agency's Admis and Occupancy Policies manual. The policy states, "If subject to deconcentration requirements, the PHA will consider its deconcentration goals when transfer units are offered. When feasible, families above the Establishe Income Range will be offered a unit in a development that is below the Established Income Range, and vice verachieve the PHA's deconcentration goals. A deconcentration offer will be considered a "bonus" offer; that is, it resident refuses a deconcentration offer, the resident will receive one additional transfer offer."			

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 □ ☑ Hope VI or Choice Neighborhoods. ☑ ☐ Mixed Finance Modernization or Development. ☑ ☐ Demolition and/or Disposition. ☐ ☑ Designated Housing for Elderly and/or Disabled Families. ☐ ☑ Conversion of Public Housing to Tenant-Based Assistance. ☐ ☑ Conversion of Public Housing to Project-Based Assistance under RAD. ☐ ☑ Occupancy by Over-Income Families. ☐ ☑ Occupancy by Police Officers. ☐ ☑ Non-Smoking Policies. ☑ ☐ Project-Based Vouchers. ☐ ☑ Units with Approved Vacancies for Modernization. ☐ ☑ 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.					
	Mixed Finance Modernization or Development					
	The Suffolk Redevelopment and Housing Authority has plans to redevelop the two public housing communities, Parker Riddick and Cypress Manor. Parker Riddick and Cypress Manor Apartments were originally build in the 1970's as market rate housing and were acquired by SRHA which currently offer 206 units of subsidized public housing. The Authority is pursuing a Section 18 Demolition/Disposition application simultaneously with LIHTC in order to structure a redevelopment plan for the sites. As a component of the redevelopment, the Authority will be issuing project based vouchers (SRHA HCVs) for replacement housing on-site.					
	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 Authority would like to demolish the units at Parker Riddick Village and dispose the units at the Cypress Manor site. 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. See attachments 5 & 6					
	Project-Based Vouchers The Suffolk Redevelopment and Housing Authority plans to implement two Low Income Housing Tax Credit (LIHTC) Communities providing Project Based Vouchers which will offer quality, affordable housing communities within the City of Suffolk. It is estimated that approximately two hundred-six (206) tenant protection vouchers will be applied for. These vouchers will support the relocation efforts of residents living in the Cypress Manor and Parker Riddick communities.					
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B.3	Civil Rights Certification.					
	Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.					

B.4	Most Recent Fiscal Year Audit.	
	(a) Were there any findings in the most recent FY Audit?	
	Y N ⊠ □	
	If yes, please describe: The results of the Suffolk Redevelopment and Housing Authority's fiscal audit for the period ending June 30, 2017 disclosed the following instances of noncompliance or other matters that are required to be reported in accordance with the Uniform Guidance and under <i>Government Auditing Standard</i> . It should be noted that the audit opinion on each major federal program was not modified with respect to these matters.	
	2017-001 Internal Control Over Financial Reporting	
B.5	Progress Report.	
	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 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."	
B.6	Resident Advisory Board (RAB) Comments.	
	(a) Did the RAB(s) provide comments to the PHA Plan?	
	Y N □	
	(a) 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.	
	Please see "Attachment 4"	
B.7	Certification by State or Local Officials.	
	Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.	
B.8	Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A □ ⊠ □	
	(b) If yes, please describe:	
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).	
C.1	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.	
	HUD approved SHRA's 5 year Action Plan on June 15, 2018.	

Sources of Funding FY2019		Amount
GRANTS As of 7/1/2018 (Balance on Hand)		
Capital Fund Program 2015	\$	10,000
Capital Fund Program 2016	\$	193,210
Capital Fund Program 2017	\$	630,385
VHDA Capacity Building Grant 2017	\$	57,873
Resident Opportunity & Family Self Sufficiency 2016	\$	5,232
Resident Opportunity & Family Self Sufficiency 2017	\$	60,473
Resident Opportunity & Self Sufficiency ROSS 2017	\$	225,434
Total Grant Funding (Balance on Hand)	\$	1,182,607
GOVERNMENT FUNDING		
Public Housing Operating Subsidy (Estimate)	\$	2,421,048
City of Suffolk	\$	150,000
Housing Choice Voucher (Estimate)	\$	7,840,200
Sec. 8 Mod. Rehab (Estimate)	\$	103,129
VHDA for Finney Ave.	\$	50,974
WTCSB for Finney Ave.	\$	59,000
Total Government Funding	\$	10,624,351
OTHER ESTIMATED INCOME SOURCES		
PHO Dwelling Rent	\$	1,010,000
PHO Excess Utilities	\$	55,560
PHO A/R Collections from Vacated Tenants	\$	6,400
PHO Late Charges	\$	25,000
PHO Repairs and Damages Reimbursements	\$	29,000
PHO Warrant Charges	\$	12,400
PHO Interest Earned	\$	450
Development Misc. Income	\$	40,867
Bond Fund	\$	50,000
Total Other Income Sources	\$	1,229,677
Total All Funding Sources	\$	13,036,635
COCC ESTIMATED INCOME SOURCES		
Accet Management Food (PHO Sites)	•	EE 020
Asset Management Fees (PHO-Sites)	\$	55,920 575,070
Program Management Fees	\$	575,970
Bookkeeping Fees	\$	134,575
Service Fees	\$	32,750
Total COCC Estimated Income Sources	\$	

The Suffolk Redevelopment and Housing Authority's Substantial Deviation will exclude the following items:

- 1. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
 - **a.** Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
 - **b.** Changes to the construction and rehabilitation plan for each approved RAD conversion; and
 - **c.** Changes to the financing structure for each approved RAD conversion.

STRATEGIC PRIORITIES AND GOALS

1. Diversify and increase funding to expand capacity to provide services and housing *Outcomes by 2021:*

5% of funding is received from private sources

3% of funding is non-HUD

5% of funds raised may be used for capacity building

Key Strategies

- 1.1. Develop a fund-raising plan (to include key activities 1.1.1-1.1.6) and execute
 - 1.1.1 Build relationships 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 501c3
 - 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.

Outcome 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 assessments 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 Fund 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:*

SHRA is recognized as a leader

Housing options have increased by X%

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.

SRHA Resident Comments

The following are resident comments resulting from Public Meetings held in January and February 2019:

Chorey Park Comments:

- There were some concerns to ensure the bathroom renovations address the need to make bathtubs accessible for easy access.
- Several residents expressed the need to have their units painted by SRHA.
- Other issues were addressed by the Property Manager pertaining to individual units and will be corrected by the maintenance staff.

Hoffler Resident Comments:

• Resident requested sprayers installed in all kitchen sinks and screen doors installed on all units.

Colander Bishop Comments:

• No Capital needs noted.

Cypress Manor Comments:

• Residents requested screen doors, carpet, 2 bathrooms, a recreation center with pool, rainmaker shower head, and hand held showers, Jacuzzi tub, grills or grilling area, microwave, 4 bedroom units, cable hook ups, playground, darker floors, security alarms, larger room space, ADA for elderly, nice landscaping, bike trails/walking trails, gated access, handicap bathrooms, picnic tables, inside/outside rails fire extinguishers, convertible window blinds, more storage space in kitchen cabinets, bigger freezers, single floor design, leaf control, gardens, bug control, porch lights, and window screens.

Parker Riddick

• Residents requested extra storage, electric stoves, water saving features, Handicap Accessibility, small space for desk, ceiling fans, 2 bathrooms, doorbells, gym facility, community store, safety patrol, BBQ area, pest control, more lighting, swimming pool, basketball court, microwaves, security system, garbage disposals, 2 entryways, kids waterpark, electric fireplace, additional parking, car garages, computer center, baseball field, screen door and windows, laundry facility with card machine, and smoking area.

1a. Development name: Parker Riddick					
1b. Development (project) number: VA025000003					
2. Activity type:	\checkmark	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					

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

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				
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90	90 STACEY DRIVE	2						
91	91 STACEY DRIVE	1						
92	92 STACEY DRIVE	1						
93	93 STACEY DRIVE	3						
3. Application St	3. Application Status (Select one)							
Approved								
Submitted, pend	Submitted, pending approval X							
Planned application 🗔								
4. Date application approved, submitted, or planned for submission: February 2019								
5. Number of units affected: 93								
6. Coverage of action (select one)								

1a. Development name: Cypress Manor						
1b. Development (proj	ect) nı	ımber: VA025000002				
2. Activity type:	5/	Demolition		I	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 pเ	unsuitable for housing purposes. There are no reasonable modification programs that are					

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

		_
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
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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 \Box		
Submitted, pending approval X		
Planned application		
4. Date application approved, submitted, or planned for submission: February 2019		
5. Number of units affected: 113		
6. Coverage of action (select one)		