Annual PHA Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
(Standard PHAs and	Office of Fubic and findian frousing	Expires. 02/27/2010
Troubled PHAs)		

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.

Α.	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): 07/2018 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) 853 Total Combined Units/Vouchers 1319 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.					
			1	Program(s) not in the	No. of Units in	n Each Program
	Participating PHAs	PHA Code	Program(s) in the Consortia	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 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. Homeownership Programs. Community Service and Self-Sufficiency Programs. Safety and Crime Prevention. Pet Policy. Asset Management. Substantial Deviation. Substantial Deviation. Substantial Deviation. Substantial Deviation Attachment 2 (b) If the PHA answered yes for any element, describe the revisions for each revised element(s): 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 Admissions 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 Established Income Range, and vice versa, to achieve the PHA's deconcentration goals. A deconcentration offer will be considered a "bonus" offer; that is, if a resident refuses a deconcentration offer, the resident will receive one additional transfer offer."

3.2	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

(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 acquired by SRHA that now offer 206 units of subsidized public housing. The Authority is pursuing a Section 18 Demolition/Disposition application simultaneously with RAD in order to structure a redevelopment plan for the sites. As a component of the redevelopment, the Authority is considering the possibility of project based vouchers (SRHA HCVs) for replacement housing, either on-site or off-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 and consider disposition of the 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

Non-Smoking Policies

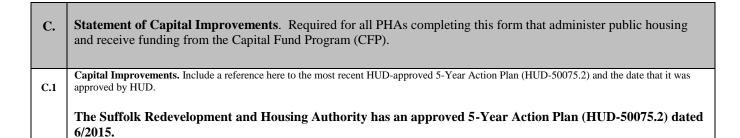
The Suffolk Redevelopment and Housing Authority will be implementing the Smoke Free Policy by August 2018. The agency plans to implement the Smoke Free policy for its five (5) public housing communities which will be consistent with the Housing and Urban Development final rule 24 CFR Parts 965 and 966.

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.

В.3	Civil Rights Certification. Form HUD 50077, BHA Contifications of Compliance with the BHA Blane and Belated Regulations, must be submitted by the BHA as an electronic
	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, 2016 disclosed the following instances of noncompliance or other matters that are required to be reported in accordance with the Uniform Guidance and under Government Auditing Standard. It should be noted that the audit opinion on each major federal program was not modified with respect to these matters.
	2016-01 The Authority failed to perform wage interviews for one contract covered by the Davis –Bacon Act.
	2016-02 The Authority failed to timely submit reports to the federal government.
B.5	Progress Report.
В.	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 N N/A
	(b) If yes, please describe:



Sources of Funding FY2018 Amount **GRANTS** As of 7/1/2017 Capital Fund Program 2013 (Balance on Hand) \$ 23.463 Capital Fund Program 2014 (Balance on Hand) \$ 5,683 Capital Fund Program 2015 (Balance on Hand) \$ 48,968 Capital Fund Program 2016 (Balance on Hand) \$ 601,543 Capital Fund Program 2017 (Balance on Hand) \$ 662,775 \$ VHDA Housing Counseling 2016 (Balance on Hand - Estimate) 18,679 \$ VHDA Capacity Building Grant 2017 (Balance on Hand) 60,000 Resident Opportunity & Self Sufficiency 2016 (Balance on Hand) \$ 73,941 \$ 1,495,052 Total Grant Funding (Balance on Hand) **GOVERNMENT FUNDING** \$ Public Housing Operating Subsidy (Estimate) 1,853,624 City of Suffolk \$ 150,000 Housing Choice Voucher (Estimate) \$ 7,352,818 Sec. 8 Mod. Rehab (Estimate) \$ 102,817 VHDA for Finney Ave. \$ 50,974 WTCSB for Finney Ave. \$ 59,000 **Total Government Funding** \$ 9,569,233 OTHER INCOME SOURCES PHO Dwelling Rent (Estimate) \$ 1,020,000 PHO Excess Utilities (Estimate) \$ 55,000 \$ PHO A/R Collections from Vacated Tenants (Estimate) 2,350 PHO Late Charges (Estimate) \$ 23,500 \$ PHO Repairs and Damages Reim. (Estimate) 28,250 PHO Warrant Charges (Estimate) \$ 10,800 \$ PHO Interest Earned (Estimate) 92 Development Misc. Income (HOME) \$ 3,650 \$ HCV Hard to House Fees (Estimate) 5,700 Bond Fund (Estimate) \$ 55,000 **Total Other Income Sources** \$ 1,204,342 **Total All Funding Sources** \$ 12,268,627

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.

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
 - Goal: To continue to develop educational programming for residents and participants on the Family Self-Sufficiency Program
 - Goal: To assist public housing residents, Housing Choice Voucher program participants in the City of Suffolk and Isle of Wight County and community at large to work towards Family Self-Sufficiency
- 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 13, 2018

The tenants were positive and excited that they were active in the agency's planning.

Listed below are the resident comments regarding the property at Chorey Park:

- 1) Concerns for additional lighting on the exterior of buildings
- 2) Existing lighting are inoperable

Actions taken:

Facilities Manager is assessing the property for additional lighting as needed and will be meeting with property staff to identify areas where lighting is inoperable and have repaired.

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 STACEY DRIVE	
3	3 STACEY DRIVE	
4	4 STACEY DRIVE	
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6	6 STACEY DRIVE	
7	7 STACEY DRIVE	
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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 \Box					
Submitted, pending approval					
Planned application					
4. Date application approved, submitted, or planned for submission: March 2018					
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					
absolete 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 1003 1105	1001 COGIC SQUARE 1003 COGIC SQUARE	2
1105	1003 COGIC SQUARE	
	,	2
	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 \Box		
Submitted, pending approval		
Planned application		
4. Date application approved, submitted, or planned for submission: March 2018		
5. Number of units affected: 113		
6. Coverage of action (select one)		