

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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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, including changes to these policies, 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. The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small 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 the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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: Chesapeake Redevelopment and Housing Authority PHA Code: VA012 PHA Type: <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2024 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 467 Number of Housing Choice Vouchers (HCVs) 1,828 Total Combined 2295 PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below 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. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. 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 style="margin-left: 20px;"> Chesapeake Redevelopment and Housing Authority website, www.crhava.org Central Office-1468 S. Military Highway, Chesapeake, VA 23320 Broadlawn Park Management Office-1745 Acorn Street, Chesapeake, VA 23324 MacDonald Manor Management Office-1331 MacDonald Road, Chesapeake, VA 23325 Owens Village Management Office-700 Geneva Avenue, Chesapeake, VA 23323 Peaceful Village Management Office-3001 Welcome Road, Chesapeake, VA 23324 </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> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:											
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program													
		PH	HCV																		
Lead PHA:																					

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Homeownership Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Substantial Deviation.
- Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each element below:

CRHA's Public Housing Admissions and Continued Occupancy Policy (ACOP) was modified to include the HUD mandated Public Housing Over-Income Families final rule that was issued under the Housing Opportunities Through Modernization Act (HOTMA) of 2016. The new mandate states that residents making more than 120% of Area Median income (AMI) must be required to pay Fair Market rent (FMR) or their lease is to be terminated. As a mandated change, this revision to CRHA's ACOP is not considered a significant amendment (attached). No CRHA residents are currently affected by this change. The ACOP modification was approved by the Board of Commissioners on April 26,2023 through Resolution No. 1499.

CRHA has a HomeOwnership Program (HOP) for current public housing residents and HCV participants. The program will be expanded in the fall 2022 through partnership with Virginia Housing and inviting other local residents to participate. CRHA has two staff members with homeownership instructor certification. CRHA intends to increase homeownership within the HCV program.

CRHA intends to pursue homeownership opportunities for public housing or other low-income, first-time homebuyers for the scattered public housing site, Schooner Cove community (24 units), through Section 32.

Schooner Cove Conversion to Homeownership under section 32		Closing and Start of Conversion: December, 2023	
<i>Name of the Public Housing Development</i>	<i>PIC Development ID:</i>	<i>Conversion Type Section 32</i>	<i>Transfer of Assistance: (if yes, please put the location if known and # of units transferring)</i>
Schooner Cove	VA012000003		
<i>Total Units</i>	<i>Pre-Conversion Type (i.e., Family, Senior, etc.)</i>	<i>Post Conversion Unit Type if Different (i.e., Family, Senior, etc.)</i>	<i>Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) (24 X \$3,495.38)</i>
24	Family	Same	\$83,890
<i>Bedroom Type</i>	<i>Number of Units Pre-Conversion</i>	<i>Number of Units Post-Conversion</i>	<i>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</i>
Three Bedroom	24	24	None

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing **Owens Village**
- Combined Section 8 and Public Housing
- 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	1673	100%	
Extremely low income <=30% AMI	1344	80.33%	
Very low income (>30% but <=50% AMI)	254	15.18%	
Low income (>50% but <80% AMI)	47	2.81%	
Families with children	1442	86.19%	
Elderly families	9	.54%	
Families with Disabilities	169	10.1%	
White	134	8.01%	
Black/African American	1467	87.69%	
American Indian/Alaska Native	8	.48%	
Asian	3	.18%	
Native Hawaiian/Other Pacific Islander	2	.12%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	0		
2BR	1033	61.75%	
3BR	481	28.75%	
4BR	159	9.5%	
5BR	0		
5+BR	<i>N/A</i>	<i>N/A</i>	

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

If yes:

How long has it been closed (#of months)? 9 months

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)

- Section 8 tenant-based assistance
- Public Housing **Peaceful Village**
- Combined Section 8 and Public Housing
- 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	608	100%	
Extremely low income <=30% AMI	518	85.2%	
Very low income (>30% but <=50% AMI)	68	11.18%	
Low income (>50% but <80% AMI)	15	2.47%	
Families with children	518	85.2%	
Elderly families	1	.16%	
Families with Disabilities	71	11.68%	
White	51	8.39%	
Black/African American	526	86.51%	
American Indian/Alaska Native	5	.82%	
Asian	1	.16%	
Native Hawaiian/Other Pacific Islander	1	.16%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	0		
2BR	0		
3BR	463	75.99%	
4BR	145	23.85%	
5BR	0		
5+BR	N/A	N/A	

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

If yes:

How long has it been closed (#of months)? 9 months

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)

- Section 8 tenant-based assistance
 Public Housing **MacDonald Manor**
 Combined Section 8 and Public Housing
 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	1172	100%	
Extremely low income <=30% AMI	951	81.07%	
Very low income (>30% but <=50% AMI)	172	14.66%	
Low income (>50% but <80% AMI)	29	2.7%	
Families with children	1021	87.4%	
Elderly families	7	.6%	
Families with Disabilities	113	9.63%	
White	90	7.67%	
Black/African American	1031	87.89%	
American Indian/Alaska Native	6	.51%	
Asian	3	.26%	
Native Hawaiian/Other Pacific Islander	1	.09%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	0		
2BR	787	67.15%	
3BR	385	32.85%	
4BR	0		
5BR	0		
5+BR	N/A	N/A	

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

If yes:

How long has it been closed (#of months)? 9 months

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)

- Section 8 tenant-based assistance
- Public Housing **Broadlawn**
- Combined Section 8 and Public Housing
- 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	1416	100%	
Extremely low income <=30% AMI	1161	81.99%	
Very low income (>30% but <=50% AMI)	196	13.84%	
Low income (>50% but <80% AMI)	34	2.4%	
Families with children	1228	87.43%	
Elderly families	8	.56%	
Families with Disabilities	143	10.1%	
White	117	8.26%	
Black/African American	1238	87.43%	
American Indian/Alaska Native	6	.42%	
Asian	3	.21%	
Native Hawaiian/Other Pacific Islander	2	.14%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	0		
2BR	851	60.1%	
3BR	405	28.6%	
4BR	136	9.6%	
5BR	24	1.69%	
5+BR	N/A	N/A	

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

If yes:

How long has it been closed (#of months)? 9 months

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)

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- 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	10,044	100%	
Extremely low income <=30% AMI	6,520	64.91%	
Very low income (>30% but <=50% AMI)	2,005	19.96%	
Low income (>50% but <80% AMI)	1,519	15.12%	
Families with children	8,188	81.52%	
Elderly families	155	1.54%	
Families with Disabilities	1,701	16.94%	
White	855	8.51%	
Black/African American	9,112	90.72%	
American Indian/Alaska Native	33	.33%	
Asian	19	.19%	
Native Hawaiian/Other Pacific Islander	25	.25%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A	N/A	
2BR	N/A	N/A	
3BR	N/A	N/A	
4BR	N/A	N/A	
5BR	N/A	N/A	
5+BR	N/A	N/A	

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

If yes:

How long has it been closed (#of months)? 41 months

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

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY2022-2023 grants)		
a) Public Housing Operating Fund	2,012,000	
b) Public Housing Capital Fund	1,670,000	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	18,180,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and self-Sufficiency Grants (ROSS)	710,000	
h) Community Development Block Grant	75,000	Other (Housing/Non-Housing Community Development, Admin.)
i) HOME	250,000	Other (Homeownership, Rehab/Development, Down Payment Assistance, Admin, Operating Expense) TBRA
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only)		
		Public Housing Capital Improvements
2023 Capital Funds	800,000	
2022 Capital Funds	500,000	
Subtotal	24,197,000	
3. Public Housing Dwelling Rental income		
	1,650,000	Public Housing Operations
4. Other Income (list below)		
	286,000	Public Housing Operations
- Excess Utilities, tenant fees, non-dwelling rent, laundry, etc.-	250,000	
- Interest on Investments	36,000	
Subtotal	1,936,000	
5. Non-Federal Sources (list below)		
Total Resources	26,133,000	

(c) The PHA must submit its Deconcentration Policy for Field Office Review.

Deconcentration Policy

CRHA will determine the average income of all families in all covered developments on an annual basis. CRHA will determine the average income of all families residing in each covered development (not adjusting for unit size) on an annual basis. For developments outside the EIR CRHA will take the following actions to provide for deconcentration of poverty and income mixing:

Chesapeake Redevelopment & Housing Authority's (CRHA) admissions policy provides for deconcentration of poverty by bringing higher income tenants into lower income public housing communities and bringing lower income tenants into higher income public housing communities.

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.
 - Conversion of Public Housing to Tenant Based Assistance.
 - Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
 - 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.

CRHA is taking steps to explore opportunities to improve the Broadlawn Park, Peaceful Village, and MacDonald Manor public housing communities, in whole or in part, through RAD, Section 18 Demolition and/or Disposition, Voluntary Conversion to Tenant Based Assistance, LIHTC, and/or other financing/mixed financing avenues. Residents have been notified of planned demolition/disposition according to Virginia State Law, and community outreach, meetings and public hearings have already taken place or been scheduled for each of these communities. Actions that are planned, in whole or in part, are described for each affected community below:

Peaceful Village Renovation and Conversion to PBV through RAD Blend with Tenant Protection Vouchers		Closing and Start of Renovation: November, 2023	
<i>Name of the Public Housing Development</i>	<i>PIC Development ID:</i>	<i>Conversion Type (i.e., PBV or PBRA)</i>	<i>Transfer of Assistance: (if yes, please put the location if known and # of units transferring)</i>
Peaceful Village	VA012000005	PBV	
<i>Total Units</i>	<i>Pre-RAD Unit Type (i.e., Family, Senior, etc.)</i>	<i>Post RAD Unit Type if Different (i.e., Family, Senior, etc.)</i>	<i>Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) (65 X \$3,495.38)</i>
65	Family	Same	\$227,200
<i>Bedroom Type</i>	<i>Number of Units Pre-Conversion</i>	<i>Number of Units Post-Conversion</i>	<i>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</i>
Three Bedroom	39	39	None
Four Bedroom	26	26	None

MacDonald Manor Partial Demolition, Renovation, and Conversion to PBV through RAD Blend with Tenant Protection Vouchers and Transfer of Assistance with New On-site Construction	Submission of RAD Financial Plan and Partial Demolition Application: November 2023
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Name of the Public Housing Development	PIC Development ID:	Conversion Type (i.e., PBV or PBRA)	Transfer of Assistance: (if yes, please put the location if known and # of units transferring)
MacDonald Manor	VA012000002	PBV	24 units to be transferred to new Senior Apartments on-site
Total Units	Pre-RAD Unit Type (i.e., Family, Senior, etc.)	Post RAD Unit Type if Different (i.e., Family, Senior, etc.)	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) (152 X \$3,495.38)
152	Family	Family/Senior	\$531,298
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
One Bedroom	3	27	+24 - Transfer to New Construction
Two Bedroom	114	96	-18 - Demolition
Three Bedroom	35	29	-6 - Demolition

Section 22 Voluntary Conversion to Tenant Based Rental Assistance at Owens Village	Submission of Conversion Application: December 2023
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Name of the Public Housing Development	PIC Development ID:	Conversion Type (i.e., PBV or PBRA)	
Owens Village	VA012000004	TPV	
Total Units	Pre-Conversion Unit Type (i.e., Family, Senior, etc.)	Post Conversion Unit Type if Different (i.e., Family, Senior, etc.)	
56	Family	Same	
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Two Bedroom	21	0	-21 De Minimis Reduction
Three Bedroom	30	0	-30 De Minimis Reduction
Four Bedroom	5	0	-5 De Minimis Reduction

Demolition/Disposition Activity Description
1a. Development name: Broadlawn
1b. Development (project) number: VA012000001
2. Activity type: Demolition/Disposition A phased demolition application for Broadlawn will be submitted, allowing for vacating units through attrition, with no planned displacement outside of the community. Broadlawn residents may elect to receive a tenant protection voucher and move to another location, while preserving a preference to return to the community once redeveloped. Residents electing to stay in the community during redevelopment activities will be required to move within the community to allow for safe and efficient vacancy management and demolition. Disposition – Disposition will be submitted for land to be transferred to support redevelopment of the area
3. Application status – To be submitted
4. Date application approved, submitted, or application approved: Application to be submitted in November 2024
5. Number of units affected: Demolition of up to 170 units
6. Coverage of action – Depending on utility and infrastructure improvement needs, a number of apartments at Broadlawn may be renovated rather than demolished
7. Timeline for activity: a. Completion of Tenant Meetings, Redevelopment Planning, Environmental Reviews, Public Hearings and Board of Commissioner Approvals: July 2024 b. Submission of Demolition/Disposition Application: November 2024 c. Rehousing of Vacant Units to Cease: December 2024 d. Approval of Demolition and first phase of Tenant Protection Vouchers: May 2025 e. Demolition of Vacant Units begin: September 2025 f. Low Income Housing Tax Credit Application Submitted for First Phase of New Housing: March 2026 g. Construction Begins on Infrastructure, Off-street Parking and Open Space improvements: August 2025 h. Construction Begins on First Phase of New Housing: March 2027 i. Remaining Phases of Construction, Renovations (if applicable) and Demolition Completed: December 2030

CRHA is researching the feasibility of developing and submitting to HUD a Section 32 Homeownership Plan, possibly in concert with the HCV program, for the scattered site units in the Schooner Cove public housing community.

CRHA has again applied for any Emergency Safety and Security, and any other applicable grants made available through CFP funding.

<p>B.3 Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <ol style="list-style-type: none"> 1. ENCOURAGE AND CREATE HOMEOWNERSHIP OPPORTUNITIES <ol style="list-style-type: none"> a. ENCOURAGE HOMEOWNERSHIP OPPORTUNITIES <ol style="list-style-type: none"> i. FOSTER THE PARTICIPATION OF AT LEAST 2-5 FAMILIES IN CRHA AND/OR PARTNER HOMEOWNERSHIP TRAINING CRHA reprogrammed a former homeownership program, rebranding it as HomeOwnership Program (HOP) with nearly fifty (50) currently active HOP clients. The program is designed to assess homeownership readiness, provide financial and homeownership classes and training to position them for the next step, and connect participants with local lenders and realtors. CRHA is partnering with Virginia Housing to expand the HOP program and several staff members have earned homeownership instructor certification. CRHA hosted an orientation for participants in August 2022 in preparation for the expanded program that started in September 2022 and will complete in June 2023. Staff is already gearing up for the next group of participants consisting mainly of current Schooner Cove residents interested in transitioning to homeownership in their current units. b. HELP HUD-ASSISTED RENTERS BECOME HOMEOWNERS <ol style="list-style-type: none"> i. USE NSP, ARS, CHDO’S AND OTHER PROGRAMS TO INCREASE AVAILABILITY OF HOMES FOR PURCHASE BY 5-8 LOW- TO MODERATE-INCOME FAMILIES EACH YEAR CRHA is pursuing homeownership opportunities for public housing residents in the outlying, Schooner Cove scattered site, public housing community. CRHA’s efforts to “Acquire, Renovate and Sell” affordable homes through the state ARS program have been somewhat hampered by the housing market (lack of affordable houses needing less than \$40k in repairs, and competition) and COVID-19 but staff continues to search and pursue opportunities.

- ii. ISOLATE 5 HOUSING CHOICE VOUCHERS FOR HOMEOWNERSHIP
Forty one (41) HCV clients are actively participating in HOP and are in various stages of readiness, and are actively working toward the goal of homeownership, diverting their voucher toward a mortgage payment in place of monthly rent to a landlord. One (1) HCV client closed on their new home in December 2020.

2. DEVELOP AND EXPAND OPPORTUNITIES FOR AFFORDABLE HOUSING

- a. PURSUE VHDA TAX CREDIT TRAINING AND CERTIFICATION FOR PROPERTY AND MANAGEMENT STAFF
 - i. ENCOURAGE 80% OF HOUSING STAFF AND 50% OF MANAGEMENT STAFF TO ATTEND ANNUAL TAX-CREDIT TRAINING
CRHA's Director of Housing and other housing team members are certified and/or have some knowledge and training in LIHTC. A majority of the Property Managers and 50% of housing management overall are LIHTC trained.
- b. IMPROVE HOUSING OPPORTUNITIES FOR THE ELDERLY, PERSONS WITH A DISABILITY, THE HOMELESS, AND VETERANS
 - i. APPLY FOR 50 ADDITIONAL VASH, AND 10 ADDITIONAL SRAP VOUCHERS
CRHA will continue to apply for additional VASH and Mainstream vouchers as made available by HUD. Forty-five (45) persons with intellectual or other developmental disabilities are supported by SRAP vouchers. CRHA administers the, up-to-24 months, TBRA (Tenant Based Rental Assistance) voucher program for up to 20 households through HOME in partnership with ForKids, and PSH (Permanent Supportive Housing) vouchers in partnership with CIBH (Chesapeake Integrated Behavioral Health) that will serve up to forty (40) adults.
 - ii. INCREASE PROJECT-BASED VOUCHERS BY 30-40 EACH YEAR
CRHA supports Chesapeake's Cypress Landing Veteran's Community with 50 project-based vouchers for disabled and homeless veterans. CRHA solicits private entities to seek project-based vouchers to support the development of additional affordable housing through an annual competitive Request for Proposals process. CRHA has provided a letter of intent to award 10 project-based vouchers for homeless Chesapeake individuals to Virginia Supportive Housing for the expansion of permanent supportive housing in the City of Norfolk, Virginia.
 - iii. MAINTAIN 100% LEASE-UP ON ALL VASH, MAINSTREAM, SRAP AND TBRA VOUCHERS
CRHA continuously works with clients, advocates, and case managers to help assist participants in locating and successfully moving into housing that meets HQS standards and is optimally located for public transportation and other needed businesses and services. Currently 98% of VASH, 83% of Mainstream, 87% of SRAP, and 80% TBRA are leased up

CRHA continues to improve customer service and landlord orientation. The Housing Choice Voucher (HCV) staff will provide the highest level of customer service to ensure that housing units meet HUD housing quality standards and that families are educated on the benefits of obtaining housing in neighborhoods of opportunity. Increase Housing opportunities by increasing the number of units available to HCV clients through a 20% increase in Housing Providers. In addition to annual landlord orientation, CRHA hosted a Landlord and Property Management Meet & Greet on Friday, April 28th to share program, Fair Housing and HOP information, and will provide monthly landlord orientations virtually, in-person, and via phone.
- c. APPLY FOR ADDITIONAL RENTAL VOUCHERS WHEN AVAILABLE
CRHA will continue to apply for additional VASH, Mainstream and other applicable vouchers as made available by HUD.

3. EMPOWER INDIVIDUALS AND FAMILIES THROUGH THE DELIVERY OF TRANSFORMATION SERVICES

- a. MAINTAIN AND CREATE PARTNERSHIPS, PROGRAMS AND RESOURCES THAT FOSTER ECONOMIC GROWTH AND SELF-SUFFICIENCY TO END THE CYCLE OF POVERTY
CRHA fosters partnerships with the City and many local and faith-based organizations to provide training, education, and opportunities for clients and residents. Resident empowerment activities focus on education, financial capacity, community building and engagement, leadership opportunities, job fairs, health, and wellness workshops. Those willing and able to pursue education and workforce development activities have the potential to acquire knowledge and skills that put them on the path to self-sufficiency Resident Services staff continue to assist public housing families and HCV recipients to meet their goals and remove obstacles that may hinder their success. CRHA partners, such as Tidewater Community College (TCC) offer learning and degree opportunities in Culinary Arts, Welding, and Health Care.

Understanding credit and learning how to safely build credit can make a dramatic difference to residents' financial future and their ability to move out of poverty and become self-sufficient. Case management is offered daily, including individual needs assessments, counseling, and referrals to other resources that

are needed. Housing and Financial Counselors from Catholic Charities and The Up Center are committed to offering virtual and in-person appointments for one-on-one credit counseling sessions, first-time homebuyer counseling, and good renters' training with FSS, ROSS, and TBRA clients. FSS Case Managers assist residents with tax preparation, offer escrow workshops, and assistance with budgeting, GED, higher education, affordable health care, job skills and job readiness, and apprenticeships.

Tidewater Community College Job Skills Training Program (JSTP) provides assessments on-site. JSTP is a comprehensive approach to job skills training and placement for those who are unemployed, underemployed, wanting to enhance their employability or a career change. Letters and fliers are disbursed to advertise the program. Soft skills training and other program activities are incorporated in the vocational training programs offered by partnering agencies. The activities included are case management, mentoring, and job coaching.

The Aspire 360 Jobs Plus program is now at capacity with 76 program participants. The program addresses poverty by incentivizing and enabling employment through income disregards for working families, and a set of services designed to support work including employer linkages, job placement and counseling, education advancement, and financial counseling. These incentives target communities, build a culture of work, and make working families a norm. CRHA partnered with a local organization, Neighborhood to perform intake assessments.

CRHA's Program Coordinating Committee (PCC) meets quarterly with various community partners to share resources and services to coordinate outreach and care while avoiding duplication of services for a more efficient resource delivery for Chesapeake and CRHA residents.

b. PROMOTE INITIATIVES THAT ENCOURAGE HEALTHY LIVING AND LIFESTYLE

CRHA supportive services model encourages residents to be actively involved in a healthy lifestyle. Unhealthy living has many causes, and along with substance abuse and mental health issues, is a major obstacle to stability. As appropriate, staff may refer clients to Chesapeake Integrated Behavioral Health (CIBH), Rawls Psychological, the Health and Wellness Center, and other providers where clients may receive a variety of services for healthy living. Case managers organize on-site workshops and seminars to address the health and well-being of our tenants and their families. Once stable, clients tackle individual goals in areas of education, workforce development, employment, and securing permanent housing beyond public assistance.

EVMS (Eastern Virginia Medical School) provides health literacy coaching and currently has four (4) CRHA public housing residents serving on their Hampton Roads Community Advisory Board. CRHA offers "Healthy Homes" to promote healthy living.

CRHA staff attended a Mental Health First Aid training at the Chesapeake Library conducted by CIBH. The Mental Health First Aid is a public education program that helps communities understand mental illness, seek timely intervention and save lives. The educational program also introduces participants to risk factors and warning signs of mental health problems, builds understanding of their impact, and provides an overview for common treatments. The class is a live training course, which uses role-playing and simulations to demonstrate how to assess a mental health crisis, select interventions and provide initial help, and connect persons to professional, peer and social supports as well as self-help resources.

CRHA partnered with The City of Chesapeake Public Health Department, Chesapeake Regional, CHKD, EVMS and the Food Bank to provide healthy and nutritious food, including meat and fresh vegetables to residents, health risk testing opportunities, participation in summer food programs to ensure youth receive healthy nutrition when school is not in session, and with the additional support of Chesapeake Public Schools to ensure minority and low-income communities have increased access to basic health care.

c. DEVELOP PROGRAMS AND RESOURCES THAT ENCOURAGE LONG-TERM, PERSONAL SUCCESS OF THE YOUNGER GENERATION

CRHA has youth initiatives geared toward building life skills, encouraging personal responsibility, and building self-confidence through exposure to positive role models, and supportive and community outreach services. After-school programs, community service activities, religious youth groups, and other community-based activities have long been thought to play a key role in the lives of youth. Chesapeake Public Library provides a Mobile Tech Van for outreach and an innovation library.

CRHA's goal is to connect youth to positive enrichment programs, such as on-site after school programs, tutoring, mentoring and development programs. These supportive programs create opportunities where youth can share their interests and work with their peers. Trained counselors and staff manage conflict,

recognize negative behavior, and understand how to engage youth. Services focus mainly on education, empowerment, and enrichment programs. The students are allowed to participate in various activities after homework assignments are completed. The basketball camps are led by professionally trained counselors/athletes who create a fun learning environment in which youth relate to challenges in a positive manner. In-home counseling and mentoring are performed by Resident Services staff and partners as needed. The programs and services allow youth to engage in creative thinking exploring career and workforce opportunities, with goal setting to create opportunities for youth to succeed in learning. CRHA youth are transported to local job fairs and exposed to career exploration and job readiness programs.

CRHA offers computer lab and classes that allow residents to use computers to ensure residents have access for daily use of job searches, school assignments and other projects. Hardware and software are updated often. The mobile library is instrumental in encouraging and developing reading skills. Book distributions are held for reading fundamentals. CRHA coordinates an annual school supply distribution and back to school bash. The local Girl Scouts maintain a productive presence in CRHA communities and staff supports community activities through HUD's Strong Families Initiative. Reading camps, book distribution and reading initiatives are promoted regularly.

CRHA supports the Scholarship program through Chesapeake Men for Progress, reserving scholarship for CRHA's public housing residents.

4. DIVERSIFY THE AUTHORITY'S BUSINESS MODEL AND FUNDING STREAMS

a. TRANSFORM COMMUNITIES

i. PURSUE RAD, OTHER HUD PROGRAMS AND PUBLIC/PRIVATE PARTNERSHIP OPPORTUNITIES

Broadlawn Park, Peaceful Village, MacDonald Manor, Owens Village, and Schooner Cove public housing communities are under consideration for transformation through the RAD, Section 18 Demolition and/or Disposition Voluntary Conversion to Tenant Based Assistance, LIHTC, Section 32 Homeownership, and/or other financing programs.

b. BECOME A DEVELOPMENT CATALYST FOR THE CITY

i. PARTNER WITH THE CITY OF CHESAPEAKE TO PURSUE MUTUALLY BENEFICIAL OPPORTUNITIES

CRHA is represented on the City's Land Bank Authority with one commissioner serving on that Board. CRHA's Executive Director and Deputy Executive Director serve on several City Boards and initiatives including the Southeastern Virginia Homeless Coalition, Chesapeake Thrives, and the Commission on Health and Well Being. CRHA partnered with the City of Chesapeake Planning Department to conduct a Landlord Workshop and will again do so moving forward, at least annually. CRHA produced a comprehensive 2020 CRHA Community Impact report to better communicate programs, initiatives and successes within the greater community and presented to City Council in April 2022 to maintain a transparent and cooperative relationship with the City.

ii. FOSTER RELATIONSHIPS TO INCREASE SERVICE DELIVERY TO RESIDENTS AND SUPPORT CITY AGENCIES AND THE POLICE IN THE COMMUNITY

Cooperatively, CRHA and the City of Chesapeake opened the City's first Homeless Resource Day Center which offers the City's homeless population access to shower and laundry facilities, a computer lab, and connects them with needed services and resources. CRHA's Executive Director has been appointed to the Governor's Board of Southeastern Virginia Homeless Coalition, which serves as the Continuum of Care coordinator for the City of Chesapeake and other municipalities in Hampton Roads. CRHA staff participated in the City's initial Community Wellbeing Plan focus group, continues to serve on the City's Quality of Life and Well Being functional team, and several staff participate in the Thrives Housing Work group, led by the Deputy Executive Director. CRHA developed an Organizational and Values Statement to aid in sharing the goals and good works of the Authority and efforts have been made to expand CRHA's social media presence and client outreach through an e-newsletter and push notifications as well as a recently upgraded website. CRHA has also pursued technology to improve operations, procedures and efficiency. CRHA has installed Tsunami security camera systems to assist police in resolving crimes and community incidents, including gang presence in public housing. CRHA has hired off-duty City police to patrol the public housing communities after hours. CRHA's Executive Director, Deputy Executive Director and at least one Commissioner participated in the Mayor's Campostella Youth Task Force to address rising crime within the community and explore opportunities to address those issues and act as "crime interrupters".

c. DEVELOP AN AUTHORITY AFFILIATED NON-PROFIT ENTITY TO EXPAND SERVICES AND OPPORTUNITY

i. DEVELOP AND IMPLEMENT A NOT FOR PROFIT ARM OF THE AUTHORITY

The City of Chesapeake, City Council on September 10, 2019, approved the establishment of "Blue Heron Housing Partners, LLC." non-profit entity under CRHA. The articles of incorporation, by-

	<p><i>laws and appointment of officers and directors have been completed. Final submission is currently on hold.</i></p> <p>ii. SEEK CREATIVE INCOME STREAM OPPORTUNITIES THROUGH DEVELOPMENT, MANAGEMENT AND COMPLIANCE SERVICES</p> <p><i>The City's Homeless Resource Center was established in an unused space within CRHA's central office building, generating a modest monthly lease income. CRHA continually searches for opportunities to serve in a management capacity and to expand affordable housing to increase availability and strengthen the Authorities non-restricted income streams.</i></p>
<p>B.4.</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>March 23, 2023</p>
<p>B.5</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C. Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>C.2</p>	<p>Certification by State or Local Officials.</p> <p><i>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.</i></p>
<p>C.3</p>	<p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p><i>Form 50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>
<p>C.4</p>	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing.

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

AFFIRMATIVELY FURTHERING FAIR HOUSING

CRHA will continue utilizing the Potential Impediments Identified until HUD issues other Fair Housing Rules. Based on the findings included in the FHAI report, potential impediments to fair housing choice in the City of Chesapeake were identified, and proposed actions were recommended.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Proposed Action 1 (Under FHAI Public Sector heading Public Sector, FHAI Potential Impediment#1): The City of Chesapeake staff will continue to encourage City Council to promote the month of April as "Fair Housing Month" with a proclamation signed by the Mayor of the City.

Goal Achieved:

The Mayor of the City of Chesapeake signed a Fair Housing Proclamation, proclaiming April as "Fair Housing Month" on April 11, 2023.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Proposed Action 2: The City of Chesapeake staff will evaluate fair housing and housing choice policies within city housing and development policies such as the comprehensive plan and strive to strengthen these policies in future updates. Guidelines that clearly state the City's commitment to integration incorporate a vision of diversity and the promise that the City of Chesapeake will enable the private sector to provide all persons and households with a fair housing choice. The City will encourage the right balance of reinvestment and revitalization in older, impacted neighborhoods versus developing new affordable rental housing in non-impacted areas.

Goal Achieved:

CRHA continues implementing policies and procedures to assure uninhibited access to housing resources and remains committed to maintaining its existing affordable housing portfolio. In addition, the agency constantly adds information through the website, social media and newsletters to keep clients and citizens of Chesapeake informed of current changes and available resources.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Proposed Action 3: Continue participating in the Hampton Roads Community Housing Resource Board (HRCHRB) through the Chesapeake Redevelopment and Housing Authority. This regional entity provides a vehicle for education, community outreach, community participation and problem-solving for the seven cities.

Goal Achieved:

Chesapeake Redevelopment and Housing Authority continues to be a member of the HRCHRB regional board. This regional board represents Norfolk, Chesapeake, Virginia Beach, Hampton, Newport News, Portsmouth and Suffolk. The HRCHRB has developed a website containing fair housing information and contacts for all the seven cities in Hampton Roads. These cities are expected to include a link on their City websites to the recently developed fair housing website at www.hamptonroadsfairhousing.org (the website is currently not accessible). The website also contains fair housing-related events and training throughout the region. Alternate websites include <https://www.hamptonroadshousing.org/resources/fairhousing.info.html> and <https://www.crhava.org/communitydevelopment/fairhousing.php>.

Goal Achieved:

CRHA attends all meetings held by the HRCHRB (last meeting was held in January 2022) and paid annual City dues from CDBG/HOME funds.

Instructions for Preparation of Form HUD-50075-HP Annual Plan for High Performing PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Plan Elements.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions. Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. 24 CFR §903.7(b) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. 24 CFR §903.7(b) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b) Describe the unit assignment policies for public housing. 24 CFR §903.7(b))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program and state the planned use for the resources. (24 CFR §903.7(c))

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

Homeownership Programs. A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. (24 CFR §903.7(k) and 24 CFR §903.12(b)).

Safety and Crime Prevention (VAWA). A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

Pet Policy. Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

HOPE VI. 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6. (Notice PIH 2011-47)

Mixed Finance Modernization or Development. 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

Demolition and/or Disposition. With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA’s last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. ([24 CFR §903.7\(h\)](#))

Conversion of Public Housing under the Voluntary or Mandatory Conversion programs. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. ([24 CFR §903.7\(j\)](#))

Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD’s website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers. ([24 CFR §983.57\(b\)\(1\)](#)) If using project-based vouchers, provide the projected number of project-based units and general locations and describe how project-basing would be consistent with the PHA Plan.

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.7\(r\)\(1\)](#))

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. ([24 CFR §903.7\(g\)](#)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: “See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX.”

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))

C. Other Document and/or Certification Requirements

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

C.2 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. ([24 CFR §903.15](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further

fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing.

D.1 Affirmatively Furthering Fair Housing.

The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) ... Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. 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.

Public reporting burden for this information collection is estimated to average 7.02 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

PART II: THE PUBLIC HOUSING PROGRAM

1-II.A. OVERVIEW AND HISTORY OF THE PROGRAM

The intent of this section is to provide the public and staff an overview of the history and operation of public housing.

The United States Housing Act of 1937 (the “Act”) is responsible for the birth of federal housing program initiatives, known as public housing. The Act was intended to provide financial assistance to states and cities for public works projects, slum clearance and the development of affordable housing for low-income residents. There have been many changes to the program since its inception in 1937.

The Housing Act of 1965 established the availability of federal assistance, administered through local public agencies, to provide rehabilitation grants for home repairs and rehabilitation. This act also created the federal Department of Housing and Urban Development (HUD).

The Housing Act of 1969 created an operating subsidy for the public housing program for the first time. Until that time, public housing was a self-sustaining program.

In 1998, the Quality Housing and Work Responsibility Act (QHWRA) – also known as the Public Housing Reform Act or Housing Act of 1998 – was signed into law. Its purpose was to provide more private sector management guidelines to the public housing program and provide residents with greater choices. It also allowed PHAs more remedies to replace or revitalize severely distressed public housing developments. Highlights of the Reform Act include: the establishment of flat rents; the requirement for PHAs to develop five-year and annual plans; income targeting, a requirement that 40% of all new admissions in public housing during any given fiscal year be reserved for extremely low-income families; and resident self-sufficiency incentives.

The Housing Opportunity Through Modernization Act (HOTMA) was signed into law on July 29, 2016. Title I of HOTMA contained 14 sections that affect the public housing and Section 8 rental assistance programs. Final rule implementing HOTMA Sections 102, 103, and 104 was published in the Federal Register on February 14, 2023. For PHAs that administer the Public Housing program, Section 103 over income provisions become effective March 16, 2023 and must be implemented fully by July 14, 2023.

Highlights of Final Rule Implementing Sections 102, 103, 104 of HOTMA

The Final Rule implementing Sections 102, 103, and 104 of the Housing Opportunity Through Modernization Act of 2016 (HOTMA) delivers important benefits to tenants and reduces administrative burdens for public housing agencies (PHAs), multifamily housing owners (MFH owners), and participating jurisdictions. The highlights of the Final Rule are outlined below.

Section 102: Income Reviews

- Fewer Interim Reexaminations: HOTMA creates a 10% adjusted income increase/decrease threshold for conducting Interim Reexaminations, and in most cases requires that increases in earned income are not processed until the next Annual Reexamination, allowing families to keep more of their earnings before receiving a rent increase. The new requirements should lead to fewer Interim Reexaminations overall, alleviating burden for both participants and PHAs.
- Streamlined Verifications: Several provisions will streamline the verification process for housing providers.
 - Adults Only Need to Sign Consent Form Once: HOTMA revises the required consent form that all adult household members sign, allowing them to sign the form only once instead of annually.
 - Use of Income Determinations from Other Programs: HOTMA allows PHAs to use income determinations made under other federal benefits programs for reexaminations.
 - Review of EIV Not Required at Interim Reexamination: HOTMA eliminates the requirement for PHAs to use EIV to verify tenant employment and income information during an interim reexamination, significantly reducing administrative burden.
- Increased Standard Deduction for Elderly/Disabled Households: HOTMA increases standard deductions for families with a head, co-head, or spouse who is elderly or a person with a disability.
- Additional Income Exclusions: The rule codifies additional income and asset exclusions, including:
 - Amounts received from Medicaid or other state/local programs meant to keep a family member with a disability living at home
 - Veterans' aide and attendant care
 - Distributions of principal from non-revocable trusts, including Special Needs Trusts.
- Threshold for Claiming Medical/Disability Expenses Increased: HOTMA increases the allowance for unreimbursed health and medical care expenses from 3% of annual income to 10%, phased-in over two years.
- Higher Threshold for Imputing Asset Income: HOTMA raises the imputed asset threshold from \$5,000 to \$50,000, incentivizing families to build wealth without imputing income on those assets.

- Hardship Relief: HOTMA provides hardship relief for expense deductions, lessening the impact of the increased threshold for medical expenses. HOTMA permits PHAs to grant hardship relief to families unable to pay rent because of unanticipated medical/disability expenses and families who are no longer eligible for the childcare expense deduction.

Section 103: Public Housing Income Limit

- Public Housing Income Limitation: HOTMA imposes continued program participation limits for families exceeding the statutory income limitation in the Public Housing program, also known as the “over-income” provision.

Section 104: Asset Limits

- Asset Limitation: HOTMA imposes a \$100,000 asset limit for eligibility and continued assistance. Families are also ineligible for assistance if they own real property suitable for occupancy. PHAs have the option of delaying enforcement/termination for up to six months if the family is over the asset threshold at the time of annual reexamination.
- Exclusion of Retirement and Educational Savings Accounts: Retirement accounts and educational savings accounts will not be considered a net family asset. This is a major benefit to families, incentivizing savings for important life milestones and opportunities. This will also provide significant administrative relief to PHAs by allowing them to stop verifying and calculating these assets altogether.
- Self-Certification of Assets under \$50,000: HOTMA allows self-certification of net assets if estimated to be at or below \$50,000. This will be a time-savings for families and lower administrative burden for PHAs recertifying income.

Cross-Cutting

- Adjustments for Inflation: Deductions and the asset limitation will be adjusted for inflation annually, ensuring that deductions do not lose value over time and that families are able to build more wealth without losing program assistance. The current deduction amounts have never been adjusted.