

**5-Year PHA Plan
(for All PHAs)**

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

OMB No. 2577-0226
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A. PHA Information.

A.1 PHA Name: Accomack-Northampton Regional Housing Authority PHA Code:VA040

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 7/1/2015
 PHA Plan Submission Type: 5-Year Plan Submission Revised 5-Year Plan Submission

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 on 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 websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

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. 5-Year Plan. Required for all PHAs completing this form.

B.1 **Mission.** State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. The mission of the Accomack-Northampton Regional Housing Authority is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

B.2 **Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. The Accomack-Northampton Regional Housing Authority has identified the following goals and objectives to enable the PHA to serve the needs of low-income, very low-income and extremely low-income families on the Eastern Shore over the next five years.

PHA Goal: Expand the supply of assisted housing.

Objectives:

- Apply for additional rental vouchers when available
- Leverage private or other public funds to create additional housing opportunities
- Acquire or build new units

PHA Goal: Improve the quality of assisted housing

Objectives:

- Achieve High Performing PHA designation (SEMAP score)
- Increase customer satisfaction of landlords and voucher recipients
- Maintain the high level of integrity in the HQS inspection process
- Concentrate on efforts to bring the inspection process in line with HUD's directives for implementing biennial inspections
- Concentrate on developing a robust fraud investigation and recoupment program.
- Achieve and maintain the highest lease rate possible within the Budget Authority.

PHA Goal: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling
- Conduct outreach efforts to potential voucher landlords
- Develop plan for voucher homeownership program
- Develop lease purchase options to create homeownership opportunities in PHA owned housing

PHA Goal: Provide an improved living environment

Objectives:

- Cooperate with private/public partners to provide housing for special resident groups (elderly, persons with disabilities)
- Participate in local Continuum of Care Plan
- Develop family friendly assisted housing developments
- Use energy saving measures such as Earthcraft standards in designing PHA units or improvements

PHA Goal: Promote self-sufficiency and asset development of assisted families

- Provide or attract supportive services to improve assistance recipients employability
- Provide or attract supportive services to increase independence for the elderly or families with disabilities
- Implement Family Self-Sufficiency program
- Partner with the Accomack-Northampton Planning District Commission to provide families and individuals with the tools for self-sufficiency through its housing counseling program.
- Partner with the Eastern Shore Housing Alliance to provide families and individuals to work towards homeownership through its homeownership education and counseling program
- Establish a local preference for DOJ Olmstead Settlement Target Populations

PHA Goal: To protect the rights of victims of domestic violence, dating violence, and stalking to secure and maintain housing.

- To let applicants and participants of the Housing Authority know of their rights under the VAWA
- To implement VAWA as victims come forward to claim their rights;
- To educate participating landlords to assist them to protect the rights and victims to avoid evictions where the victim can certify they qualify for protection
- To link victims with resources in the community that can assist them with services
- To work with the Eastern Shore Coalition Against Domestic Violence and the Eastern Shore of Virginia Housing Alliance to develop housing options for victims of domestic violence.

<p>B.3</p>	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>PHA Goal: Expand the supply of assisted housing.</p> <ul style="list-style-type: none"> ▪ Acquire or build new units - The PHA has supported its sister organization in the development of 48 affordable units - Baily Road Apartments and Jerusalem Road Apartments <p>PHA Goal: Improve the quality of assisted housing</p> <ul style="list-style-type: none"> ▪ Has maintained the high level of integrity in the HQS inspection process ▪ Complied with the inspection process in line with HUD's directives for implementing biennial inspections for PBV properties and those with property management agents ▪ Continues to develop a robust fraud investigation and recoupment program. ▪ Achieve and maintain the highest lease rate possible within the Budget Authority – issued 140 vouchers between 10/1/15 and 3/1/16 <p>PHA Goal: Increase assisted housing choices</p> <ul style="list-style-type: none"> ▪ Provide voucher mobility counseling as part of the briefing process <p>PHA Goal: Provide an improved living environment</p> <ul style="list-style-type: none"> ▪ Participate in local Continuum of Care Plan - ongoing <p>PHA Goal: Promote self-sufficiency and asset development of assisted families</p> <ul style="list-style-type: none"> ▪ Partner with the Accomack-Northampton Planning District Commission to provide families and individuals with the tools for self-sufficiency through its housing counseling program. - ongoing ▪ Partner with the Eastern Shore Housing Alliance to provide families and individuals to work towards homeownership through its homeownership education and counseling program - ongoing
<p>B.4</p>	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>PHA Goal: To protect the rights of victims of domestic violence, dating violence, and stalking to secure and maintain housing.</p> <ul style="list-style-type: none"> ▪ To let applicants and participants of the Housing Authority know of their rights under the VAWA ▪ To implement VAWA as victims come forward to claim their rights; ▪ To educate participating landlords to assist them to protect the rights and victims to avoid evictions where the victim can certify they qualify for protection ▪ To link victims with resources in the community that can assist them with services ▪ To work with the Eastern Shore Coalition Against Domestic Violence and the Eastern Shore of Virginia Housing Alliance to develop housing options for victims of domestic violence. ▪ To adopt an emerge transfer plan and provide participants with information regarding the plan and process
<p>B.5</p>	<p style="text-align: center;">Significant Amendment or Modification.</p> <p style="text-align: center;">Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>DEFINITION OF "SUBSTANTIAL DEVIATION" AND "SIGNIFICANT AMENDMENT OR MODIFICATION" The Public Housing Agency Plan Final Rule (effective 11/22/99) requires that each PHA must define the terms "substantial deviation" and "significant amendment or modification." In addition, these definitions must be developed in conjunction with the Resident Advisory Board and must be included in the submission of the PHA Annual Plan.</p> <p>The Accomack-Northampton Regional Housing Authority has, in conjunction with the Resident Advisory Board, developed the following definitions, as required by 24 CFR 903.7(r).</p> <p>"Substantial deviation" from the Agency's Five Year Plan will include:</p> <p>A-NRHA considers a "substantial deviation" or "significant amendment or modification" as a discretionary change in the plan or policy of the housing authority that fundamentally alters the mission, goals, objectives or plans of the agency and which will require the formal approval of the Board of Commissioners.</p> <p>Specifically, the following will be considered to constitute a substantial deviation or significant amendment or modification:</p> <ul style="list-style-type: none"> • A material change in the policies regarding the manner in which tenant rent is calculated • A material change in the admissions policies with respect to the selection of applicants from or organization of the waiting list. <p>An exception to this definition will be made only to the extent that the modification is the result of changes in HUD regulatory requirement; such changes will not be considered a substantial deviation or significant amendment or modification to either the five-year or annual plans.</p>

B.6	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) provide comments to the 5-Year PHA Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> The RAB reviewed the proposed amendment to the 5-yr plan setting a preference for Olmstead Act target population and voted to support with no additional comment. (b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
B.7	Certification by State or Local Officials. <u>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</u> , must be submitted by the PHA as an electronic attachment to the PHA Plan.