

Welcome!



**11/11/21 CRHA Board of
Commissioners Work session on
the Annual Plan for 2022-2**

AP Process
Orientation to be
followed by review
of draft agency plan.

Comprehensive guide to public housing agency (PHA) policies, programs, operations, and strategies for meeting local housing needs and goals.

Two parts to the PHA Plan:

- The Five-Year Plan, which each PHA submits to HUD once every fifth PHA fiscal year and
- the Annual Plan, which is submitted to HUD every year. It is through the Annual Plan that a PHA receives capital funding. (THAT'S WHAT WE ARE WORKING ON)

CRHA's current Five-year plan is 2019-2024.

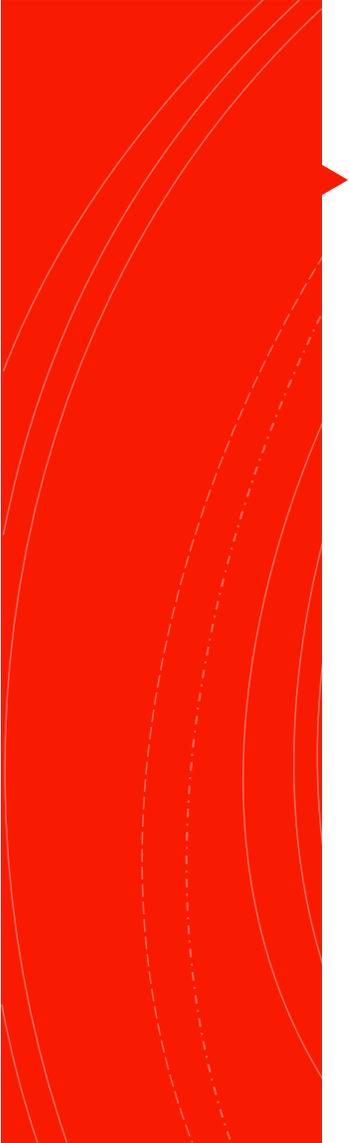
Our fiscal year runs April 1- March 31st.

The Public Housing Authority or "PHA" Plan



The PHA Plan Process is a step-by-step process of writing out the Plan. The housing authority has to follow each step, every year. A big part of the process is staff and resident participation.

- The annual PHA Plan process is our resident communities chance to get involved, ask questions, talk about important issues, and make their voice heard.
- Can say what individuals like and don't like about their neighborhood.
- It is a chance for us all to try to change and improve the rules.
- This is an opportunity to set goals for the future.



Deconcentration of Poverty and Income Mixing

- The PHA's admission policy includes the PHA's policy designed to promote deconcentration of poverty and income mixing in accordance with section 16(a)(3)(B) of the 1937 Act ([42 U.S.C. 1437n](#)), which is submitted to HUD as part of the PHA Annual Plan process. Deconcentration of poverty and income mixing is promoted by a policy that provides for bringing higher income tenants into lower income developments and lower income tenants into higher income developments.
- (1) The provisions of this section apply to [applicants](#) to and residents seeking voluntary transfers within covered public housing developments (“covered developments” as specified in [paragraph \(b\)](#) of this section).
- (2) The statutory requirement to design a policy to provide for deconcentration and income mixing is not to be construed to impose or require any specific income or racial quotas for any development or developments.

Deconcentration of poverty and income mixing continued-

(1) Steps for implementation. To implement the statutory requirement to deconcentrate poverty and provide for income mixing in covered public housing developments, a PHA must comply with the following steps:

- (i) Step 1. A PHA shall determine the average income of all families residing in all the PHA's covered developments. A PHA may use median income, instead of average income, provided that the PHA includes a written explanation in its PHA Annual Plan justifying use of median income in the PHA's Annual Plan.
- (ii) Step 2. A PHA shall determine the average income of all families residing in each covered development. In determining average income for each development, a PHA has the option of adjusting its income analysis for unit size in accordance with procedures prescribed by HUD.
- (iii) Step 3. A PHA shall determine whether each of its covered developments falls above, within or below the Established Income Range. The Established Income Range is from 85 to 115 percent (inclusive) of the average family income (the PHA-wide average income for covered developments as defined in Step 1), except that the upper limit shall never be less than the income at which a family would be defined as an extremely low income family under [24 CFR 5.603\(b\)](#).
- (iv) Step 4. A PHA with covered developments having average incomes outside the Established Income Range may explain or justify the income profile for these developments as being consistent with and furthering two sets of goals: the goals of deconcentration of poverty and income mixing as specified by the statute (bringing higher income tenants into lower income developments and vice versa); and the local goals and strategies contained in the PHA Annual Plan.



FORMS TO BE COMPLETED AND ATTACHED:

- Annual Plan Templates ([HUD-50075-ST](#) submitted by Standard, Troubled, Small, High Performing, and Section 8 only PHAs each year.
- PHA Certifications of Compliance with PHA Plans and Related Regulations ([HUD-50077-CRT-SM](#)) These certifications are the standard certification PHAs submit indicating their compliance with PHA Plan, Civil Rights Certification, and related regulations.
- Civil Rights Certifications ([HUD-50077-CR](#)) (Annually, qualified public housing agencies are required to make a Civil Rights certification of the public housing program in accordance with 5A of the Act, as amended by HERA, on form HUD-50077-CR, Civil Rights Certification.
- Certification by State or Local Office of PHA Consistency with the Consolidated Plan ([HUD-50077-SL](#)) The Charlottesville City Manager must sign to show certification of consistency that the PHA Plan is consistent with the Consolidate Plan. This process often takes awhile as Neighborhood Services and other staff need time to review.

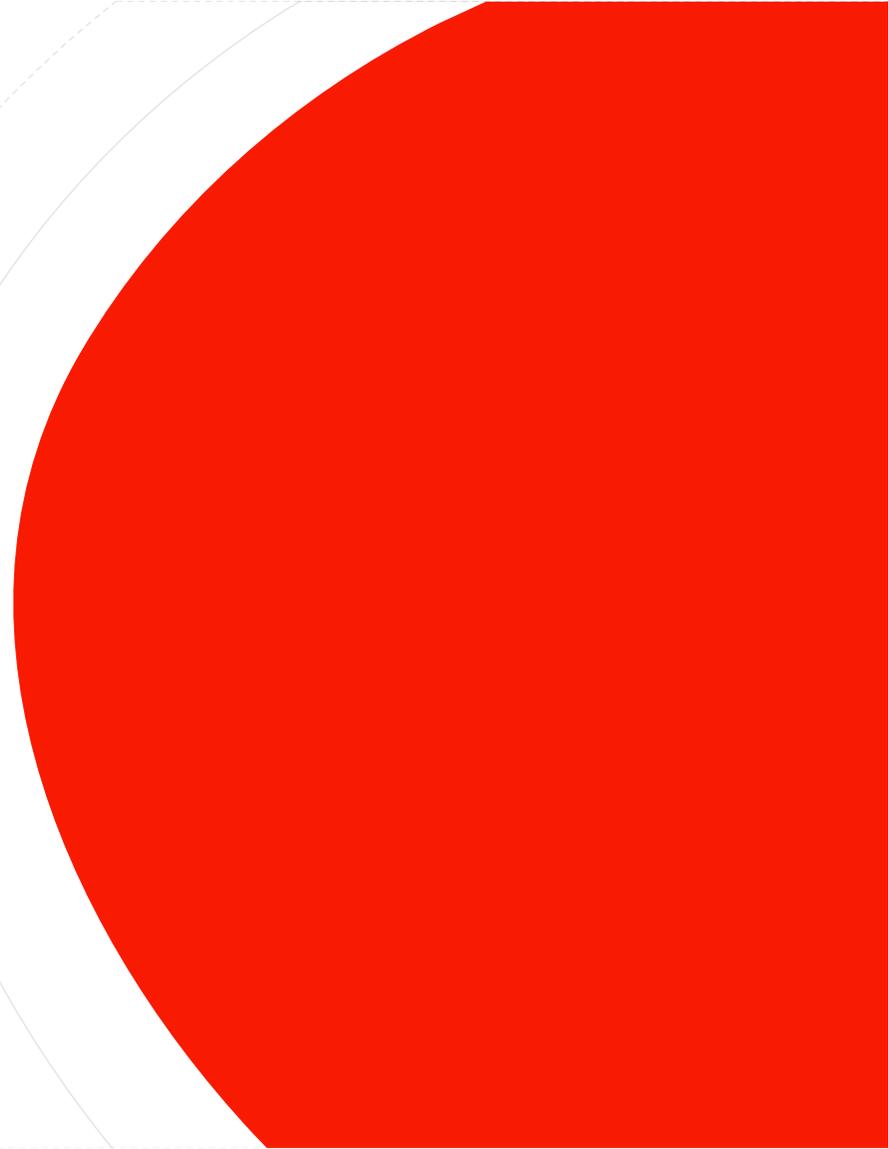


Where to find all of this every year:

- Posted 25, 2021- for 45-day public review period prior to the board hearing and submission to HUD. Taking into consideration December board meeting is usually a week early.
- Available to view on the CRHA website www.cvillerha.com at <http://www.cvillerha.com/key-documents/> and hard copies can be checked out of CRHA offices by appointment by calling 434-326-4672.
- On our website also has last year's plan and our five-year plan.

To recap, from beginning to end, the whole process takes about five months.

- The major steps of the process are:
 - The housing authority meets with a Resident Advisory Board (“RAB”)
 - The housing authority meets with the RAB to talk about the PHA Plan. The housing authority asks the RAB for comments on the Plan.
 - The housing authority’s Board of Commissioners talks about the Plan and answers questions. **What we are working on tonight!**
 - The housing authority holds a hearing on the PHA Plan. The hearing is open to the public.
 - The housing authority sends the PHA Plan into HUD. HUD will approve it or send it back for more work.

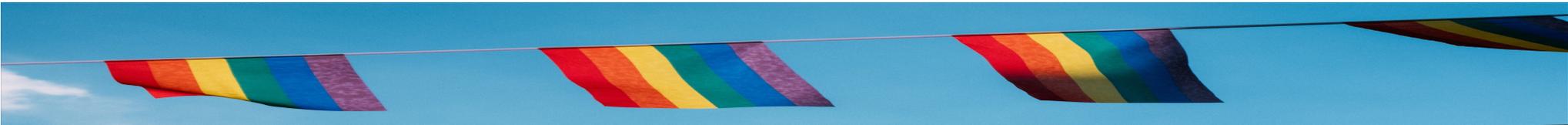




Composition:

This year's plan was slightly different than previous years. We started getting things in place last year with a new format and table of contents and are making final steps in the transition.

- CRHA's plan has HUD PHA plan to cover federally funded public housing and HCV as part of a larger overall plan.
- Separate Section for CSRAP and other programs as they are not part of this plan



Goals

There are a lot of goals from the previous plan that are still in progress and very relevant now, so we have carried them over. Some items from last year it had been suggested the CRHA want to look at more are with some checks by items that are already being tackled:

- Safety on Public Housing Sites- cameras, improving security ✓
- Homeownership Programs- Initial start with new Admin Plan Draft ✓
- Rebuilding Family Self Sufficiency “FSS” Program
- As CCDC develops we may move staff there such as Section 3 and Redevelopment Folks
- Setting up non-profit arm and possibly moving someone like me there so we can access more funding streams to help build more resident service opportunities,
- Researching the ability to issue bonds,
- Focusing more on the long-term agency sustainability plan,
- Looking into mainstream vouchers, ✓
- Increasing the agency’s ability to do internal project management for construction projects with redevelopment and modernization,
- PBV and LITC policies and programs

Here is a slide for our initial RAB Meetings in August:

Importance of resident involvement:



- Being a leader by being a member of the RAB, talking to RAB members about the Plan and the comments, and going to the public hearing.
- Residents can always get a copy of the Plan—it is their right to read and review the document anytime they want. The PHA Plan and Plan process help to make your housing authority accountable for the decisions it makes. These decisions affect public housing programs, the conditions of homes, and the residents.
- You have the power to influence your housing authority's policies. You have the power to hold your housing authority accountable.

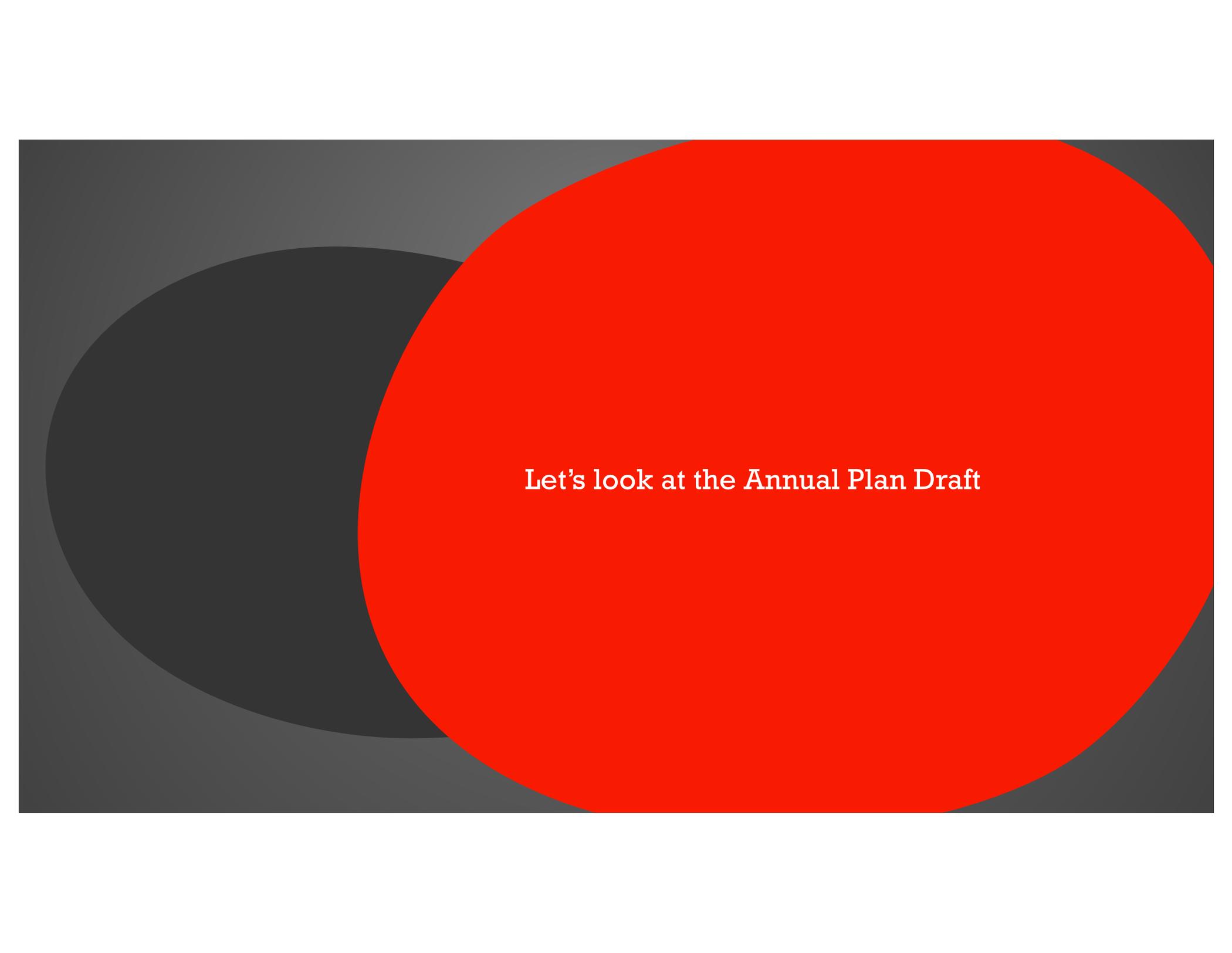
Please participate in the PHA Plan process!



Next Steps :

1. There will be community meetings to review the Annual Plan and talk about the CRHA Capital Fund Program needs on dates we set.
2. Public Hearing to review and offer final comments in December
3. Board Resolution
4. Entire packet sent to HUD for review and approval by 1/15/2021

We will start all over again in the summer of 2022!



Let's look at the Annual Plan Draft



**Thank you all so much for being
here to work on this together!**

- If you have questions, please feel free to get in touch with me:

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Call or text 434-987-9639