

Annual PHA Plan (Standard PHAs and Troubled PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 02/29/2016
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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-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a higher performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** – A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** – A PHA that administers more the 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** – A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** – A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent
- (6) **Qualified PHA** – A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A	PHA Information.																																
A.1	<p>PHA Name: <u>Harrisburg Housing Authority</u> PHA Code: <u>PA008</u></p> <p>PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2017</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning above)</p> <p>Number of Public Housing (PH) Units: <u>1738</u></p> <p>Number of Housing Choice Voucher (HCVs): <u>1159</u></p> <p>Total Combined Units/Vouchers: <u>2897</u></p> <p>PHA Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The following are the specific locations where the public may obtain copies of the 2017 Annual PHA Plan:</p> <ul style="list-style-type: none"> ▪ Administrative Office – 351 Chestnut Street, 12th Floor, Harrisburg, PA 17101 ▪ Website: www.harrisburghousing.org <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: 20%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Programs Not in the Consortia</th> <th colspan="2" style="width: 30%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 15%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</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> <tr> <td></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	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	Lead HA:																							
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B	Annual Plan Elements																																										
B.1	<p>Revision of PHA Plan Elements</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <table border="0"> <tr> <td>Y</td> <td>N</td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Statement of Housing Needs and Strategy for Addressing Housing Needs</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Financial Resources.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Rent Determination.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Operation and Management.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Grievance Procedures.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Homeownership Programs.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Community Service and Self-Sufficiency Programs.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Safety and Crime Prevention.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Pet Policy.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Asset Management.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Substantial Deviation.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Significant Amendment/Modification</td> </tr> </table> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p>Statement of Housing Needs:</p> <p>There are 1,623 families on the Harrisburg Housing Authority public housing waiting list with a 41-month wait projected. Of the total applicants 95% are small families with two to four members. Additionally, there are 701 families on the Housing Choice Voucher waiting list.</p> <p>Projected wait: 1 BR – 1,455 days 2 BR – 786 days 3 BR – 504 days 4 BR – 577 days</p> <p>Of the applicants on the public housing waiting list, 92% are extremely low income and 7% are very low income. Of the applicants on the housing choice voucher waiting list, 79% are extremely low income and 16% are very low income.</p>	Y	N		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement of Housing Needs and Strategy for Addressing Housing Needs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Financial Resources.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rent Determination.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Operation and Management.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Grievance Procedures.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homeownership Programs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Community Service and Self-Sufficiency Programs.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Safety and Crime Prevention.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pet Policy.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Asset Management.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Substantial Deviation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Significant Amendment/Modification
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B.1

Summary of Housing Needs (As per City of Harrisburg 2015-2017 Consolidated Plan)

- *63% of Harrisburg households (13,570) have incomes ranging from 0-80% of Area Median Income (AMI)*
- *28% are extremely low-income (6,035 households at 0-30% AMI)*
- *16% are very low-income (3,510 households at 30-50% AMI)*
- *19% are low-income (4,025 households at 50-80% AMI)*
- *44% of all households have some type of housing problem*
- *51% (6,565) of renter and 29% (2,470) of homeowners are cost burdened*
- *Another 39% of households (27% of renter and 12% of owners) are severely cost burdened*

Affordable housing needs in Harrisburg are significant. High housing costs reduce economic opportunities, access to jobs and services, and the ability of lower income households, including the elderly and persons with disabilities, to live in the communities and neighborhoods of their choice. The affordability gap results in a concentration of lower income households in older neighborhoods that have higher levels of substandard housing and overcrowding. The overwhelming housing issue which has a real world connection to family instability and homelessness is the excessive cost of housing. The City of Harrisburg has a need to expand the supply of quality affordable housing for renters, homeownership, neighborhood stabilization, and improve the quality of the existing housing stock. There are a number of barriers to increasing affordability within the housing sector:

- *Income and wages are not keeping pace with rising housing costs and the overall cost of living*
- *Federal resources for programs, such as Section 8, do not match the need experienced*
- *Homeownership is out of reach for many residents*
- *Backlog of infrastructure and public facilities investment needs*

HHA is already addressing some of the housing needs identified by the City's survey. The HHA admission policies that govern the housing programs already include an admissions preference families living in substandard housing/homelessness among others. In addition HHA coordinates efforts with the TANF agency that include client referrals, information sharing regarding mutual clients, and coordination of provision of social and self-sufficiency services and programs to eligible families.

HHA goals and objectives to address current housing needs include applying for additional vouchers as they are made available, leverage private or other public funds to create additional housing opportunities to lease up Jackson Tower; continue with efforts to increase assisted housing choices by providing voucher mobility counseling, conducting outreach efforts to potential voucher landlords, and converting public housing to voucher.

In addition, HHA is developing tax credit funded properties through its non-profit entity. Moreover, HHA is expanding its project-based voucher program.

B.1

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	6,035	5	4	3	3	3	4
Income >30% but <=50% of AMI	3,510	5	3	3	4	3	4
Income >50% but <80% of AMI	4,025	3	4	3	3	3	4
Elderly	1,495	2	2	2	2	2	2
Families with Disabilities	Info Not Available	Info Not Available	Info Not Available	Info Not Available	Info Not Available	Info Not Available	Info Not Available
White	2,658	2	2	2	2	2	2
Black/African American	4,726	3	3	3	3	3	3
Hispanic	2,035	3	3	3	3	3	3

Waiting List for Public Housing:

Total: 1623

Extremely Low Income: 1499-92%

Very Low-Income: 109-7%

Low Income: 14-1%

Families with children: 469-29%

Elderly families: 54-3%

Families with Disabilities: 5-0.31%

White: 705-43%

Black/African American: 892-55%

American Indian/Alaska Native: 6-0.37%

Asian: 15-1%

Native Hawaiian/Other Pacific Islander: 1-0.06%

Hispanic: 518- 32%

Not Assigned: 4-0.25%

Bedrooms:

1 BR: 1192-73%

2 BR: 284-18%

3 BR: 143-9%

4BR: 4-0.25%

The waiting list is not closed.

Waiting List for Section 8:

Total: 701

Extremely Low Income: 556-79%

Very Low-Income: 111-16%

Low Income: 34-5%

Families with children: 522-74%

Elderly families: 27-4%

B.1

White: 208-30%
Black/African American: 466-66%
American Indian/Alaska Native: 8-1%
Asian: 3-0.43%
Native Hawaiian/Other Pacific Islander: 9-1%
Hispanic: 190- 27%

The waiting list has been closed for 4 months. The PHA expects to reopen the list in the PHA Plan year.

Strategies for Addressing Housing Needs:

Need: Shortage of affordable housing for all eligible populations

PHA shall increase the number of affordable units by:

- *Applying for additional section 8 units should they become available, including VASH and Section 811 funding*

Need: Specific Family Types: Families at or below 30% of median

PHA shall target available assistance to families at or below 30 % of AMI by:

- *Ongoing permissive deductions for childcare for older children when family member works nights; actual cost of uniforms, tools or equipment*

Need: Specific Family Types: Families at or below 50% of median

PHA shall target available assistance to families at or below 50% of AMI by:

- *Ongoing permissive deductions for childcare for older children when family member works nights; actual cost of uniforms, tools or equipment*

Need: Specific Family Types: Families with Disabilities

PHA shall target available assistance to Families with Disabilities by:

- *Applying for funding dedicated to housing for disabled individuals*

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions:

Public Housing

Maintaining Waiting List – HHA accepts applications for occupancy online at HHA’s secure WebApp Portal *or by visiting the office located at Governor’s Plaza North, 2101 North Front Street, Building ##, Suite 101, Harrisburg, PA 17110.*

Deconcentration and Income Mixing – *HHA does have general occupancy public housing developments covered by the deconcentration rule. PA0080000010, 80 units has an average income that falls above or below the Established Income Range. The Covered Development’s or Development’s size, location, and/or configuration promote income deconcentration, such as*

B.1 *scattered site or small development's.*

Section 8

Waiting List Organization – *During periods when the Section 8 waiting list is open, interested parties may apply for admission online. The Harrisburg Housing Authority will hold a lottery of all applicants to derive a final waiting list.*

Preferences – *The PHA changed the priority of “Residents who live and/or work in the jurisdiction” to 1.*

Financial Resources:

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2017 grants)		
a) Public Housing Operating Fund	8,149,681.00	
b) Public Housing Capital Fund	2,642,172.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	6,500,000.00	
f) Resident Opportunity and Self-Sufficiency Grants	210,000.00	
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
Emergency Safety and Security Grant 2016 (Hall Manor and Hoverter Homes)	250,000.00	Public housing safety/security
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2016 Capital Funds	2,642,172.00	Public housing capital improvements
3. Public Housing Dwelling Rental Income		
	3,700,000.00	Public housing operations
4. Other income (list below)		
Excess Utilities	51,000.00	Public housing operations
Interest Income	15,948.00	Public housing operations
Other income, legal fees, maintenance charges to tenants, late fees, NSF charges, etc.	113,725.00	Public housing operations
Laundry commissions, vending machines, etc.	30,000.00	Public housing operations
Insurance dividends	145,000.00	Public housing operations
5. Non-federal sources (list below)		
Total resources	\$24,449,698.00	

B.1 Rent Determination

Public Housing

Flat Rents - *The PHA will use the guidelines found in the 2015 Appropriations Act (PIH 2015-13) in determining the public housing flat rent schedule. The PHA will establish a flat rent for each public housing unit that is no less than 80% of the applicable Fair Market Rent (FMR).*

Operation and Management

PHA Management Structure: *The PHA has changed titles, etc. to the following staff:*

Under the Finance Department the Accounts Payable & Special Projects is now Accountant 1 and the Accounts Receivable & Specialist is now Clerk 3

Resident Relations department is supervised by a Vice President

Purchasing Department is supervised by the Senior Vice President and the Purchasing Specialist/Special Projects is now Clerk

*AMPS are supervised by a Vice President
AMPS 6, 9 & 10 – added Custodian*

Vice President assists the President with the day-to-day management and operation of the Section 8 Programs and supervises the staff.

Other Public Housing Support Operations is supervised by the Vice President.

HUD Programs Under PHA Management:

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	<i>1350</i>	<i>300</i>
Section 8 Vouchers	<i>993</i>	<i>5%</i>
Section 8 Certificates	<i>N/A</i>	<i>N/A</i>
Section 8 Mod Rehab	<i>N/A</i>	<i>N/A</i>
Special Purpose Section 8 Certificates/Vouchers (list individually)		
SRO	<i>13</i>	<i>50%</i>
B’NAL B’RITH	<i>111</i>	<i>5%</i>
Public Housing Drug Elimination Program (PHDEP)	<i>N/A</i>	<i>N/A</i>
Other Federal Programs (list individually)	<i>N/A</i>	<i>N/A</i>

B.1 Community Service and Self-Sufficiency Programs

Family Self Sufficiency Programs:

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants	Actual Number of Participants <i>(As of: 02/2016)</i>
Public Housing	N/A	808
Section 8	15	14

Community Service Implementation Report:

- Number of tenants required to perform community service: 233
- Number of tenants performing community service: 116
- Number of tenants granted exemptions: 2850
- Number of tenants in non-compliance: 117
- Number of tenants terminated/evicted due to non-compliance: 0

Significant Amendment/Modification/Substantial Deviation

A significant, major, substantive and non-procedural change to:

- The implementation of core Agency operational commitments AND
- Which would fundamentally deviate from program commitments contained within HHA’s current 5 Year and Annual Plan.

To qualify as a “substantial deviation”, any and all modifications must qualify as and result in changes of fundamental program focus so inconsistent with HHA’s core mission, policy and process, as set forth within any current HHA Plan commitments, that it makes said Plan commitments obsolete, unnecessary and/or moot. Modifications to HHA Plan commitments, which do not change the general theme, scope, direction, policy, and/or comprehensive goals of a program, will be automatically qualified as “non-substantial deviations” of the Plan itself and/or in the purpose/intent of the Plan commitments, and therefore would not require further HHA action; including but not limited to, formal Plan amendment. Additionally, decisions to delay or accelerate the timing of any Plan initiative and/or program, within the relevant five (5) year planning cycle, shall not be deemed to be a Plan deviation (i.e. would qualify as a “non-deviation”), and under no circumstances would these decisions be considered to be a substantial Plan deviation. HHA reserves the right to interpret and apply this definition to determine whether an action or non-action qualifies as a “substantial deviation”, a “non-substantial deviation”, or a “non-deviation” for purposes of this definition and as applicable to HHA’s program requirements. For *clarification* purposes, unless the action is included in the Five Year Action Plan, proposed demolition, disposition, homeownership, **RAD conversion**, Capital Fund Financing, development or mixed financing proposals are considered to be significant amendments to the Capital Fund Program Five Year Action Plan **based on the Capital Fund Final Rule**. This criterion does not supersede the requirements of **OMB 2 CFR 200 (Administrative Requirements for Grants and Cooperative Agreements)**, as well as

B.1 Federal, state or local regulations or statutes. Any future issuance of HUD guidelines or additional regulations shall take precedence over the above criterion.

(c) The PHA must submit its Deconcentration Policy for Field Office review (*See attachment pa008b01*).

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 | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Hope VI or Choice Neighborhoods. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Mixed Finance Modernization or Development. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Demolition and/or Disposition. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Designated Housing for Elderly and/or Disabled Families. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Conversion of Public Housing to Tenant-Based Assistance. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Conversion of Public Housing to Project-Based Assistance under RAD. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Occupancy by Over-Income Families. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Occupancy by Police Officers. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Non-Smoking Policies. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Project-Based Vouchers. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Units with Approved Vacancies for Modernization. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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

Mixed Finance Modernization or Development

William Howard Day Homes (PA 008-000001):

The HHA *has received* approval from HUD to demolish a structure that once was a single family home located on 13th Street that has been condemned since 2004. HHA plans to build fully accessible units on the site; adding them to the current Scattered Site AMP PA 008-000010. The final unit count will be determined after design and review of zoning restrictions on the property.

B.2

William Howard Day consists of 17 buildings and **218** public housing units. HHA has completed the rehabilitation of 10 of these buildings. HHA is currently attempting to identify funding sources to rehabilitate the remaining seven (7) buildings. The process will involve research into the Rental Assistance Demonstration (RAD) *and/or Low Income Tax Credits*. Hillside Village (AMP PA 008-000004) and M. W. Smith Homes (AMP PA 008-000005) may potentially be included in this RAD conversion.

Scattered Sites (PA 008-000010):

HHA is identifying partners with a goal of adding more affordable housing to the Scattered Site program and a possible Rental Assistance Demonstration (RAD) conversion *and/or Low Income Tax Credits* in order to provide funding for much needed improvements to the current properties. Demolition application for 2452 Reel Street submitted February 2015.

John A. F. Hall Manor (PA 008-000003) and George A. Hoverter Homes (PA 008-000002):

HHA has submitted an application for a planning grant under the Choice Neighborhood Program. HHA plans to reconfigure the entire neighborhood into a vibrant community that features amenities currently absent. The current configuration has resulted in an isolation and disinvestment in the neighborhood. *Other funding options such as the Low Income Tax Credit program are being researched.*

HHA continues its long-standing partnership with the Community Checkup Center. This Center is located in several off-line public housing units and offers free or no-cost medical services to the residents and surrounding neighborhoods. HHA is in the planning and development of constructing a stand-alone building to house the Center to ensure continued services and perpetual growth of this program that saw 1,321 pediatric patients and 544 female patients in 2012.

Jackson Tower (PA 008-000006):

The long awaited renovations to Jackson Tower began with the demolition and abatement being completed in 2012. Phase I of the rehabilitation began in September 2013. Energy Performance Contract began May 2014. Additionally, HHA has submitted an application to HUD to enter into the Operating Fund Financing Program to leverage funds from the operating reserves for part of the rehabilitation funding. Phase 2 contracts were executed in July 2015. *Completion is scheduled for October 2016.*

Lick Tower (PA 008-000009):

Subsequent to the completion of the rehabilitation of Jackson Tower, planning has begun for the redevelopment of Lick Tower. Specific plans and uses for this site will be determined following a process of obtaining resident, staff and community input. The funding for this project will be determined during this process based upon funding availability *including* available HUD programs *or the Low Income Tax Credit program.*

HHA plans on submitting an application for the Choice Neighborhood Implementation Grant.

B.2 Demolition and/or Disposition

Demolition/Disposition Activity Description
1a. Development name: William Howard Day
1b. Development (project) number: PA008001
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) <i>Approved</i> <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application <i>approved</i> , submitted, or planned for submission: <u>11/20/2015</u>
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 12/01/2016 b. Projected end date of activity: 05/01/2017

Demolition/Disposition Activity Description
1a. Development name: Scattered Sites
1b. Development (project) number: PA008010
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) <i>Approved</i> <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application <i>approved</i> , submitted, or planned for submission: <u>10/2/2015</u>
5. Number of units affected: 1
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: <u>12/01/2016</u> b. Projected end date of activity: <u>05/01/2017</u>

Conversion of Public Housing to Tenant Based Assistance

HHA intends to research and explore the advantages of conversion of Public Housing to Tenant Based assistance.

<p>B.2</p>	<p>Occupancy by Police Officers</p> <p><i>HHA intends to research and explore the advantages of developing policies and procedures related to Police Officer occupancy in our communities and possible implementation.</i></p> <p>Project-based Vouchers</p> <p>Currently there are 224 Project-Based Vouchers available in which 94 are leased.</p> <p>Other Capital Grant Programs</p> <p><i>Harrisburg Housing Authority was awarded an Emergency Safety and Security Grant in the amount of \$250,000.00 for the Hall Manor and Hoverter Homes communities.</i></p>
<p>B.3</p>	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>B.4</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: <i>N/A</i></p>
<p>B.5</p>	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>Mission</p> <p>Our mission is to be a “Best in Class” Agency that: Provides quality and affordable housing; Works unyieldingly towards improving the quality of life for our residents; Aggressively focuses on programming for individual and family self-sufficiency; Develops and maximizes assets and resources for the benefit of our business interests; and Affirmatively promotes fair housing.</p> <p>The Harrisburg Housing Authority is continuing to be successful in the application of our Mission Statement. All goals are in a varied form of completion, either being met, in the development stages, or being structured to more effectively meet the current needs of both the residents and the Housing Authority.</p>

B.5

The Housing Authority continues to work in cooperation with the local police department and criminal justice agencies in addition to increased police presence. Drug prevention is continuing by providing on-site programs for children and families. An on-site police sub-station is located in the Hall Manor and will be manned by a dedicated police unit of 4 officers and 1 Lieutenant.

The Housing Authority continues to develop partnerships with various agencies in the Harrisburg area to provide a variety of services promoting self-sufficiency, cultural arts, tutoring/monitoring, and entrepreneurial skills training and community service. These services are provided on-site to the residents, including the elderly and disabled residents. These partnerships are developed *in conjunction* with the Housing Authority's staff *Director of Resident Relations*.

The Housing Authority continues to administer and monitor the Community Service Policy, in accordance with the requirements of the Public Housing Reform Act of 1998. Additionally, all other relevant policies are being reviewed and updated as necessary.

HHA continues to host as well as participate in local events with partner agencies to showcase the services we offer and encourage participation.

The Housing Authority continues to promote equal opportunity by participating in various forms of outreach. The continuation of HHA's web-page is proving an effective tool used to educate the general public about public housing and the Section 8 Program. Additionally, the site affords individuals the opportunity to review our various policies, contact specific departments, and communicate more effectively with Housing Authority personnel.

PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #1:

- Apply for additional rental vouchers
- Reduce public housing vacancies
- Leverage private or other public funds to create additional housing opportunities

Progress Statement:

- *HHA added an additional 200 VASH vouchers*
- *Engaged contractors for vacant unit turnover at Hall Manor*
- *Planning 50 unit development in Allison Hill of affordable housing via award of Low Income Tax Credits*

PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #2:

- Improve public housing management (PHAS score)
- Improve voucher management (SEMAP score)
- Increase customer satisfaction

B.5

- Concentrate on efforts to improve specific management functions: (e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units
- Demolish or dispose of obsolete public housing
- Allow Police Officer occupied public housing units (in accordance with HUD regulation). This measure will provide increased security measures for public housing residents.

Progress Statement:

- *HHA plans to expand on current as well as develop new programs to teach all aspects of family self-sufficiency*
- *Phase 2 is in progress with completion in late 2016*
- *HHA received approval to demo two (2) houses*
- *HHA continues to apply for other program funding*
- *HHA is SEMAP high performer*

PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES

The PHA established the following objectives to strive in meeting goal #3

- Provide voucher mobility counseling
- Conduct outreach efforts to potential voucher landlords

Progress Statement:

- *HHA provides assistance to voucher holders looking to port in or out of our jurisdiction*
- *HHA markets our HCV Program to local landlords and develop to increase participation*

PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT

The PHA established the following objectives to strive in meeting goal #4

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments
- Implement measure to promote income mixing in public housing by assuring access for lower income families into higher income developments
- Implement public housing security improvements:
 - HHA is considering allowing police officers to occupy some public housing units to provide daily police presence in the housing developments to possibly deter crime and vandalism
 - HHA will research feasibility of this endeavor
 - HHA will contact the local police department to establish a partnership and/or cooperative agreement
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

B.5

- Implement measures to assist victims of domestic violence in avoiding their abusers and continuing occupancy in public housing
- Begin plans for revitalization of Hall Manor neighborhood which is inclusive of Hoverter Homes

Progress Statement:

- *Measures to deconcentrate poverty/promote income mixing is ongoing*
- *HHA has increased participation in FSS Programs by 400%*
- *Jackson, Lick and Morrison Towers have been designated elderly*
- *HHA has identified potential developers for the revitalization of Hall Manor*

PHA GOAL #5: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS

The PHA established the following objectives to strive in meeting goal #5

- 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

Progress Statement:

- *HHA created a Family Resource Center in conjunction with a City Police Substation in the Hall Manor community. Services to teach and support self-sufficiency have been developed and grown.*
- *HHA provides supportive services through the Resident and Relations Department and various programs*
- *HHA Resident relations department continues to mature and provide valuable services to our public housing and Housing Choice Voucher participants*

PHA GOAL #6: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING

The PHA established the following objectives to strive in meeting goal #6

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, familial status and disability
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required

Progress Statement:

- *HHA continues to market towards a diverse group of individuals and expanded it's marketing through its website to ensure access to housing regardless of race, color, religion, national origin, sex, familial status and disability*

B.5	<ul style="list-style-type: none"> ▪ <i>HHA has in place maintenance and work order procedures that ensure all units are provided the needed repairs and maintenance to ensure they are suitable living environments. None of these policies or procedures take into consideration a families race, color, religion, national origin, sex, familial status or disability</i> ▪ <i>HHA has in place a Reasonable Accommodation Policy and Procedure, and requests for such accommodations are tracked ensuring that accessible housing to persons with all varieties of disabilities regardless of unit size required is provided</i>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input 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. <i>(See attachment pa008a01)</i></p>
B.7	<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>
B.8	<p>Troubled PHA.</p> <p>a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe: <i>N/A</i></p>
C.	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administers public housing and receive funding from the Capital Fund Program (CFP).</p>
C.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p><i>See HUD Form 50075.2 approved by HUD on04/16/2016</i></p>