

**DATA COLLECTION TOOL
FOR INFORMATION TO
COMPLETE FORM HUD 50075-
STANDARD-TROUBLED**

Harrisburg Housing Authority

The following information is needed to complete the NEW form HUD-50075-ST Annual PHA Plan.

A.1 PHA Information

PHA Name: Harrisburg Housing Authority **PHA Code:** PA008

PHA Type: Standard Troubled

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2017

PHA Inventory (based on ACC units at time of FY beginning above)

Number of Public Housing (PH) Units: 1738

Number of Housing Choice Vouchers (HCVs): 1159

Total Combined 2,897

PHA Plan Submission Type: Annual Submission Revised Annual Submission

The following are the specific locations where the public may obtain copies of the 2017 Annual Plan:

- Administrative Office – 351 Chestnut Street, 12th Floor, Harrisburg, PA 17101
- Website: www.harrisburghousing.org

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

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
Lead HA:					

Have the following PHA Plan elements been revised by the PHA since its last PHA Plan submission?

- (a) **Statement of Housing Needs and Strategy for Addressing Housing Needs**
- Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions**
- Financial Resources**
- Rent Determination**
- Operation and Management**

- _____ Grievance Procedures
- _____ Homeownership Programs
- ✓ _____ Community Service and Self-Sufficiency Programs
- _____ Safety and Crime Prevention
- _____ Pet Policy
- _____ Asset Management
- ✓ _____ Substantial Deviation
- ✓ _____ Significant Amendment /Modification

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

B.1 Revision of PHA Plan Elements

Statement of Housing Needs and Strategy for Addressing Housing Needs

Statement of Housing Needs *REVISION*

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.

Projected wait: 1 BR – **1,455** days
2 BR – **786** days
3 BR – **504** days
4 BR – **577** days

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.

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.

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1,623		
Extremely low income <=30% AMI	1,499	92%	
Very low income (>30% but <=50% AMI)	109	7%	
Low income (>50% but <80% AMI)	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%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1,192	73%	
2 BR	284	18%	
3 BR	143	9%	
4 BR	4	0.25%	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? <i>N/A</i> Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes <i>N/A</i> Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	701		10%
Extremely low income <=30% AMI	556	79%	
Very low income (>30% but <=50% AMI)	111	16%	
Low income (>50% but <80% AMI)	34	5%	
Families with children	522	74%	
Elderly families	27	4%	
Families with Disabilities	0	0%	
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%	
Characteristics by Bedroom Size (Public Housing Only)			
1 BR	N/A	N/A	
2 BR	N/A	N/A	
3 BR	N/A	N/A	
4 BR	N/A	N/A	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If yes: How long has it been closed (# of months)? 4 Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Strategies for Addressing Housing Needs *REVISION*

Need: Shortage of affordable housing for all eligible populations

The PHA shall maximize the number of affordable units available to PHA within its current resources by:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reducing time to renovate public housing units
- Seeking replacement of public housing units lost to the inventory through mixed finance development
- Seeking replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintaining or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertaking measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintaining or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintaining or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participating in the Consolidated Plan development process to ensure coordination with broader community strategies

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*
- Leveraging affordable housing resources in the community through the creation of mixed-finance housing
- Pursuing housing resources other than public housing or Section 8 tenant-based assistance

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:

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceeding HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employing admissions preferences aimed at families with economic hardships
- Adopting rent policies to support and encourage work
- *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:

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- *Ongoing permissive deductions for childcare for older children when family member works nights; actual cost of uniforms, tools or equipment*

Need: Specific Family Types: The Elderly N/A

Need: Specific Family Types: Families with Disabilities

PHA shall target available assistance to Families with Disabilities by:

- Carrying out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Affirmatively market to local non-profit agencies that assist families with disabilities
- *Applying for funding dedicated to housing for disabled individuals*

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

PHA will increase awareness of PHA resources among families of races and ethnicities with disproportionate needs by:

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs

The PHA will conduct activities to affirmatively further fair housing by:

- Counseling Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Marketing the Section 8 program to owners outside of areas of poverty/minority concentrations

Reason for Selecting Strategies:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups – fair housing, MBE/WBE

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

Public Housing

(1) Eligibility

Equal Access

The term “family” includes, but is not limited to the following, regardless of actual or perceived sexual orientation, gender identity, or marital status:

- (1) A single person, who may be an elderly person, displaced person, disabled person, near-elderly person or any other single person; or
- (2) A group of person residing together and such group includes, but is not limited to:
 - (i) A family with or without children (a child who is temporarily away from the home because of placement in foster care is considered a member of the family);
 - (ii) An elderly family;
 - (iii) A near-elderly family;
 - (iv) A disabled family;
 - (v) A displaced family; and
 - (vi) The remaining member of a tenant family.

Disabled family means a family whose head (including co-head), spouse or sole member is a person with a disability.

Elderly family means a family whose head (including co-head), spouse or sole member is a person who is at least 62 years of age.

Near elderly family means a family whose head (including co-head), spouse or sole member is a person who is at least 50 years of age but below the age of 62; or two or more persons, who are at least 50 years of age but below the age of 62, living together; or one or more persons who are at least 50 years of age but below the age of 62.

Sexual orientation means homosexuality, heterosexuality or bisexuality.

Gender identity means actual or perceived gender-related characteristics.

The Harrisburg Housing Authority verifies income eligibility when an applicant applies for housing. Once an applicant is selected from the wait list, the background screenings are completed to determine final eligibility.

The PHA uses the following non-income screening factors to establish eligibility for admission to public housing:

- Criminal or Drug-related activity
- Rental history

- Housekeeping
- Credit Check
- Social Security Number Check
- Tenant name and address
- Other public information available to PHA
- Attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history and exercise discretion in determining suitability for tenancy, taking into consideration the circumstances that may have contributed to the negative reporting.

The Housing Authority requests criminal records from the following enforcement agencies for screening purposes:

- Local law enforcement agencies
- State law enforcement agencies
- Federal law enforcement agencies
- State specific free judicial criminal dockets

(2) Selection and Assignment

The Harrisburg Housing Authority will develop a ready pool of applicants based upon the projected demand for tenants. This will be achieved by analyzing previous turn-over rates of the current public housing stock as well as housing conditions in the City of Harrisburg and immediate surrounding areas.

Based upon anticipated vacancy (by size and type), HHA will select a minimum of four (4) eligible applicants first in sequence from the wait list for each predicted vacant unit. Once selected, applicants will be screened in accordance with HHA policies.

The screening processes of applicants and members of their household are established to ensure the de-concentration of families with serious social problems which would diminish other residents' enjoyment of the premises; adversely affect the health, safety or welfare of other individuals; adversely affect the physical environment of the community; adversely affect the financial stability of the community; violate the terms and conditions of the lease and/or Federal, State or local laws, regulations or ordinances. Specific screening criteria can be found in Section 7 of the ACOP.

Preparing a Ready Pool of Applicants

The ready pool will consist of qualified applicants by bedroom size, preference rank and date and time they entered the ready pool.

(3) Preferences

The PHA does not plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of the median area income.

It is the policy of the PHA that transfers will take precedence over new admissions in the following circumstances:

- Emergencies
- Medical justification
- Administrative reasons determined by the PHA
- Protect resident from hate crimes and reprisals
- Provide unit with accessibility features
- Achieve deconcentration
- Victims of Domestic Violence

The PHA plans to employ the following admission preferences for admission to public housing:

<u>Priority</u>	<u>Preference</u>
<u>1</u>	- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
<u>1</u>	- Victims of domestic violence
<u>1</u>	- Homelessness
<u>1</u>	- Veterans and veterans’ families
<u>2</u>	- Residents who live and/or work in the jurisdiction

Among applicants on the waiting list with equal preference status applicants are selected by date and time of application.

In relationship of preferences to income targeting requirements, the pool of applicant families ensures that the PHA will meet income targeting requirements.

(4) Unit Assignment

Applicants are ordinarily given two (2) vacant unit choices (with a qualified justification) before they are removed from the waiting list. This policy is consistent across all waiting list types.

(5) Maintaining Waiting List **REVISION**

The Harrisburg Housing Authority maintains an elderly and a family community-wide waiting list. Each person or family seeking admission to the Public Housing Program must submit a pre-application online via a secure WebApp Portal. 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 #3, Suite 101, Harrisburg, PA 17110*. A link to the WebApp Portal can be found on HHA’s website (harrisburghousing.org). Applications can be submitted at any time, provided the Public Housing Wait List is open. Accommodations will be made available for persons with disabilities or other special needs, including those who have Limited English Proficiency (LEP).

The Harrisburg Housing Authority does not plan to operate any site-based waiting lists.

(6) Occupancy

Applicants and residents may use the following reference materials to obtain information about the rules of occupancy of public housing.

- PHA-resident lease
- The PHA’s Admissions and Continued Occupancy Policy
- PHA’s briefing seminars or written materials
- Website: www.harrisburghousing.org

Residents must notify the PHA of changes in family composition:

- At an annual reexamination and lease renewal
- At any time family composition changes
- At family request for revision
- Any family composition changes must be reported in writing within fourteen (14) calendar days

(7) Deconcentration and Income Mixing **REVISION**

The PHA has performed its annual deconcentration and income mixing analysis to determine if the PHA has any general occupancy public housing developments covered by the deconcentration rule. The analysis results follow:

The PHA does have general occupancy public housing developments covered by the deconcentration rule.

The following covered developments have average incomes that fall above or below the Established Income Range.

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
<i>PA0080000010</i>	<i>80</i>	<i>C. The Covered Development’s or Development’s size, location, and/or configuration promote income deconcentration, such as scattered site or small development’s</i>	

Section 8

(1) **Eligibility**

Equal Access

The term “family” includes, but is not limited to the following, regardless of actual or perceived sexual orientation, gender identity, or marital status:

- (1) A single person, who may be an elderly person, displaced person, disabled person, near-elderly person or any other single person; or
- (2) A group of persons residing together and such group includes, but is not limited to:
 - (i) A family with or without children (a child who is temporarily away from the home because of placement in foster care is considered a member of the family);
 - (ii) An elderly family;
 - (iii) A near-elderly family;
 - (iv) A disabled family;
 - (v) A displaced family; and
 - (vi) The remaining member of a tenant family.

Disabled family means a family whose head (including co-head), spouse or sole member is a person with a disability.

Elderly family means a family whose head (including co-head), spouse or sole member is a person who is at least 62 years of age.

Near elderly family means a family whose head (including co-head), spouse or sole member is a person who is at least 50 years of age but below the age of 62; or two or more persons, who are at least 50 years of age but below the age of 62, living together; or one or more persons who are at least 50 years of age but below the age of 62.

Sexual orientation means homosexuality, heterosexuality or bisexuality.

Gender identity means actual or perceived gender-related characteristics.

The PHA conducts screening to the extent of:

- Criminal or Drug-related activity only to the extent required by law or regulation
- Domestic Violence – Attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history or criminal activity and exercise discretion in determining suitability for tenancy about the circumstances that may have contributed to the negative reporting.

The Housing Authority requests criminal records from the following enforcement agencies for screening purposes:

- Local law enforcement agencies
- State law enforcement agencies

The PHA shares the following information with prospective landlords:

- Previous landlord name(s) and address' for the past two (2) years
- Tenant name and address
- Current landlord name and mailing address
- Other public information available to PHA

(2) Waiting List Organization **REVISION**

The Harrisburg Housing Authority's waiting list for the Section 8 tenant-based assistance is not merged with other program waiting list.

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.

(3) Search Time

The PHA does give extensions on standard 60-day period to search for a unit under the following circumstances:

- A written request must be made and proof of effort is required as funding allows

(4) Preferences **REVISION**

The PHA does not plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the Section 8 Program to families at or below 30% of the median area income.

The PHA plans to employ the following admission preferences for admission to Section 8 tenant-based assistance:

<u>Priority</u>	<u>Preference</u>
<u>1</u>	- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
<u>1</u>	- Victims of domestic violence
<u>1</u>	- Homelessness
<u>1</u>	- Working families and those unable to work because of age or disability
<u>1</u>	- Veterans and veterans' families
<u>I</u>	- Residents who live and/or work in the jurisdiction

Among applicants on the waiting list with equal preference status applicants are selected by date and time of application.

Preference for “residents who live and/or work in the jurisdiction” has previously been reviewed and approved by HUD.

In relationship of preferences to income targeting requirements, the pool of applicant families ensures that the PHA will meet income targeting requirements.

(5) Special Purpose Section 8 Assistance Programs

The policies governing eligibility, selection and admissions to any special-purpose Section 8 program administered by the PHA are contained in the following documents or other reference materials:

- The Section 8 Administrative Plan
- Briefing sessions and written materials

The PHA announces the availability of any special-purpose Section 8 program to the public through:

- Published notices

Financial Resources *REVISION*

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	

Rent Determination *REVISION*

Public Housing

(1) Income Based Rent Policies

a. Use of discretionary policies

The PHA will employ discretionary rent-setting policies for income based rent in public housing.

b. Minimum Rent

The PHA's minimum rent is \$50.00.

The PHA has adopted discretionary minimum rent hardship exemption policies in accordance with HUD regulation.

c. Rents set at less than 30% than adjusted income

The PHA does plan to charge rents at a fixed amount or percentage less than 30% of adjusted income.

- Earned Income is disregarded in accordance with HUD regulations
- Rent choice – resident may choose flat rent (based upon bedroom size and site) or income-based rent (based on 30% of annual adjusted household income)

d. Discretionary deductions and/or exclusion policies

The PHA plans to employ the following discretionary (optional) deductions and/or exclusions policies:

- Tenant paid court-awarded alimony
- Tenant paid court-awarded child support
- Actual amount needed to purchase uniforms, tools, equipment, not otherwise reimbursed (one (1) time per lifetime deduction)
- Cost of child care for older children when adults work nights
- Un-reimbursed tuition, books, supplies and fees (one (1) time per lifetime deduction)

e. Ceiling Rents

The PHA does not have ceiling rents.

f. Rent Re-determinations

Between annual income reexaminations, the tenant is required to report changes in income or family composition to the PHA such that the changes result in an adjustment to rent as follows:

- All changes in income and family composition must be reported within fourteen (14) days of occurrence. At that time the PHA will adjust the rent accordingly with a thirty (30) day notice.

g. Individual Savings accounts (ISAs)

The PHA does not plan to implement individual savings accounts for residents as an alternative to the required 12 month disallowance of earned income and phasing in of the rent increase in the next year.

(2) Flat Rents ***REVISION***

The PHA used the following sources of information in setting the market-based flat rents to establish comparability.

- The Section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- ***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)***

Section 8

(1) Payment Standards

The PHA's payment standard is:

- Between 90- 110% of the published FMR

The PHA chose this level for the following reasons:

- Reflects market or submarket
- To increase housing options for families

The PHA reevaluates the payment standards for adequacy annually and considers the following factors in its assessment of the adequacy:

- Success rates of assisted families
- Rent burdens of assisted families

(2) Minimum Rent

The PHA's minimum rent is \$50.00.

The PHA has adopted discretionary minimum rent hardship exemption policies in accordance with HUD regulation.

Operation and Management REVISION

(1) PHA Management Structure **REVISION**

- a. A brief description of the management structure and organization of the PHA.

The President directs the day-to day management and operation of the Housing Authority with the assistance of the following lead staff and their line staff.

- Senior Vice President, Executive Secretary, Staff Attorney, Programs Specialist and Receptionist

Finance Department:

- Comptroller/H.R.
- *Accountant 1*
- *Clerk 3*

Resident *Relations: Supervised by Vice President*

- Social Services
- Medical Services
- Food Services

Leasing Department:

- Administrative Officer
- Clerk
- Receptionist

Purchasing Department: *Supervised by Senior Vice President*

- Purchasing/Inventory Specialist
- *Clerk*

Modernization:

- Director of Capital Improvements

Supervised by Vice President

AMPS 1, 4 & 5

- AMP Director and Management Aide
- Clerk
- Foreman

- Maintenance Mechanic
- Custodian

AMP 2

- AMP Director and Assistant AMP Director
- Clerk
- Foreman
- Maintenance Mechanic
- Custodian
- Maintenance Aide

AMP 3

- AMP Director
- Receptionist
- Clerk (Part-time)
- Clerk
- Foreman
- Maintenance Mechanic
- Maintenance Aide
- Part Time Maintenance Worker
- Custodian

AMP 7

- AMP Director
- Clerk
- Maintenance Mechanic (1)
- Maintenance Aide (1)
- Custodian (1)
- Custodian (Part-time)

AMPS 6, 9 & 10

- AMP Director
- Clerk
- Foreman
- Maintenance Mechanic
- Maintenance Aide
- *Custodian*

Section 8 Department:

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

- FSS Coordinator
- Clerk/Typist
- Inspector

Other Public Housing Support Operations: *Supervised by Vice President*

Program Assistance Team

- Assistant Superintendent of Maintenance
- Maintenance Support Specialist
- Trash Collection
- Recycling

b. HUD Programs Under PHA Management *REVISION*

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>	5%
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)		
SRO	<i>13</i>	50%
B'NAL B'RITH	<i>111</i>	5%
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs (list individually)	N/A	N/A

c. Management and Maintenance Policies

The PHA has adopted the following policies that contain the Agency's rules, standards, and policies that govern management, operation, and maintenance of the Public Housing and Section 8 assistance programs.

Public Housing Management:

- Work Order System
- Pest Eradication
- Maintenance Plan
- Uniform Inspection System
- Admissions and Continued Occupancy Policy (ACOP)
- Fair Housing Policy
- Grievance Procedures
- Tenant Selection and Assignment Plan
- Handicapped Policy
- Termination and Eviction Policy
- Transfer and Transfer Waiting List Policy
- Resident Initiatives Policy
- Section 3 Policy
- Pet Policy for Families
- Pet Policy for Elderly

- Procurement Policy and Procedures
- Personnel Policy
- Defiant Trespassing Policy
- Vehicle Policy
- Enterprise Income Verification (EIV) Security Policy
- Fraud Policy
- Safety Policy
- Limited English Proficiency Plan

Section 8 Management:

- Section 8 Administrative Plan
- FSS Action Plan
- Homeownership Program in development stages

Grievance Procedures

Public Housing

The PHA has not established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing.

Residents or applicants who desire to initiate the PHA grievance Process should contact the following:

- PHA main administrative office
- PHA development management offices

Section 8

The PHA has not established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982.

Section 8 applicants or assisted families who desire to initiate the informal review and informal hearing process should contact the following:

- PHA main administrative office
- Section 8 Office: 2101 N. Front Street, Building #3, Suite 101 (17110)

Homeownership Programs

Public Housing

The PHA does not administer any homeownership programs for public housing.

Section 8 Tenant Based Assistance

The PHA is in the development stage of creating and administering a Homeownership Program.

Community Service and Self-Sufficiency Programs *REVISION*

A. PHA Coordination with the Welfare (TANF) Agency.

1. The PHA has entered into a cooperative agreement with the TANF Agency, to share information and /or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937.)

The Agreement was signed on 07/02/2003

2. Other coordination efforts between the PHA and TANF agency include:
 - Client referrals
 - Information sharing regarding mutual clients (for rent determinations and otherwise)
 - Coordinate the provision of specific social and self-sufficiency services and programs to eligible families

B. Services and programs offered to residents and participants by the Harrisburg Housing Authority are as follows:

(1) General

a. Self-Sufficiency Policies

The PHA will employ discretionary policies to enhance the economic and social self-sufficiency of assisted families in the following areas:

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Resident Relations Resource Coordinators to assist with family needs/services

b. Economic and Social self-sufficiency programs

The PHA coordinates, promotes or provides the following policies or programs for the enhancement of the economic and social self-sufficiency of assisted families.

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Families	PHA Wide	All developments	On-site	Public Housing
Supportive Services	PHA Wide	All developments	On-site	Public Housing

(2) Family Self Sufficiency programs *REVISION*

Participation Description

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

C. Welfare Benefit Reductions

The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by:

- Adopting appropriate changes to the PHA’s public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Participating with an established cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Ongoing exchange of information with all appropriate TANF agencies

D. Community Service Requirement

Pursuant to section 12(c) of the U. S. Housing Act of 1937, the PHA will comply with requirements of community service by identifying the number of tenants required to perform community service, the number of tenants granted exemptions, the number of tenants in non-compliance, and the number of tenants terminated/evicted due to non-compliance.

Description of the Community Service Policy

The Harrisburg Housing Authority Community Service Policy is simple and definitive of Section 512 of the Quality and Work Responsibility Act of 1998. The Harrisburg Housing Authority believes that the community service requirement should not be received by the resident to be a punitive or demeaning activity, but rather to be a rewarding activity that will benefit both the resident and the community. Community service offers public housing residents an opportunity to contribute to the communities that support them while gaining work experience. The requirement is easy and rewarding and the Housing Authority provides the residents with the name of agencies, the agencies point of contact and all required paper work necessary to accomplish the monthly service.

The Community Service Policy allows the PHA to identify those residents required to participate in the community service requirement. Participants will be required to contribute 8 hours of community service each month or to participate in a self-sufficiency program for 8 hours each month. Identified residents are responsible to determine the appropriateness of the voluntary service within guidelines provided in the policy. Allowed activities that may be included are listed in the policy. Voluntary political activities are prohibited from being considered to meet the Community Service requirement. Participation in self-sufficiency activities that may be included are listed in the policy. A list of exemptions that may be claimed from the requirement is provided in the policy. Family obligations and PHA obligations are addressed in detail. Lease requirements and documentation and non-compliance are all clearly addressed.

Administrative Steps Taken To Implement The Requirement

The following administrative steps were taken in implementing the PHA Community Service Policy. A written notification was sent to all residents regarding requirements on exempt status of each adult family member. Informed all residents that the program would be administered by the PHA, however; they are required to have their hours documented and signed by the agencies where they volunteered. Finally that the volunteer sheet required for filing would be provided by the PHA. The PHA maintains a tracking log.

Programmatic Aspects Of The Requirements

Activities that the residents can participate in and receive community service credit are Reading Mentors, Library Assistant, Salvation Army Store Clerk or clothes or other items Sorter, Office filing, assisting with Kids after school and homework Helper. The following agencies assist the residents in accomplishing their community service, Independent School District, Salvation Army, Boys and Girls Clubs, YMCA and the City and School Libraries. For non-compliance with the Community Service Policy the PHA informed residents again of the requirements, then inform them of the consequences for non-compliance, i.e., grounds for eviction.

Community Service Implementation Report: REVISION

- 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

Safety and Crime Prevention

The PHA's plan for safety and crime preventions to ensure the safety of the public housing residents is addressed below.

A. Need for measures to ensure the safety of public housing residents:

1. Description of the need for measures to ensure the safety of public housing residents.
 - High incidence of violent and/or drug-related crime in some or all of the PHA's developments
 - High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
 - Residents fearful for their safety and/or the safety of their children
 - Observed lower-level crime, vandalism and/or graffiti
 - People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
2. Information or data used by the PHA to determine the need for PHA actions to improve safety of residents:
 - Safety and security survey of residents
 - Analysis of crime statistics over time for crimes committed "in and around" public housing authority
 - Resident reports
 - PHA employee reports
 - Weekly or monthly criminal activity reports from the local police department
 - Demonstrable, quantifiable success with previous or ongoing anticrime/anti-drug programs
 - Ongoing HHA initiated resident surveys on crime/safety
3. Developments that are most affected:
 - All developments

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year.

1. List of crime prevention activities:
 - Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
 - Crime Prevention Through Environmental Design

- Activities targeted to at-risk youth, adults, or seniors
- Contract with Harrisburg City Police for community policing, additional patrols, etc.
- Police Officer occupied public housing units (in accordance with HUD regulation). This measure will provide increased measures for public housing residents.
- Applied for emergency safety and security grant for Hall Manor and Hoverter Homes to add cameras and lighting

2. Developments that are most affected:

- All developments

C. Coordination between PHA and the police.

1. Description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities:

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services

2. Developments that are most affected:

- PA008000001, PA008000002, PA008000003, PA008000004 and PA008000005

Pet Policy

All residents are permitted to own and keep common domesticated household pets. Common household pet means a domesticated cat, dog, bird, gerbil, hamster, Guinea pig, and fish in aquariums.

Pet owners must agree to abide by the PHA's Pet Ownership Rules.

A non-refundable nominal pet fee of \$50.00 will be charged and is intended to cover the reasonable operating costs to the development directly attributed to a pet or pets in the unit (i.e. fumigation of a unit).

No pet deposit is required.

Limit of one pet per household.

Limit for birds is two (2).

Pet owner may have only a small cat or a small dog. Limitations: weight not to exceed eighteen (18) pounds; height shall not exceed fifteen (15) inches. This does not apply to service animals that assist persons with disabilities.

Pet owner shall license their pet as required by law.

Pet owner must not violate any state or local health or humane laws.

Pet must be spayed or neutered.

Pet must be maintained on leash and kept under control when taken outside the unit.

Asset Management

The PHA conducted a Green Physical Needs Assessment (GPNA) of all AMP's in 2013. The needs of the projects were prioritized, not only based upon the GPNA, but also upon needs identified during inspections performed by PHA staff and HUD REAC and during Energy Audits. A combination of these methods determined the agency's long-term operating goals and serves as a guide in handling the agency's capital investments. The needs, as determined, will serve as the agency's guide towards developing a plan of action with regards to rehabilitation, demolition/disposition. The current plans for modernization activities are included in the agency's Annual Statement and Five-Year Action Plan.

The PHA has proceeded to allocate funds, based upon funds availability, to the projects identified as a result of those efforts previously described and also based upon other current available project information pertaining to occupancy, vacancies, expenses, prior improvements and other project data. .

Significant Amendment/Modification/Substantial Deviation *REVISION*

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

New Activities

Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?

- Hope VI or Choice Neighborhoods.**
- Mixed Finance Modernization or Development.**
- Demolition and/or Disposition.**
- Designated Housing for Elderly and/or Disabled Families.**
- Conversion of Public Housing to Tenant-Based Assistance.**
- Conversion of Public Housing to Project-Based Assistance under RAD.**
- Occupancy by Over-Income Families.**
- Occupancy by Police Officers.**
- Non-Smoking Policies.**
- 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).**

Hope VI or Choice Neighborhoods

The PHA has not received a HOPE VI revitalization grant.

The PHA does not plan to apply for a HOPE VI Revitalization grant in the Plan year.

Mixed Finance Modernization or Development *REVISION*

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.

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.

Demolition and/or Disposition REVISION

The PHA plans to conduct demolition or disposition activities in the plan Fiscal Year.

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: 12/01/2016 b. Projected end date of activity: <u>05/01/2017</u>

Designated Housing for Elderly and Disabled Families

The PHA applied and received approval from HUD to designate Jackson Tower (PA008000006), Lick Tower (PA008000009) and Morrison Tower (PA008000007) for occupancy only by the elderly on August 11, 2000. This was a revision of a previously approved Designation Plan and includes the total development.

Conversion of Public Housing to Tenant Based Assistance *REVISION*

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

Conversion of Public Housing to Project-Based Assistance under RAD

PHA will possibly do some research into the Rental Assistance Demonstration (RAD) for possible conversion of some of its developments/units.

Occupancy by Over-Income Families *N/A*

Occupancy by Police Officers *REVISION*

HHA intends to research and explore the advantages of developing policies and procedures related to Police Officer occupancy in our communities and possible implementation.

Non-Smoking Policies *N/A*

Project-based Vouchers *REVISION*

Harrisburg Housing Authority (HHA) is currently operating a Section 8 Project Based Voucher Program. HHA is projecting a maximum 20% allocation of vouchers to the PBV Program.

Currently there are **224** Project-Based Vouchers available in which 94 are leased.

Units with Approved Vacancies for Modernization *N/A*

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

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.

Civil Rights Certification: Form HUD-50077, PHA Certifications of Compliance with the PHA and Related Regulation, must be submitted by the PHA as an electronic attachment to the PHA Plan.

Most Recent Fiscal Year Audit *REVISION*

(a) Were there any findings in the most recent FY Audit?

Y N

(b) If, yes, please describe: *N/A*

Progress Report *REVISION*

Provide a description of the PHA’s progress in meeting its Mission and Goals described in its 5-Year PHA Plan.

Mission

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.

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.

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.

Goals/Objectives

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
- 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)
- 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 AFFIRMATEVELY 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*
- *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*
- *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*

Resident Advisory Board (RAB) Comments

Did the RAB(s) provide comments to the PHA Plan?

Y N

Please provide comments received and the PHA’s response to each comment (see attachment pa008a01).

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.

Troubled PHA

Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

Y N N/A

If yes, please describe: *N/A*

Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).

- 1) 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.

See HUD Form 50075.2 approved by HUD on 04/16/2016