

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	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 high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment 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 than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units 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>Lynchburg Redevelopment and Housing Authority</u> PHA Code: <u>VA013</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/01/2021</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>328</u> Number of Housing Choice Vouchers (HCVs) <u>1,009</u> Total Combined Units/Vouchers <u>1,337</u> PHA Plan 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>Copies of the FY 2021 Annual Plan can be obtained at the PHA's Main Office at the following address:</p> <p>Lynchburg Redevelopment and Housing Authority 918 Commerce St. Lynchburg, Virginia 24504</p>

<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)						
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
	Lead PHA:				PH	HCV
B.	Annual Plan Elements					

B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Statement of Housing Needs and Strategy for Addressing Housing Needs |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Financial Resources. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Rent Determination. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Operation and Management. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Grievance Procedures. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Homeownership Programs. |
| <input type="checkbox"/> | <input checked="" 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 |

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

Statement of Housing Needs and Strategy for Addressing Housing Needs-Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(1)) Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. (24 CFR §903.7(a)(2)(ii))

Statement of Housing Needs and the Affordable Housing Shortage

The Lynchburg Regional Housing Collaborative- made up of Miriam's House, Rush Homes, Greater Lynchburg Habitat for Humanity, Lynchburg Redevelopment and Housing Authority, Lynchburg Community Action Group and the City of Lynchburg Government-focuses on serving the housing needs of the low income population, including the homeless.

The Collaborative engaged the Columbia Maryland-based nonprofit Enterprise Community Partners in June of 2019 to conduct a housing stability and economic security study with funding from a \$20,000.00 Community Impact Grant from the Virginia Housing Development Authority. The goal of the study was to determine the actual state of housing in Lynchburg.

B.1 The Lynchburg Regional Housing Collaborative hopes new data can help guide stakeholders toward addressing the needs of low-income residents and make significant progress in a key issue: housing stability.

The study shows there are at least 578 fewer affordable housing units than needed for residents with extremely low incomes. The study also showed 50 percent of households in Lynchburg are considered low-income and of those, nearly 4,500 spent more than 50 percent of their income on housing.

According to the study, there are 5,117 extremely low-income households in Lynchburg. It defined extremely low incomes as single households earning less than \$12,700.00 per year and households of four earning below \$24,300 annually. Of those, 73 percent spent more than half their income on housing in 2016. Low-income households, by comparison, are those that earn below \$33,800.00 per year for a single person household. For families of four, this means earning below \$48,250.00 per year. In addition, more than 10,000 households, or 36 percent, spend more than 30 percent of their income on housing. Nationally, 33 percent of households are similarly cost-burdened.

Low-income households are facing competition for affordable housing with those who can afford to pay more but choose to rent dwellings with lower rental rates. There were 1.4 units priced affordably for every low-income renter household in the City. However, 28 percent of those were occupied by higher-income families.

Rising rent rates relative to wages also have become an issue. Between 1990 and 2016, median rents in Lynchburg rose 14 percent while wages decreased 5 percent in that same time period.

Another issue for those in poverty is the lack of investment in certain areas of the City that were “redlined” in 1937. That year, assessors for the Home Owners Loan Corporation created a map that rated areas of the City to reduce home foreclosure rates during the great depression. The redlined neighborhoods were all Black neighborhoods and received little if any federal mortgage rescue dollars. The map showing redlined boundaries from 1937 and the percent of low-income cost-burdened Black households from 2011 to 2015 within those boundaries which includes areas in the South and East urban core of the City line right up where the concentration of poverty is over 90 percent.

Job values for approved building permits in the City between 2015 and 2018 showed very little investment in those areas. Housing stability in poverty stricken areas of Lynchburg cannot improve without investment in quality housing.

Source: The News & Advance: 3/26/2020: Rent Beyond Reach: Study Reveals Lynchburg’s Shortage of Affordable Housing:

Extreme Instability

In Lynchburg, 4885 low-income households faced extreme conditions of housing instability in 2016: 587 adults were homeless and 96 children were homeless.

Source: 2018 Lynchburg Housing Stability Profile

B.1 Affordability

50.3% of the housing tenure is renter occupied in the City of Lynchburg.
67.30% of families in occupied rental units are paying more than 30% of gross rent as a percentage of house income.

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates: Selected Housing Characteristics: DP04

Supply

There are 32,309 housing units in the Lynchburg

1-unit, detached	18,370
1-unit, attached	2,268
2 units	2,173
3 or 4 units	1,494
5 to 9 units	2,362
10-19 units	2,435
20 or more units	2,949
Mobile home	258
Boat, RV, Van Etc.	0

The Rental Vacancy Rate is 5.29%.

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates: Selected Housing Characteristics: DP04

Source: departmentofnumbers.com

Quality

51.30% of the structures in the City of Lynchburg were built before 1970. 0.3% of the structures use no fuel, 0.1% lack complete plumbing facilities; 0.6% lack complete kitchen facilities and, 2.7% have no telephone service

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates: Selected Housing Characteristics: DP04

Accessibility

All new rental housing built in the City of Lynchburg complies with accessibility requirements. In addition to the Lynchburg Redevelopment and Housing Authority's stock of accessible units, the following other developments in the community have been identified with accessible and ADA compliant rental units for low to moderate income families:

B.1	Frank Roane Apartments	Clear Brook Apartments	Old Forrest Village
	Jobbers Overall Apartments	Armstrong Place	Victoria Ridge
	Jefferson House	Lynchburg High Apartments	Wesley Apartments
	Tinbridge Manor Apartments	Burton Creek Apartments	Kemper Lofts
	The Vistas at Dreaming Creek	Old Mill Townhomes	The Meadows
	City Market Lofts	Shalom Apartments	

{The analysis of accessibility in the aforementioned properties included: A rent range from \$0 to \$950.00 a month, wide doors, lever style handles & faucets, counter height microwave, low counters and vanities, fully accessible route from parking to unit, accessible elevators, maximum 1/2” high thresholds at doors and flooring transitions, accessible light switches, from controls on stove/cooktop, ‘T’ turn or 60” turning circle in bathrooms, toilet grab bars or reinforcements, bath grab bars or reinforcements, accessible height toilet, roll-in shower, walk-in-shower, and, features in/near property includes parking in front of property entrance.}

As of this writing, every development mentioned above has a waiting list except for Jefferson House.

Rush Homes, a 501 (C)3, is a Virginia Department of Housing and Community Development and City of Lynchburg certified Community Housing Development Organization. We are also a Virginia Housing Development Authority Certified Property Manager. They specialize in providing housing for the low-income and persons with disabilities. Their waiting list, as of this writing is 640 families.

Source: Virginia Housing Development Authority: virginiahousingsearch.com

Location

Maps of the following locations have been attached: **(Please see VA013a01LocationMaps for copies of the maps)**

1) Home Affordability by Income

More than a third of all households in Lynchburg are cost-burdened, low-income households.

This map shows each census tract’s share of the total number of low-income, cost-burdened households in Lynchburg in 2011-2015.1

Tracts with the largest populations had the largest percentages, with just four of the city’s census tracts accounting for 24% of all low-income, cost-burdened households.

Note: Map includes college neighborhoods, which may influence results.

Source: 2011-2015 Comprehensive Housing Affordability Strategy data.

B.1

2) Housing Stability and Race

Lynchburg's Black households are more likely to be cost-burdened than white households.

This map shows each census tract's share of the total number of cost-burdened Black households in Lynchburg.

In all, 3,900 (49%) of Lynchburg's Black households were cost-burdened in 2011-2015. These households tended to live in the city's eastern and central neighborhoods.

Notes: Map includes college neighborhoods, which may influence results. [1] Black households are defined as those where the head of household identifies as Black, which may not reflect the identity of all household members.

Source: 2011-2015 Comprehensive Housing Affordability Strategy data.

3) Housing Stability and Seniors

More of Lynchburg's seniors tend to live the city's central neighborhoods.

This map shows each census tract's share of the total number of extremely low-income senior households in Lynchburg. In 2011-2015, these households tended to be concentrated near the city's central neighborhoods.

Notes: Map includes college neighborhoods, which may influence results. Use caution when interpreting these estimates due to the high associated margins of error. [1] Senior households are those where the head of household is aged 62 or over.

Source: 2011-2015 Comprehensive Housing Affordability Strategy data.

4) Older Homes in the City of Lynchburg

Some of the homes available to Lynchburg's low-income renters may be older, especially in its eastern neighborhoods.

This map shows the location of residential parcels built prior to 1960 which the EPA considers as an indicator of potential exposure to lead-based paint. In 2018, older homes were scattered across the City of Lynchburg with the largest concentrations in the city's eastern side.

Source: August 2018 City of Lynchburg Assessor's Office Parcels Dataset

5) Lynchburg's Uneven Investments

Investments to improve buildings are also occurring unevenly across the city.

This map shows the estimated value of final and approved building permits as an indicator of recent investments in Lynchburg.

It suggests large investments concentrate in just four of Lynchburg's census tracts, all located along the city's outer boundary.

Note: Map only includes permits for type agreement in lieu, building, demolition, electrical, HUD, HUDNF, land disturbance, mechanical, plumbing, manufactured housing, and storm.

Source: March 2018 City of Lynchburg's Building Permits –Locations Dataset

B.1

6) Home Affordability by Income and Redlining

There may be a relationship between redlining and the location of low-income, cost-burdened households.

This map shows Lynchburg's historically redlined areas atop each tract's share of the city's low-income, cost-burdened households.¹

It shows some overlap may exist between yellow and redlined neighborhoods and the neighborhoods in which low-income, cost-burdened households tended to live in 2015.

Note: Map includes college neighborhoods, which may influence results.

Source: 1937 Home Owners' Loan Corporation, 2011-2015 Comprehensive Housing Affordability Strategy data.

7) Housing Stability, Race and Redlining

There may be a relationship between redlining and the prevalence of cost-burden among Lynchburg's Black households.

This map shows Lynchburg's historically redlined areas atop the percent of a tract's Black households who are cost-burdened.¹

The dark blue areas show that Black households near the center of the city were more likely to be cost burdened in 2011-2015.

Notes: Map includes college neighborhoods, which may influence results. Black households are those where the head of household identifies as Black, which may not reflect the identity of all household members. Use caution when interpreting these estimates due to the high associated margins of error.

Source: 1937 Home Owners' Loan Corporation, 2011-2015 Comprehensive Housing Affordability Strategy data.

8) Housing Stability, Seniors and Redlining

There may be a relationship between redlining and the location of Lynchburg's extremely low-income seniors.

This map shows Lynchburg's historically redlined areas atop its share of the city's extremely low-income seniors.

It shows some overlap may exist between its redlined neighborhoods and the neighborhoods in which these households tended to live in 2011-2015.

Notes: Map includes college neighborhoods, which may influence results. Seniors are those where the head of household is aged 62 years or older Use caution when interpreting these estimates due to the very high associated margins of error.

Source: 1937 Home Owners' Loan Corporation, 2011-2015 Comprehensive Housing Affordability Strategy data.

B.1 9) Owner Occupied Units

Owner occupied units affordable for households with incomes below 80% of the area median
In 2011-2015, approximately 14,460 of Lynchburg's owner-occupied units had costs affordable to households with incomes below 80% of the area median.

The census tracts with the largest share of the city's affordable owner-occupied units were concentrated in the southwestern part of the city.

Notes: Map includes college neighborhoods, which may influence results. Housing costs for owner-occupied units include mortgage payments, property taxes, utilities, insurance, and homeowners/condo association fees. Costs are reported by existing owners and may not reflect the market prices faced by new homebuyers.

Source: 2011-2015 Comprehensive Housing Affordability Strategy data.

10) Affordable Vacant Units

Lynchburg has just a small number of vacant rental units affordable to households with incomes at or below 80% of the area median.

The map shows that these units were concentrated in just a few census tracts.¹

Notes: Map includes college neighborhoods, which may influence results. Use caution when interpreting these estimates due to the very high associated margins of error.

Source: 2011-2015 Comprehensive Housing Affordability Strategy data.

11) Occupied Rental Units

Renter occupied units affordable to households with incomes at or below 80% of the median
Census tracts in the southwestern portions of the city had the largest shares of the city's occupied rental units affordable to households with incomes at or below 80% of the median.

Notes: Map includes college neighborhoods, which may influence results. Use caution when interpreting these estimates due to the high associated margins of error.

Source: 2011-2015 Comprehensive Housing Affordability Strategy data.

12) Older Homes and Redlining

There may be a relationship between redlining and the location of Lynchburg's older homes.
This map shows the location of residential parcels built prior to 1960 which the EPA considers as an indicator of potential exposure to lead-based paint.

It shows some overlap may exist between the city's redlined neighborhoods and the location of the its older homes.

Sources: 1937 Home Owners' Loan Corporation; August 2018 City of Lynchburg Assessor's Office Parcels Dataset

Recent Investments and Redlining

There may be a relationship between redlining and the location of Lynchburg's recent investments.

This map shows the estimated value of final and approved building permits as an indicator of recent investments in Lynchburg. It shows the city's recent largest investments may have been made outside its historically redlined neighborhoods.

B.1 Note: Map shows permits for type agreement in lieu, building, demolition, electrical, HUD, HUDNF, land disturbance, mechanical, plumbing, manufactured housing, and storm.
Sources: 1937 Home Owners' Loan Corporation; March 2018 City of Lynchburg's Building Permits –Locations Dataset

{Please see the next two page for housing needs of Housing Choice Voucher and Public Housing families on the PHA's waiting lists and}

B.1	Housing Needs of Families on the PHA's Waiting List			
Waiting List Type: (Select One) Section 8 Tenant-Based Assistance <input checked="" type="checkbox"/> Public Housing Combined Section 8 and Public Housing Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub-jurisdiction:				
	# of families	% of total families	Annual Turnover	
Waiting List Total	97	100%	43	
Extremely Low Income <=30% AMI	75	81%		
Very Low Income>50% but <80% AMI	16	17%		
Low Income >50% but <80% AMI	2	2%		
Families with Children	52	54%		
Elderly Families	14	14%		
Families with Disabilities	31	32%		
Race/Ethnicity-White	28	30%		
Race/Ethnicity-Black	60	65%		
Race/Ethnicity-Hispanic	2	2%		
Race/Ethnicity- Asian/Pacific Islander	1	1%		
Race/Ethnicity- Unknown	2	2%		
	# of Families	% of Families	Annual Turnover	
Characteristics by Bedroom Size (Public Housing Only)				
0BR	N/A	N/A	N/A	
1BR	73	75%	5	
2BR	17	18%	22	
3 BR	5	5%	13	
4 BR	2	2%	2	
5 BR	0	0%	1	

B.1	Housing Needs of Families on the PHA's Waiting List		
	Waiting List Type: (Select One) <input checked="" type="checkbox"/> Section 8 Tenant-Based Assistance Public Housing Combined Section 8 and Public Housing Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub-jurisdiction:		
		# of families	% of total families
	Waiting List Total	177	100%
	Extremely Low Income <=30% AMI	112	64%
	Very Low Income >50% but <80% AMI	49	28%
	Low Income >50% but <80% AMI	13	8%
	Families with Children	132	72%
	Elderly Families	13	7%
	Families with Disabilities	38	21%
	Race/Ethnicity-White	21	12%
	Race/Ethnicity-Black	149	85%
	Race/Ethnicity-Hispanic	0	0%
	Race/Ethnicity- Asian/Pacific Islander	0	0%
	Race/Indian Alaskan	2	1%
	Race/Ethnicity- Mixed	3	2%

B.1 The Lynchburg Redevelopment and Housing Authority will maximize the number of assisted/affordable units available to the PHA within its current resources by:

- Employing effective maintenance and management policies to minimize the number of public housing units off-line
- Reducing the turnover time for vacated public housing units
- Maintain Turnaround time to renovate public housing units
- Undertaking measures to ensure access to affordable housing among families assisted by the PHA

The Lynchburg Redevelopment and Housing Authority will increase the number of affordable units by:

- Leverage affordable housing resources in the community through the creation of mixed-finance housing
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Pursue housing resources other than public housing or section 8 tenant-based assistance
- Participate in the Consolidated Plan process to ensure coordination with broader community strategies

The Lynchburg Redevelopment and Housing Authority's Housing CHOICE Voucher Program will target available assistance to families at or below 30% of AMI

- Exceed HUD federal targeting requirements at or below 30% of AMI in the tenant-based Housing CHOICE Voucher Program

The Lynchburg Redevelopment and Housing Authority will target available assistance to families with disabilities

- Affirmatively market to local non-profit agencies that assist families with disabilities
- Leveraging resources from partner organizations to cover the cost of home modifications to make units more accessible, including fall prevention and assistive technology/smart housing, and expanded community-based setting options for individuals with disabilities to help with rent deposit, move-in costs, home supplies and furniture.
- Creating a preference for non-elderly persons with disabilities who are transitioning out of institutional or other segregated settings, at serious risk of institutionalization, homeless, or at risk of becoming homeless.
- Approving rents up to 120 % of the Fair Market Rent for units that provide accessible units with structural modifications for persons with disabilities.
- Will provide technical assistance to owners interested in making reasonable accommodations (*units accessible to persons with disabilities*) through referrals to local fair housing and equal opportunity offices.

B.1

The Lynchburg Redevelopment and Housing Authority will target available assistance to families with disabilities (continued)

- The Lynchburg Redevelopment and Housing Authority administers the State Rental Assistance Program (SRAP) which is a rental assistance program funded by the Virginia Department of Behavioral Health & Developmental. This program provides rent subsidies to individuals with developmental disabilities so they can afford to rent housing in local neighborhoods and live in diverse communities that include people with and without disabilities. Individuals receive case management that links them to supportive services and community resources to help them live independently.
- Continue to applying for Mainstream Program Vouchers for non-elderly disabled and HUD Continuum of Care funding to provide a Permanent Supportive Housing Program- Housing First Lynchburg for homeless individuals/families in the City of Lynchburg.

The housing strategies selected by the Lynchburg Redevelopment and Housing Authority were all influenced by:

- Housing constraint
- Staffing constraints
- Limited availability of sites for assisted housing
- 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

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

{Please see the next page for a statement of financial resources}

B.1	Financial Resources: Planned Sources and Uses		
	Sources	Planned \$	Planned Uses
	1. Federal Grants (FY 2020 grants)		
	a) Public Housing Operating Fund	1,317,300	
	b) Public Housing Capital Fund	654,435	
	c) HOPE VI Revitalization		
	d) HOPE VI Demolition		
	e) Annual Contributions for Section 8 Tenant-Based Assistance	3,606,472	
	f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
	g) Resident Opportunity and Self-Sufficiency Grants		
	h) Community Development Block Grant		
	i) HOME		
	Other Federal Grants (list below)		
	2. Prior Year Federal Grants (unobligated funds only) (list below)		
	3. Public Housing Dwelling Rental Income	634,114	PH Operations
	4. Other income (list below)		
	Tenant Charges	85,836	PH Operations
	4. Non-federal sources (list below)		
	Interest Income	1,939	PH Operations
	Total resources	6,300,096	

B.1 Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

There have been no revisions since the last Annual Plan submission to Lynchburg Redevelopment and Housing Authority's Rent Determination.

Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. (24 CFR §903.7(e))

There have been no revisions since the last Annual Plan submission to Lynchburg Redevelopment and Housing Authority's Operation and Management.

Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. (24 CFR §903.7(f))

There have been no revisions since the last Annual Plan submission to Lynchburg Redevelopment and Housing Authority's Grievance Procedures.

Homeownership Programs. A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

There have been no revisions since the last Annual Plan submission to Lynchburg Redevelopment and Housing Authority's Homeownership Programs.

Community Service and Self Sufficiency Programs. Describe how the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(l)) A description of: 1) Any programs relating to services and amenities provided or offered to assisted families; and 2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS. (24 CFR §903.7(l))

There have been no revisions since the last Annual Plan submission to Lynchburg Redevelopment and Housing Authority's Community Service and Self Sufficiency Programs.

B.1 Safety and Crime Prevention. Describe the PHA’s plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

There have been no revisions since the last Annual Plan submission to Lynchburg Redevelopment and Housing Authority’s Plan for Safety and Crime Prevention.

The LRHA has established partnerships and resources to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. The activities and resources include:

(1) The LRHA works in cooperation with the Lynchburg’s Police Department’s Domestic Victim/Witness Program who works with the Domestic Violence Prevention Center. Currently, there are two Domestic Violence Centers (shelters) that include: YWCA Mercy Home and Miriam’s House. The YWCA of Central Virginia’s Sexual Assault Response Program (SARP) is dedicated to providing free crisis intervention, support, advocacy, and information to survivors of sexual assault and abuse as well as to family members and friends. SARP also works to raise public awareness of sexual assault and personal safety. The program provides 24 hours a day, seven days a week services to residents of the City of Lynchburg.

And, in addition, Thriveworks of Lynchburg, VA. provides domestic violence counseling services. The aforementioned organizations provide crisis intervention and advocacy services, including counseling, information and referral, safe shelter, transportation, emergency financial assistance, food and clothing, among other services to the victims of domestic violence and their dependents. Violence Intervention and Prevention Services for Families are available. These programs focus on in home early intervention to prevent recurrence of abuse and neglect by empowering families while preserving child safety. The program works to prevent children being removed from their homes through the provision of a wide range of family preservation services. Individual treatment and family group counseling services are offered for family violence victims and batterers. The program also provides crisis intervention and assistance to victims of violent crimes, domestic crimes, counseling information and referral, safe shelter, transportation, emergency financial assistance, emergency food and clothing, and advocacy support

(2) any activities, services, or programs provided, to child or adult victims of domestic violence, dating violence, sexual assault, and stalking to obtain or maintain housing;

B.1 It is the policy of the LRHA to assist child or adult victims of domestic violence, dating violence, sexual assault, and stalking maintain housing by terminating the assistance to remove a lawful occupant or tenant who engages in criminal acts or threatened acts of violence or stalking to family members or others without terminating the assistance or evicting victimized lawful occupants.

(3) any activities, services, or programs provided or offered to prevent domestic violence, dating violence, sexual assault, and stalking.

The LRHA distributes pamphlets from all of the above named programs regarding their services to all new clients receiving assistance under the Housing Choice Voucher Program and the Public Housing Program.

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

There have been no revisions since the last Annual Plan submission to Lynchburg Redevelopment and Housing Authority’s Pet Policy.

Asset Management. State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. ([24 CFR §903.7\(q\)](#))

There have been no revisions since the last Annual Plan submission to Lynchburg Redevelopment and Housing Authority’s Asset Management functions.

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

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

In accordance with HUD regulations, (24 CFR 903.7®(3)(ii) and PIH Notice 1999-15), the LRHA has defined below the criteria that it will use for determining substantial deviation from its (5) year plan and significant amendment or modification to its Annual Plan.

B.1 Criteria for “Substantial Deviation” from the (5) Year Plan includes:

A major change to the LRHA (5) Year Plan pertaining to its mission, goals and objectives would constitute a “Substantial Deviation”. Creation of new programs, or major revisions or elimination of existing Housing Choice Voucher or Public Housing Programs or Services that have a fiscal impact of greater than 20% of the respective program budgets.

Criteria for “Significant Amendment or Modification” of the LRHA Annual Plan program includes:

- Changes that revises the LRHA’s mission, goals or objectives;
- Changes to rent or admission policies or organization of the waiting list;
- Additions of a Capital Fund Project or non-emergency work items that are not in the current annual statement or (5) Year action Plan in an amount equal to or greater than \$500,000.00;
- Changes in the use of replacement reserve funds under the Capital Fund program in an amount equal to or greater than \$500,000.00;
- Demolition, disposition, designation, Homeownership, RAD conversion, Capital Fund Financing, development, or mixed financing; Any other event or activity that the Authority’s Board of Commissioners determines to be a “Significant Amendment or Modification”

“Significant Amendments or Modifications” that *are not* defined as being significant include:

- The transfer of work projects from one grant year to another in the Capital Fund Program (fungibility), which are included in the approved Capital Fund (5) Year Action Plan;
- The transfer of funds in the Capital Fund Program from one line item to another within the same grant year budget;
- Additional work projects funded by the Capital Fund Program not included in the (5) Year Action Plan, which have been deemed emergencies;
- Any changes in the Housing Choice Voucher Administrative Plan or Public Housing Admissions and Continued Occupancy Policy, which are not specifically described in the HUD PHA (5) Year and Annual Plan or required PHA Plan elements;
- Changes that are required due o HUD mandates, regulations, federal statutes, state or local laws/ordinances or as a result of a declared national emergency or local emergency;
- Changes which are funded by sources other than federal funds will not require Plan amendment or modification

A significant Amendment or Substantial Deviation/Modification as referenced in the Quality Housing and Work Responsibility Act of 1998, Section 511, (g), may not be adopted, other than at a duly called meeting of the governing board of the Public Housing Agency that is open to the public after a (45) day public notice; and be implemented, until notification of the amendment or modification is provided to the Secretary of the Department of Housing and Urban Development and approved.

B.1 The Lynchburg Redevelopment and Housing Authority hereby gives notice there will be “Substantial Deviations” from the (5) Year Plan that includes: a change in the mission statement; RAD conversions of Dearington and Birchwood; Demolition and or Disposition; Development and Mixed Finance.

Mission Statement Change

The Lynchburg Redevelopment and Housing Authority will be a dedicated leader in providing, promoting and transforming housing opportunities in the greater Lynchburg area by implementing forward leaning solutions that create resilient communities.

RAD Conversions of Dearington and Birchwood

The Lynchburg Redevelopment and Housing (LRHA) Authority intends to submit an application to convert various Public Housing communities to Project Based Vouchers under the guidelines of PIH Notice 2019-23, REV 4 and any successor Notices. Upon conversion to Project Based Vouchers, the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section of PIH Notice 2019-23,REV 4 and PIH 2016-17. These residents’ rights, participation, waiting list and grievance procedures are describe below. Additionally, the (LRHA) certifies that it is currently compliant with all Fair Housing and Civil Rights requirements and is not under a Voluntary Compliance Agreement.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing (LRHA) with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority’s Capital Fund budget will be reduced by the pro-rata share of Public Housing Developments converted as part of the demonstration and that (LRHA) may also borrow fund to address their capital needs. (LRHA) will also contribute Replacement Housing Factor (RHF) funds and Public Housing Reserve funds.

Significant Amendment Definition:

As part of the Rental Assistance Demonstration (RAD), the Housing Authority is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- Changes to the Capital Fund Budgets produced as a result of each approved RAD conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- Changes to the construction and/or rehabilitation plan for each approved RAD conversion;
- Changes finance structure for each approved RAD conversion.

B.1 UNITS ANTICIPATED TO BE CONVERTED UNDER RAD

The chart below identifies the units anticipated to be converted under RAD. The RAD conversion will include the following elements.

1. The unit count will remain the same pre-conversion and post-conversion.
2. There will be no change in bedroom distribution, all bedroom sizes will remain the same post-conversion.

RAD Conversion	Total Units	Property Type
Dearington Apartments AMP 013-000001 Chambers Street Lynchburg, Virginia 24501	100 Units 12-1 bedrooms 52-2 bedrooms 30-3 bedrooms 6-4 bedrooms	Family Development
Birchwood Apartments AMP 013-000003 Hillside Court Lynchburg, Virginia 24501	103 Units 11-1 bedrooms 32-2 bedrooms 40-3 bedrooms 15-4 bedrooms 5-5 bedrooms	Family Development

PROJECT BASED VOUCHERS RESIDENT RIGHTS AND PARTICIPATION

1. No Re-screening of Tenants upon Conversion. Pursuant to the RAD statute, at conversion, current households are not subject to rescreening, income eligibility, or income targeting provisions. Consequently, current households will be grandfathered for conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion. For example, a unit with a household that was over-income at time of conversion would continue to be treated as an assisted unit. Thus, 24 CFR § 982.201, concerning eligibility and targeting, will not apply for current households. Once that remaining household moves out, the unit must be leased to an eligible family.

2. Right to Return. Any residents that may need to be temporarily relocated to facilitate rehabilitation or construction will have a right to return to an assisted unit at the development once rehabilitation or construction is completed. Where the transfer of assistance to a new site is warranted and approved (see Section 1.6.B.7 and Section 1.7.A.8 on conditions warranting a transfer of assistance), residents of the converting development will have the right to reside in an assisted unit at the new site once rehabilitation or construction is complete. Residents of a development undergoing conversion of assistance may voluntarily accept a PHA or Owner’s offer to permanently relocate to another assisted unit, and thereby waive their right to return to the development after rehabilitation or construction is completed.

3. Renewal of Lease. Under current regulations at 24 CFR § 983.257(b)(3), upon lease expiration, a PHA can choose not to renew the lease, without good cause. In such a case, the regulatory consequence is the loss of the assisted unit. Under RAD, the PHA must renew all leases upon lease expiration, unless cause exists. Consequently, 24 CFR §983.257(b)(3) will not apply. This provision must be incorporated by the PBV owner into the tenant lease or tenancy addendum, as appropriate.

B.1 4. Phase-in of Tenant Rent Increases. If a tenant’s monthly rent increases by more than the greater of 10 percent or \$25 purely as a result of conversion, the rent increase will be phased in over 3 or 5 years. To implement this provision, HUD is waiving section 3(a) (1) of the Act, as well as 24 CFR § 983.3 (definition of “total tenant payment” (TTP)) only to the extent necessary to allow for the phase-in of tenant rent increases. A PHA must create a policy setting the length of the phase in period at three years, five years or a combination depending on circumstances. For example, a PHA may create a policy that uses a three year phase-in for smaller increases in rent and a five year phase-in for larger increases in rent. This policy must be in place at conversion and may not be modified after conversion.

The below method explains the set percentage-based phase-in an owner must follow according to the phase-in period established. For purposes of this section “standard TTP” refers to the TTP calculated in accordance with regulations at 24 CFR §5.628 and the “most recently paid TTP” refers to the TTP recorded on line 9j of the family’s most recent HUD Form 50058

Three Year Phase-in:

- Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 33% of difference between most recently paid TTP and the standard TTP
- Year 2: Year 2 Annual Recertification (AR) and any Interim Recertification (IR) prior to Year 3 AR – 66% of difference between most recently paid TTP and the standard TTP
- Year 3: Year 3 AR and all subsequent recertifications – Full standard TTP

Five Year Phase in:

- Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 20% of difference between most recently paid TTP and the standard TTP
- Year 2: Year 2 AR and any IR prior to Year 3 AR – 40% of difference between most recently paid TTP and the standard TTP
- Year 3: Year 3 AR and any IR prior to Year 4 AR – 60% of difference between most recently paid TTP and the standard TTP
- Year 4: Year 4 AR and any IR prior to Year 5 AR – 80% of difference between most recently paid TTP and the standard TTP
- Year 5: AR and all subsequent recertifications – Full standard TTP

Please Note: In either the three-year phase-in or the five-year phase-in, once the standard TTP is equal to or less than the previous TTP, the phase-in ends and tenants will pay full TTP from that point forward.

5. Public Housing Family Self Sufficiency (PH FSS) and Resident Opportunities and Self Sufficiency Service Coordinator (ROSS-SC) programs. Current PH FSS participants will continue to be eligible for FSS once their housing is converted under RAD, and PHAs will be allowed to use any PH FSS funds granted previously or pursuant to the FY 2013 PH FSS NOFA, to serve those FSS participants who live in units converted by RAD and who will as a result be moving to the HCV FSS program, subject to the following:

- B.1**
- a.** If a PHA has an HCV FSS program, a PHA must convert the PH FSS program participants at the covered project to their HCV FSS program. Please see future FSS Notices of Funding Availability and other guidance for additional details, including FSS coordinator funding eligibility of PHAs under a RAD conversion.
 - b.** If a PHA does not have an HCV FSS program, the PHA must establish an HCV FSS program and convert the PH FSS program participants at the covered project into their HCV FSS program. PHAs are not required to offer enrollment in FSS to residents in converting projects and other HCV participants, other than to residents in converting projects that were enrolled in the PH FSS program. Please see future FSS Notices of Funding Availability and other guidance for additional details, including FSS coordinator funding eligibility of PHAs under a RAD conversion.

All PHAs will be required to administer the FSS program in accordance with FSS regulations at 24 CFR Part 984 and in accordance with the participants' contracts of participation. However, residents who were converted from the PH FSS program to the HCV FSS program through RAD may not be terminated from the HCV FSS program or have HCV assistance withheld due to the participant's failure to comply with the contract of participation. Consequently, 24 CFR 984.303(b)(5)(iii) does not apply to FSS participants in converted properties.

Current ROSS-SC grantees will be able to finish out their current ROSS-SC grants once their housing is converted under RAD. However, once the property is converted, it will no longer be eligible to be counted towards the unit count for future public housing. ROSS-SC grants, nor will its residents be eligible to be served by future public housing ROSS-SC grants.

6. Resident Participation and Funding. In accordance with Attachment 1B, residents of covered projects converting assistance to PBVs will have the right to establish and operate a resident organization for the purpose of addressing issues related to their living environment and be eligible for resident participation funding.

7. Resident Procedural Rights. The following items must be incorporated into both the Section 8 Administrative Plan and the owner's lease, which includes the required tenancy addendum, as appropriate. Evidence of such incorporation may be requested by HUD for purposes of monitoring the program.

a. Termination Notification. HUD is incorporating additional termination notification requirements to comply with section 6 of the Act for public housing projects that convert assistance under RAD. In addition to the regulations at 24 CFR § 983.257, related to owner termination of tenancy and eviction, as modified by the waiver in Section 1.6(C)(3) above, the termination procedure for RAD conversions to PBV will require that PHAs provide adequate written notice of termination of the lease which shall not be less than:

- i. A reasonable period of time, but not to exceed 30 days:
 - If the health or safety of other tenants, PHA employees, or persons residing in the immediate vicinity of the premises is threatened; or
 - In the event of any drug-related or violent criminal activity or any felony conviction;
- ii. 14 days in the case of nonpayment of rent; and

- B.1** iii. 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply.
- b. Grievance Process.** HUD is incorporating additional procedural rights to comply with the requirements of section 6 of the Act. For issues related to tenancy and termination of assistance, PBV program rules require the PHA to provide an opportunity for an informal hearing, as outlined in 24CFR § 982.555. RAD will waive 24 CFR § 982.555(b) in part, which outlines when informal hearings are not required, and require that:
- i. In addition to reasons that require an opportunity for an informal hearing given in 24 CFR § 982.555(a)(1)(i)-(vi), an opportunity for an informal hearing must be given to residents for any dispute that a resident may have with respect to a PHA (as owner) action in accordance with the individual's lease or the contract administrator in accordance with RAD PBV requirements that adversely affect the resident's rights, obligations, welfare, or status.
 - For any hearing required under 24 CFR § 982.555(a)(1)(i)-(vi), the contract administrator will perform the hearing, as is the current standard in the program.
 - For any additional hearings required under RAD, the PHA (as owner) will perform the hearing.
 - ii. An informal hearing will not be required for class grievances or to disputes between residents not involving the PHA (as owner) or contract administrator. This hearing requirement shall not apply to and is not intended as a forum for initiating or negotiating policy changes between a group or groups of residents and the PHA (as owner) or contract administrator.
 - iii. The PHA (as owner) give residents notice of their ability to request an informal hearing as outlined in 24 CFR § 982.555(c)(1) for informal hearings that will address circumstances that fall outside of the scope of 24 CFR § 982.555(a)(1)(i)-(vi).
 - iv. The PHA (as owner) provide opportunity for an informal hearing before an eviction.

Current PBV program rules require that hearing procedures must be outlined in the PHA's Section 8 Administrative Plan.

8. Earned Income Disregard (EID). Tenants who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID after conversion, in accordance with regulations at 24 CFR § 5.617. Upon the expiration of the EID for such families, the rent adjustment shall not be subject to rent phase-in, as described in Section 1.6.C.4; instead, the rent will automatically rise to the appropriate rent level based upon tenant income at that time.

Under the Housing Choice Voucher program, the EID exclusion is limited to only persons with disabilities (24 CFR § 5.617(b)). In order to allow all tenants (including non-disabled persons) who are employed and currently receiving the EID at the time of conversion to continue to benefit from this exclusion in the PBV project, the provision in section 5.617(b) limiting EID to only disabled persons is waived.

B.1 The waiver and resulting alternative requirement only applies to tenants receiving the EID at the time of conversion. No other tenant (e.g., tenants who at one time received the EID but **are** not receiving the EID exclusion at the time of conversion (e.g., due to loss of employment); tenants that move into the property following conversion, etc.) is covered by this waiver.

9. Capital Fund Education and Training Community Facilities (CFCF) Program. CFCF provides capital funding to PHAs for the construction, rehabilitation, or purchase of facilities to provide early childhood education, adult education, and job training programs for public housing residents based on an identified need. Where a community facility has been developed under CFCF in connection to or serving the residents of an existing public housing project converting its assistance under RAD, residents will continue to qualify as “PHA residents” for the purposes of CFCF program compliance. To the greatest extent possible the community facility should continue to be available to public housing residents

PBV: Other Miscellaneous Provisions

1. Access to Records, Including Requests for Information Related to Evaluation of Demonstration. PHAs must agree to any reasonable HUD request for data to support program evaluation, including but not limited to project financial statements, operating data, Choice-Mobility utilization, and rehabilitation work. Please see Appendix IV for reporting units in Form HUD-50058.

2. Additional Monitoring Requirement. The PHA’s Board must approve the operating budget for the covered project annually in accordance with HUD requirements.

3. Davis-Bacon Act and Section 3 of the Housing and Urban Development Act of 1968 (Section 3). Under existing PBV program rules, projects that qualify as “existing housing” under 24 CFR § 983.52(a) are not subject to Davis-Bacon (prevailing wages, the Contract Work Hours and Safety Standards Act, and other related regulations, rules, and requirements) or Section 3 (24 CFR Part 135). However, the Davis-Bacon Act and Section 3 shall apply to all initial repairs that are identified in the Financing Plan to the extent that such repairs qualify as construction or rehabilitation, regardless of whether the project qualifies as “existing housing.” Developmental requirements under 24 CFR §983.154 and fair housing provisions under 24 CFR § 983.152(c)(vi) continue to apply.

4. Establishment of Waiting List. In establishing the waiting list for the converted project, the PHA shall utilize the project-specific waiting list that existed at the time of conversion, unless the assistance is being transferred to another neighborhood. If a project-specific waiting list does exist, but the PHA is transferring the assistance to another neighborhood, the PHA must notify applicants on the wait-list of the transfer of assistance, and on how they can apply for residency at the new project site or other sites. Applicants on a project-specific waiting list for a project where the assistance is being transferred shall have priority on the newly formed waiting list for the new project site in accordance with the date and time of their application to the original project's waiting list. In addition, the waiting list must be established and maintained in accordance with PBV program requirements.

If a project-specific waiting list for the project does not exist, the PHA shall establish a waiting list in accordance 24 CFR § 903.7(b)(2)(ii)-(iv) to ensure that applicants on the PHA’s public housing community-wide waiting list have been offered placement on the converted project’s

B.1 initial waiting list. For the purpose of establishing the initial waiting list, PHAs have the discretion to determine the most appropriate means of informing applicants on the public housing waiting list given the number of applicants,

PHA resources, and community characteristics of the proposed conversion under RAD. Such activities should be pursuant to the PHA's policies for waiting list management, including the obligation to affirmatively further fair housing.

A PHA may consider contacting every applicant on the public housing waiting list via direct mailing; advertising the availability of housing to the population that is less likely to apply, both minority and non-minority groups, through various forms of media (e.g., radio stations, posters, newspapers) within the marketing area, informing local non-profit entities and advocacy groups (e.g., disability rights groups); and conducting other outreach as appropriate.

Applicants on the agency's centralized public housing waiting list who wish to be placed onto the newly-established waiting list are done so in accordance with the date and time of their original application to the centralized public housing waiting list. Any activities to contact applicants on the public housing waiting list must be conducted accordance with the requirements for effective communication with persons with disabilities at 24 CFR § 8.6 and the obligation to provide meaningful access for persons with limited English proficiency (LEP).

To implement this provision, HUD is waiving 24 CFR § 983.251(c)(2). However, after the initial waiting list has been established, the PHA shall administer its waiting list for the converted project in accordance with 24 CFR § 983.251(c).

5. Mandatory Insurance Coverage. The project shall maintain at all times commercially available property and liability insurance to protect the project from financial loss and, to the extent insurance proceeds permit, promptly restore, reconstruct, and/or repair any damaged or destroyed property of a project, except with the written approval of HUD to the contrary.

6. Agreement Waiver. For public housing conversions to PBV, there will be no Agreement to Enter into a Housing Assistance Payments (AHAP) contract. Therefore, all regulatory references to the Agreement (AHAP), including regulations under 24 CFR Part 983 Subpart D are waived.

7. Future Refinancing. Owners must receive HUD approval for any refinancing or restructuring of permanent debt within the HAP contract term to ensure the financing is consistent with long- term preservation. (Current lenders and investors are also likely to require review and approval of refinancing of the primary permanent debt.)

8. Administrative Fees for Public Housing Conversions. For the initial Calendar Year in which a project's assistance has been converted, RAD PBV projects will be funded with public housing money. Since the public housing funding will not have been transferred to the TBRA account and since this funding is not section 8 assistance the annual contributions contract (ACC) between the PHA and HUD will cover the project units, but be for zero dollars. For this transition period, the ACC will primarily serve as the basis for covering the units and requiring PHA compliance with HUD requirements, but it will not be (as it is in the regular PBV program) the funding vehicle for the PBV RAD vouchers. Given this, and given the fact that PHAs will be receiving full public housing funding for the PBV units during this transition period, PHAs will not receive ongoing section 8 administrative fee funding during this time.

B.1 Generally, PHAs receive ongoing administrative fees for units under a HAP contract, consistent with recent appropriation act references to "section 8(q) of the [United States Housing Act of 1937] and related appropriations act provisions in effect immediately before the Quality Housing and Responsibility Act of 1998" and 24 CFR 982.152(b). During the transition period mentioned in the preceding paragraph, these provisions are waived, and PHAs will not receive section 8 ongoing administrative fees for PBV RAD units.

After this transition period, the ACC will be amended to include section 8 funding that corresponds to the units covered by the ACC. At that time, the regular section 8 administrative fee funding provisions will apply.

Other Significant Amendment changes to the LRHA (5) year plan that and are in conjunction with the RAD Conversions of Dearington and Birchwood Apartments include:

- Choice Neighborhoods – LRHA will consider CNI Planning Grant opportunities in the next FY for Dearington and Birchwood. Anticipated grant application submission summer of 2021.
- Mixed Finance Modernization or Development – LRHA intends to begin a strategic planning process with residents, staff, and stakeholders during which a mixed finance and modernization plan will come to fruition. LRHA anticipates entering into a Master Development Agreement with a selected Developer as part of a Request for Proposals process in the spring/summer of 2021.
- Demolition and/or Disposition – LRHA anticipates as part of a strategic planning process to incorporate plans to possibly demo or dispose of PHA properties for mixed finance development. SAC Application process anticipated start date of 4th quarter 2021.

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

Deconcentration of Poverty and Income-Mixing [24 CFR 903.1 and 903.2]

The PHA's admission policy must be designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects. A statement of the PHA's deconcentration policies must be included in its annual plan [24 CFR 903.7(b)].

The PHA's deconcentration policy must comply with its obligation to meet the income targeting requirement [24 CFR 903.2(c)(5)]. Developments subject to the deconcentration requirement are referred to as 'covered developments' and include general occupancy (family) public housing developments. The following developments are not subject to deconcentration and income mixing requirements: developments operated by a PHA with fewer than 100 public housing units; mixed population or developments designated specifically for elderly or disabled families; developments operated by a PHA with only one general occupancy development; developments approved for demolition or for conversion to tenant-based public housing; and developments approved for a mixed-finance plan using HOPE VI or public housing funds [24 CFR 903.2(b)].

B.1 Steps for Implementation [24 CFR 903.2(c)(1)]

To implement the statutory requirement to deconcentrate poverty and provide for income mixing in covered developments, the PHA must comply with the following steps:

Step 1. The PHA must determine the average income of all families residing in all the PHA's covered developments. The PHA may use the median income, instead of average income, provided that the PHA includes a written explanation in its annual plan justifying the use of median income.

LRHA Policy

The LRHA will determine the average income of all families in all covered developments on an annual basis.

Step 2. The PHA must determine the average income (or median income, if median income was used in Step 1) of all families residing in each covered development. In determining average income for each development, the PHA has the option of adjusting its income analysis for unit size in accordance with procedures prescribed by HUD.

LRHA Policy

The LRHA will determine the average income of all families residing in each covered development (not adjusting for unit size) on an annual basis.

Step 3. The PHA must then determine whether each of its covered developments falls above, within, or below the established income range (EIR), which is from 85% to 115% of the average family income determined in Step 1. However, the upper limit must never be less than the income at which a family would be defined as an extremely low-income family (federal poverty level or 30 percent of median income, whichever number is higher).

Step 4. The PHA with covered developments having average incomes outside the EIR must then determine whether or not these developments are consistent with its local goals and annual plan.

Step 5. Where the income profile for a covered development is not explained or justified in the annual plan submission, the PHA must include in its admission policy its specific policy to provide for deconcentration of poverty and income mixing.

Depending on local circumstances the PHA's deconcentration policy may include, but is not limited to the following:

- Providing incentives to encourage families to accept units in developments where their income level is needed, including rent incentives, affirmative marketing plans, or added amenities
- Targeting investment and capital improvements toward developments with an average income below the EIR to encourage families with incomes above the EIR to accept units in those developments
- Establishing a preference for admission of working families in developments below the EIR
- Skipping a family on the waiting list to reach another family in an effort to further the goals of deconcentration

- B.1**
- Providing other strategies permitted by statute and determined by the PHA in consultation with the residents and the community through the annual plan process to be responsive to local needs and PHA strategic objectives

A family has the sole discretion whether to accept an offer of a unit made under the PHA's deconcentration policy. The PHA must not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the PHA's deconcentration policy [24 CFR 903.2(c)(4)]. If, at annual review, the average incomes at all general occupancy developments are within the EIR, the PHA will be considered to be in compliance with the deconcentration requirement and no further action is required.

LRHA Policy

For developments outside the EIR the LRHA will take the following actions to provide for deconcentration of poverty and income mixing:

- Skipping a family on the waiting list or transfer list to reach another family in an effort to further the goals of the LRHA de-concentration policy:
- If a unit becomes available at a development above the EIR, the first eligible family on the waiting list (or transfer list) with income below the EIR will be offered the unit. If that family refuses the unit, the next eligible family on the waiting list (or transfer list) with income below the EIR will be offered the unit. The process will continue in this order.
- If there is no family on the waiting list (or transfer list) with income below the EIR, or no family with income below the EIR accepts the offer, then the unit at a development above the EIR will be offered to the first eligible family on the waiting list (or transfer list) in preference order regardless of income.
- Skipping of families for de-concentration purposes will be applied uniformly to all families.
- A family has the sole discretion to accept an offer of a unit made under the LRHA's de-concentration policy. The LRHA shall not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the LRHA's de-concentration policy. However, the LRHA shall uniformly limit the number of offers received by applicants (and transfer families) described in this chapter.
- The LRHA shall establish a preference for admission of working families in covered developments below the EIR.
- The LRHA shall target investment and capital improvements toward covered developments below the EIR to encourage applicant and transfer families whose income is above the EIR to accept units in those developments. These improvements are described in the LRHA Annual and Five-Year Plan.
- The LRHA shall offer incentives to families with incomes above the EIR willing to move into a development with average income below the EIR and/or to families with incomes below the EIR willing to move into a development with average income above the EIR. These incentives are described in the LRHA Annual and Five-Year Plan.

Order of Selection [24 CFR 960.206(e)]

The PHA system of preferences may select families either according to the date and time of application or by a random selection process.

B.1 LRHA Policy

Families will be selected from the waiting list based on preference. Among applicants with the same preference, families will be selected on a first-come, first-served basis according to the date and time their complete application is received by the LRHA.

When selecting applicants from the waiting list, the LRHA will match the characteristics of the available unit (unit size, accessibility features, unit type) to the applicants on the waiting lists. The LRHA will offer the unit to the highest ranking applicant who qualifies for that unit size or type, or that requires the accessibility features.

By matching unit and family characteristics, it is possible that families who are lower on the waiting list may receive an offer of housing ahead of families with an earlier date and time of application or higher preference status.

Factors such as deconcentration or income mixing and income targeting will also be considered in accordance with HUD requirements and LRHA policy.

An Annual analysis of family developments to continue to de-concentrate poverty and assure income-mixing.- Perform annual deconcentration analysis. –The following is the 2020 de-concentration analysis, this report certifies and assures income mixing efforts executed by the LRHA and shows compliance with HUD’s and the LRHA’s de- concentration goals and objectives with De-concentration of poverty and income mixing in all of its family developments:

Total Income:	\$4,411,186
Number of Families:	\$ 322
Average Income:	\$ 13,699

Percentiles:

0.85	\$ 11,644
1.15	\$ 15,754

Dearing 13-01	\$ 13,691
Birchwood 13-03	\$ 12,793
Langview 13-04	\$ 12,131
Brookside13-05	\$ 15,935

Brookside overall average is \$181 over the 115% ceiling. Since Brookside is over the 115% ceiling LRHA will take the aforementioned actions to provide for deconcentration of poverty and income mixing.

The Department will continue to affirmatively further fair housing and will strive to ensure income mixing continues at 100% of the average income for its family development.

B.2**New Activities.**

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

Y N

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- 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).

If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

- Choice Neighborhoods – LRHA will consider CNI Planning Grant opportunities in the next FY for Dearington and Birchwood. Anticipated grant application submission summer of 2021.
- Mixed Finance Modernization or Development – LRHA intends to begin a strategic planning process with residents, staff, and stakeholders during which a mixed finance and modernization plan will come to fruition. LRHA anticipates entering into a Master Development Agreement with a selected Developer as part of a Request for Proposals process in the spring/summer of 2021.
- Demolition and/or Disposition – LRHA anticipates as part of a strategic planning process to incorporate plans to possibly demo or dispose of PHA properties for mixed finance development. SAC Application process anticipated start date of 4th quarter 2021.
- Conversion of Public Housing to Project Based Assistance under RAD – See Significant Amendment. As part of a strategic planning process identification of PHA properties to this type of conversion will be considered in FY2021.

<p>B.2</p>	<p>Project Based Vouchers – LRHA anticipates the publishing of a Request for Qualifications (RFQ) for project-based voucher development in 3rd or 4th quarter of 2020 and continuing into FY2021 and FY2022. Qualifications will be reviewed on an on-going process and up to 3 or 4 Applications to enter Housing Assistance Payments (AHAP) may be awarded by end of FY2021. The Authority will not use more than 20% of its Housing Choice Voucher allocation, the location for Project Based Vouchers can be anywhere in the City of Lynchburg.</p> <p>Units with Approved Vacancies for Modernization – LRHA anticipates the possibility of spending Capital Fund Grant dollars on modernization and upgrades in PH units. The Agency will submit for these approved vacancies to the Richmond Field Office through PIC.</p> <p>Other Capital Grant Programs – LRHA will continue to monitor and consider applying for future capital fund grants, i.e. Emergency Safety and Security Grants for all PH properties in FY2021 and other program opportunities, i.e. Moving To Work status.</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>(Please see attached VA013b01Form 50077PHACertificationsofCompliance for a signed copy of PHA Certifications of Compliance with the PHA Plans and Related Regulations)</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>The most recent completed fiscal audit dated 12/31/18 for the Lynchburg Redevelopment and Housing Authority conducted by Dooley and Vicars, Certified Public Accountants, L.L.C. certified that there were no audit findings or questioned costs.</p> <p>(b) If yes, please describe:</p>

B.5 Progress Report.

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

Goal # 1: Continue Public Housing & Section 8 Operational Staff Training and Development

Objective #1: Provide outside training, education and certification for all public housing & Section 8 operational staff by housing industry trainers such as NAHRO and Nan McKay in order to improve work proficiency. **Will be scheduled in 2021.**

Objective #2: Update staff with all new N'SPIRE inspection protocols which will allow the Authority to obtain high performer status in public housing. **Complete and On-Going.**

Goal # 2 Continue Training to Maintenance Staff Aimed at Job Responsibilities, Daily Activities/Tasks and Safety Measures

Objective #1: Provide safety training on a quarterly basis, in order to reduce employee accidents throughout the year. **Complete and On-Going.**

Objective #2: Schedule annual HVAC training, for the A/C technicians to maintain all properties A/C's in good running conditions. **Will Schedule in 2021.**

Goal # 3 Maintain Excellent Condition of Public Housing Properties through Targeted Management Practices

Objective #1: Conduct monthly property manager meetings to discuss best practices. **Complete and On-Going.**

Objective # 2: Provide UPCS Inspection training to public housing operational/maintenance staff at least annually. **Complete and On-Going.**

Objective #3: Conduct pre-REAC inspections quarterly with internal staff to maintain scores and to identify additional training needs. **Complete and On-Going.**

Objective #4: Continue conducting biannual and 45 day inspections. **Complete and On-Going.**

Objective #5: Annual Analysis of family developments to continue to deconcentrate poverty and assure income-mixing. Perform annual deconcentration analysis. **(Please see Page 30 for the Annual analysis of family developments to continue to de-concentrate poverty and assure income-mixing).**

B.5 Goal # 4 Maintain and Improve Tenant Safety in Public Housing Properties

Objective #1: Maintain our partnership with the City of Lynchburg Police Department. **Complete and Ongoing.**

Objective #2: Continue to monitor the recently installed Cameras in all common areas and building exteriors for all public housing properties in order to deter any criminal activities. **Complete and On-going.**

Objective #3: Maintain open communication with Lynchburg Redevelopment and Housing Authority Public Housing Residents. **Complete and On-Going.**

Objective #4: All PH property managers will move to on-site development office full time. **Will be Completed in 2021.**

Goal #5 Maintain Excellent Rental Income Collection in all Public Housing Properties.

Objective #1: Obtain rent collection rate over 99%, by the continued efforts of the public housing managers, assistant managers in enforcing lease agreement and providing proper Non-Payment notices as required. Process tenant accounts receivable adjustments when the file is processed. **Work in Progress.**

Goal #6 Target Available Resources to Families with Disabilities

Objective #1: Continue to make reasonable on-demand accessible modifications as a reasonable accommodation for resident disabled families. **Complete and On-Going.**

Goal #7 Enhance Disaster Preparedness, Response, and Recovery Measures in Public Housing

Objective #1: Develop a detailed Disaster, Preparedness, Response and Recovery Plan. **Will be Completed in 2021.**

Objective #2: Continue partnerships with area disaster response agencies, such as local fire department, law enforcement, and the American Red Cross, etc. **Complete and On-Going.**

Objective #3: Consistently provide educational information to our employees and residents concerning disaster preparedness measures. **Complete and On-Going.**

Objective #4: Make sure all tools and equipment used Pre-& Post snow storm are serviced as needed by our maintenance staff. **Complete and On-Going.**

Goal # 8 Identify and Deploy Technology to Enhance Operational Effectiveness and Efficiency throughout the Agency

Objective #1: Convert physical tenant files into electronic document file (Paperless), within five (5) years. **Work In Progress.**

B.5 **Objective #2:** Integrate more efficient communications with customers via email and SMS text notification of appointments, important schedules or alert notifications. **Work in Progress.**

Objective #3: Convert all Landlord files to paperless within five years. **Work in Progress.**

Goal #9 – Reestablish high performer status with HUD under the Housing Choice Voucher Program.

Objective #1:– Monitor the following 14 indicators closely to ensure achievement of the maximum points needed to maintain high performer status. **Work in Progress.**

- Follow written policies in the Administrative Plan for the proper selection of applicants from the housing choice voucher waiting list
- Sound determination of reasonable rent for each unit leased at initial leasing, rent increases or when there is a decrease of 5% in the published FMR
- Accurate verification of adjusted income
- Perform utility allowance study in an annual basis and maintain an up-to-date schedule
- Ensure that the Quality Control Inspections performed during the fiscal year meet the minimum sample size required by HUD
- Enforce HQS by ensuring that any cited life-threatening HQS deficiencies were corrected within 24 hours and all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, stopping housing assistance payments when the deficiencies were not corrected on a timely basis beginning no later than the first of the month
- Increase landlord participation in an effort to better expand housing opportunities outside areas of poverty or minority concentration
- Establish payment standards within the range of the FMR required by HUD
- Perform annual reexaminations within at least 30 days prior to the annual reexamination.
- Ensure that rent calculation is accurate and errors are kept at a minimum by performing quarterly quality control checks
- Ensure that all newly leased unit passed HQS inspection before the beginning date of the assisted lease and HAP contract
- Perform annual HQS inspections of all units under lease on an annual basis
- Maintain Utilization at the highest possible level

Goal #10 – Increase the availability of decent, safe and affordable housing by applying for grants as funding becomes available.

Objective #1: – Apply for additional rental vouchers when available in order to assist a larger amount of needy families.

Objective#2: - Consider all opportunities to reposition LRHA Public Housing Properties.

- Choice Neighborhoods – LRHA will consider CNI Planning Grant opportunities in the next FY for Dearington and Birchwood. Anticipated grant application submission summer of 2021.

B.5

- Mixed Finance Modernization or Development – LRHA intends to begin a strategic planning process with residents, staff, and stakeholders during which a mixed finance and modernization plan will come to fruition. LRHA anticipates entering into a Master Development Agreement with a selected Developer as part of a Request for Proposals process in the spring/summer of 2021.
- Demolition and/or Disposition – LRHA anticipates as part of a strategic planning process to incorporate plans to possibly demo or dispose of PHA properties for mixed finance development. SAC Application process anticipated start date of 4th quarter 2021.
- Conversion of Public Housing to Project Based Assistance under RAD – See Significant Amendment. As part of a strategic planning process identification of PHA properties to this type of conversion will be considered in FY2021.
- Project Based Vouchers – LRHA anticipates the publishing of a Request for Qualifications (RFQ) for project-based voucher development in 3rd or 4th quarter of 2020 and continuing into FY2021 and FY2022. Qualifications will be reviewed on an on-going process and up to 3 or 4 Applications to enter Housing Assistance Payments (AHAP) may be awarded by end of FY2021.

Objective #3:- Consider all opportunities to provide and fund expanded resident services. LRHA will be applying for a ROSS grant in 2020 and FSS grant when HUD allows for new applicants to apply.

Goal #11 – Increase Customer Satisfaction

- **Objective #1:** - The LRHA objective is to ensure the complete satisfaction of its residents, applicants, vendors and employees, while complying with regulations, policies and procedures by conducting a survey.

Goal #12 – Increase Fair Housing Awareness Regulations and Policy

- **Objective #1:** Continue to conduct annual Fair Housing Training for new employees and refresher courses for employees who have attended previous training in order to keep them informed of the latest changes in regulations.

Goal #13 - Maintain Communication and Collaboration with Partner Organizations

- **Objective #1:** Conduct Semi-Annual meetings with the partner organizations for the implementation of the Mainstream program.
- **Objective #2:** Continue monthly meetings with Central Virginia Continuum of Care
- **Objective #3:** Continue quarterly conference calls with State Rental Assistance Program

B.5 Goal # 14 Major Work Items will be Completed through the Capital Fund Program

Objective #1: Work Items for 2020

Add additional security cameras at some of the sites.-**COMPLETED**
Brookside replacement windows (possible phase **Work in Progress.**
Site improvements including all new site signs. **Work in Progress.**
Dearington begin replacement/upgrades to HVAC systems (25) **Work in Progress.**
Pressure wash buildings 3 sites. **Work in Progress.**
Dearington complete exterior painting. **Work in Progress.**
Dearington complete parking lot paving. **Work in Progress.**

Objective #2: Work Items for 2021 (Will be Completed in 2021)

Brookside window replacement (phase 2 if necessary)
Replace appliances as needed
Replace roof Birchwood 500 building
Dearington continue with replacement/upgrades to HVAC systems (25)
Metal roof repairs Brookside
Sidewalk repairs Langview
Replace all site smoke detectors with 10 year devices

Objective #4: Work Items for 2022 (Will be Completed in 2022)

Brookside repair replace geo-thermal lines (phase 2)
Dearington continue with replacement/upgrades to HVAC systems (25) completed
Remaining items still being developed

Objective #5: Work Items for 2023 (Will be Completed in 2023)

Replace all site auto stop range hood fire suppression devices
Dearington water line repair/replace (25)
Remaining items still being developed

Goal #15-Ensure Equal Opportunity and Affirmatively Further Fair Housing

- **Objective #1:** Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability. **Completed and on-going.**
- **Objective #2:** 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. **Completed and on-going.**
- **Objective #3:** Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required. **Completed on-going.**

<p>B.6</p>	<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 checked="" type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>VA013c01ResidentMtgNoticeSignInSheets</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>Please see attached VA013d01FormHUD50077-SL for a signed Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan.</p>
<p>B.8</p>	<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 checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C.</p>	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
<p>C.1</p>	<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>The most recent HUD-approved 5 Year Action Plan (HUD-50075.2) was approved on 3/20/2020) as per HUD’s Capital Fund Website.</p>
<p>D.</p>	<p>Challenged Elements.</p> <p>There have been no challenged elements of this plan either by the residents or by the public.</p> <p>Please see attached-VA013e01 for a copy of the certified public hearing advertisement published in the News and Advance August 28, 2020.</p>