

<b>Annual PHA Plan</b> <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><b>PHA Name:</b> Charlottesville Redevelopment and Housing Authority    <b>PHA Code:</b> VA016  <b>PHA Type:</b> Standard PHA X Troubled PHA  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): 04/2020  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> 376    <b>Number of Housing Choice Vouchers (HCVs)</b> 533    <b>Total Combined Units/Vouchers</b> 909  <b>PHA Plan Submission Type:</b> X Annual Submission                    <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> 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><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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<b>B.</b>	<b>Annual Plan Elements</b>					
<b>B.1</b>	<p><b>Revision of PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> X Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input checked="" type="checkbox"/> X Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> X Financial Resources.</p> <p><input checked="" type="checkbox"/> X Rent Determination.</p> <p><input checked="" type="checkbox"/> X Operation and Management.</p> <p><input checked="" type="checkbox"/> X Grievance Procedures.</p> <p><input checked="" type="checkbox"/> X Homeownership Programs.</p> <p><input checked="" type="checkbox"/> X Community Service and Self-Sufficiency Programs.</p> <p><input checked="" type="checkbox"/> X Safety and Crime Prevention.</p> <p><input checked="" type="checkbox"/> X Pet Policy.</p> <p><input checked="" type="checkbox"/> X Asset Management.</p> <p><input checked="" type="checkbox"/> X Substantial Deviation.</p> <p><input checked="" type="checkbox"/> X Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review. <i>Please see Attachment A to this document.</i></p>					
<b>B.2</b>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> X Hope VI or Choice Neighborhoods.</p> <p>X <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p>X <input type="checkbox"/> Demolition and/or Disposition.</p> <p>X <input type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input checked="" type="checkbox"/> X Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> X Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input checked="" type="checkbox"/> X Occupancy by Over-Income Families.</p> <p><input checked="" type="checkbox"/> X Occupancy by Police Officers.</p> <p><input checked="" type="checkbox"/> X Non-Smoking Policies.</p> <p>X <input type="checkbox"/> Project-Based Vouchers.</p> <p>X <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> X Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p><i>Please see "Statement of New Activities" included as Attachment B to this document.</i></p>					
<b>B.3</b>	<p><b>Civil Rights Certification.</b></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>					
<b>B.4</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N</p> <p>X <input type="checkbox"/></p>					

	<p>If yes, please describe: There were deficiencies in the rent reasonableness process, HCVP voucher annual recertification process, HCVP voucher annual Housing Quality Standards (HQS) inspection process and internal controls over the procurement process which are all currently being addressed</p>
<b>B.5</b>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.  <i>Please see CRHA's "Progress Report and Statement of Goals" included as Attachment C to this document.</i></p>
<b>B.6</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y   N  X   <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<b>B.7</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <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>
<b>B.8</b>	<p><b>Troubled PHA.</b></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"/>   X</p> <p>(b) If yes, please describe: The CRHA is working with the Richmond Field Office on a Recovery Plan.</p>
<b>C.</b>	<p><b>Statement of Capital Improvements.</b> Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
<b>C.1</b>	<p><b>Capital Improvements.</b> 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.  <i>CRHA's most recent 5 Year Plan was submitted and adopted on April 1, 2015.</i></p>

# Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

## A. PHA Information. All PHAs must complete this section.

**A.1** Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

## B. Annual Plan. All PHAs must complete this section.

### B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.” ([24 CFR §903.7](#))

**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\(a\)\(2\)\(ii\)](#))

**Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#), ([24 CFR §903.23\(b\)](#)) Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. ([24 CFR §903.7\(b\)](#)) Describe the PHA’s procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. ([24 CFR §903.7\(b\)](#)). A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. ([24 CFR §903.7\(b\)](#))

**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\(c\)](#))

**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\(d\)](#))

**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\(e\)](#))

**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\(f\)](#))

**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\(k\)](#))

**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\(l\)](#))

**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))

**Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

**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))

**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))

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

**B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

**Hope VI or Choice Neighborhoods.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

**Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

**Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm). (24 CFR §903.7(h))

**Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

**Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

**Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to project-based assistance under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32](#)

**Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). (24 CFR 960.503) (24 CFR 903.7(b))

**Occupancy by Police Officers.** The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). (24 CFR 960.505) (24 CFR 903.7(b))

**Non-Smoking Policies.** The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD’s website at: [Notice PIH 2009-21](#). (24 CFR §903.7(e))

**Project-Based Vouchers.** Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan. (24 CFR §903.7(b))

**Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

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

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

**B.3 Civil Rights Certification.** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))

**B.4 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. (24 CFR §903.7(p))

**B.5 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

**B.6 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

**B.7 Certification by State of 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. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

**B.8 Troubled PHA.** If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark “yes,” and describe that plan. If the PHA is troubled, but does not have any of these items, mark “no.” If the PHA is not troubled, mark “N/A.” (24 CFR §903.9)

**C. Statement of Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g))

**C.1 Capital Improvements.** In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: “See HUD Form- 50075.2 approved by HUD on XX/XX/XXXX.”

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 9.2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

## **Attachment A**

### **Deconcentration of Poverty and Income Mixing**

The PHA's admission policy is designed to provide for de-concentration of poverty and income mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects.

Gross annual income is used for income limits and admission and to review income-mix among various sites.

Skipping of a family on the waiting list specifically to reach another family with a lower or higher income is permitted to reach targeted thresholds.

The PHA will gather data and analyze, at least annually, the tenant characteristics of its public housing stock, including information regarding tenant incomes, to assist in the PHA's de-concentration efforts.

The PHA will use the tenant income information in an assessment of its public housing developments to determine the appropriate designation to be assigned to the development for the purpose of assisting the PHA in its de-concentration goals.

If the PHA's annual review of tenant incomes indicates that there has been a significant change in the tenant income characteristics of a particular development, the PHA will evaluate the changes to determine whether, based on the PHA methodology of choice, the development needs to be re-designated as a higher or lower income project or whether the PHA has met the de-concentration goals and the development needs no particular designation.

#### De-concentration and Income Mixing Goals

The PHA strives through its various economic self sufficiency and educational programs to achieve de-concentration of extremely poor families and any one site and income-mixing throughout its developments.

The PHA's income-mixing goal is a long-range goal which recognizes that the residents of its developments designated for the elderly may be on fixed incomes which are not likely to be altered by HUD's income mixing goals.

The PHA will use its annual analysis of its public housing stock and tenant incomes to provide benchmarks for the PHA.

The PHA will target at least 40 percent of new admissions to public housing in each fiscal year to "extremely low-income families".

Apart from the elderly high-rise development, CRHA's incomes for all projects fall within similar ranges. Where there is significant disparity in the percentages of very low-income and other extremely low-income families at the various developments, the size of the units, the presence of larger, multiple-income families appear to account for the disparity.

The PHA will strive to achieve de-concentration of poverty and income-mixing through active pursuit of economic development opportunities for families which are designed to increase the total number of lower income families into higher income brackets.

## **Attachment B – Statement of New Activities**

In the current Fiscal Year, CRHA intends to undertake the following:

**Mixed Finance Modernization or Development:** CRHA intends to build upon partnerships with the RAB/RC and other stakeholders to continue planning for and begin implementation of redevelopment of public housing properties. In the current Fiscal Year, CRHA anticipates that these activities will include redevelopment planning, community engagement, environmental survey/study, Demolition and Disposition application submittal and approval, site plan development and approval, permitting of construction activities, construction, and related efforts.

**Demolition and/or Disposition:** In the current Fiscal Year, CRHA intends to submit application to the HUD SAC for the demolition and disposition of AMP 3 (South First Street and 6<sup>th</sup> Street – to enable new construction), and may submit a demo-dispo application to the HUD SAC for AMPs 1 and 4 (depending on planning progress and resident input). Consistent with the recommendation provided to CRHA by the RAB/RC, in the current Fiscal Year, CRHA intends to explore the demolition and redevelopment of its existing 6<sup>th</sup> Street housing development as well as its vacant property at Levy/Avon.

**Designated Housing for the Elderly and/or Disabled:** Consistent with CRHA's current Redevelopment planning efforts, CRHA intends to implement and continue its renovation of AMP 2 (Crescent Halls) for the continued use and benefit of elderly and/or disabled residents of CRHA as well as non-public housing low-income elderly and/or disabled residents (LIHTC subsidized units/residents). Additionally, CRHA intends to pursue new development of housing at AMP 3 (South First Street-6<sup>th</sup> Street) will include some amount of low-income elderly and/or disabled persons housing. Further, CRHA intends to pursue new development at its Avon/Levy property (not currently AMP designated or under HUD Deed of Trust) to provide some amount of additional elderly and/or disabled persons housing. Elderly and/or Disabled persons housing may also be included in CRHA's Redevelopment plans for AMPs 1 and 4.

**Project-Based Vouchers.** In the current Fiscal Year, CRHA will work with the RAB/RC and other community stakeholders to determine the need for and designate for use certain project-based vouchers to assist in the redevelopment of CRHA's extremely low-income and very low-income housing portfolio. PBVs likely may be used at each of CRHA's AMPs (1, 2, 3 & 4) in the coming year and/or near future. CRHA intends to project-base 52 vouchers this fiscal year as part of the mixed finance renovation project at Crescent Halls that is outlined in the Annual Plan. We understand from HUD that the project should be eligible for 105 Tenant Protection Vouchers, 52 of which can be project-based. CRHA also intends to project-base 24 vouchers this fiscal year as part of Phase 1 of the mixed finance development project at South First St. that is outlined in the Annual Plan.

**Section 3 Program Development.** CHRA intends to work in conjunction with the RAB/RC and stakeholders to design and implement a fully functional Section 3 employment and business development program. This program will encompass both redevelopment related opportunities, as well as housing authority operations activities and functions. In the implementation of the Section 3 program, CRHA will identify operational needs and expertise required to support the housing authority, and then develop strategies by which these needs and skills are met through the Section 3 program.

**Units with Approved Vacancy for Modernization.** Based upon the results of a pending Green Physical Needs Assessment and/or other conditions, CRHA may seek to place a certain number of units in an “off-line” status for modernization. The CRHA Board has directed staff to use every effort to minimize any potential “off-line” period, with a goal of returning units to service within 6 months.

## ATTACHMENT C

### **C.1 - Mission:**

The Charlottesville Redevelopment and Housing Authority (CRHA) is resident-centered organization committed to excellence in providing affordable quality housing, revitalizing communities, and promoting upward mobility and self-sufficiency through partnerships in the public and private sectors.

### **C.2 – 5 Year Plan Goals (2019 – 2024):**

#### **Goal 1. Provide Quality, Affordable Housing**

##### Public Housing Program Goals:

- a. In Partnership with our Residents, Expand and Enhance Resident Engagement Opportunities
  1. Partner with residents as equal partners in success of neighborhoods. This includes inviting more resident involvement in maintenance and agency operations planning.
  2. Work to provide community-wide internet access so that CRHA can better communicate with residents in social media and e-mail platforms.
  
- b. In Partnership with our Residents, Improve Asset Management to increase CRHA’s Financial Sustainability.
  1. Strive for HUD High Performer status through ongoing improvements and monitoring of key property management indicators.
  2. Provide ongoing staff training on performance and revised duties as it relates to increasing efficiency in rent collections, rent calculations, income verification, performance standards.
  3. Maintain a 98% utilization rate and reduce tenant account receivables to at or below HUD best practices guideline of 3% of tenant revenue.
  4. Concentrate efforts to improve lease enforcement and unit inspections.
  5. Maximize efficiencies through technology including the Yardi software.
  6. Strategic use of Capital funds.
  7. Provide ongoing staff training in customer service.
  
- c. In Partnership with our Residents, Institute Policies, Procedures and Practices that improve safety and security on all CRHA sites.
  1. Partner with the Charlottesville Police Department and other organizations to develop and implement strategies to reduce crime.
  2. When appropriate, utilize technology to help improve safety and security on CRHA sites.
  
- d. In Partnership with our Residents, Provide efficient, effective Property and Unit Maintenance.
  1. Educate residents and staff on pest eradication, particularly roaches and bedbugs.
  2. Improve curb appeal of properties.
  3. Achieve a score of 80 or above on the HUD Real Estate Assessment Center (REAC) physical inspection of all public housing communities.
  4. Respond to maintenance requests within 72 hours and complete all emergency requests within 24 hours.
  5. Achieve a vacant unit turn time average of 15 days or better. Reduce turnover time for vacated public housing units by use of CRHA maintenance personnel, special teams/programs and/or outsourcing where appropriate

6. Develop an active list of business that can be subcontracted for repairs requiring skilled technicians.
7. Use technology, including the Yardi software, to track work order completions and other projects.
8. Employ effective maintenance and management policies to minimize the number of public housing units off-line.
9. Create online work order creation and tracking system for residents.
10. Explore partnership with residents to support the creation of a resident owned maintenance company.

Housing Choice Voucher Program(s) Goals:

- e. Obtain "High Performer" rating for HCV Program
  1. Maintain 95% or above reporting rate
  2. Continued utilization of HUD forecasting tools to optimize voucher utilization
  3. Maximize efficiencies through technology including the Yardi software
  4. Process lease-ups within 100 days.
  5. Process approvals and denials for tenancy approvals, new admissions and transfer moves within five days
  
- f. Continue to leverage private and/or other public funds to create additional housing opportunities
  1. Work with City of Charlottesville to maintain and possibly increase funding for the City funded housing vouchers.
  2. Apply for additional HCV units should they become available.
  3. Apply for special-purpose vouchers targeted to families with disabilities, should they become available
  4. Explore managing home ownership vouchers
  
- g. Provide Professional, Courteous, Timely Customer Service
  
- h. Create more locally available units through landlord recruitment, education and incentives.

**Goal 2: Revitalize Communities, especially CRHA Communities, in Charlottesville**

Redevelopment and Renovation Goals:

- i. In Partnership with our Residents, Plan and execute total renovation of Crescent Halls (AMP 2).
  
- j. In Partnership with our Residents, Renovate and/or modernize public housing units at Riverside Dr., Michie Dr., and Madison Ave. (possibly using low income housing tax credits, if appropriate). Pursue selected demolition to create more public space, parking and to construct replacement units.
  
- k. In Partnership with our Residents, Continue to assess and implement options to fully redevelop Crescent Halls, Avon/Levy Ave., Westhaven, South First St. and 6<sup>th</sup> St properties.
  
- l. In Partnership with our Residents, pursue Demolition/Disposition of existing Public Housing properties in AMPS 1, 2, 3, and 4 (ie: Crescent Halls, South First St., Levy Ave., 6<sup>th</sup> St., Westhaven, Riverside Drive, Michie Drive, Madison Ave., and scattered site homes) to improve and increase the number of affordable housing units.
  
- m. Complete basic Environmental Surveys of CRHA properties.

- n. In Partnership with our Residents, Scope Rehabilitation and Redevelopment Projects that not only increase affordable housing in Charlottesville but that generate enough income to maintain these properties and provide for the long-term financial stability of the CRHA.
  - 1. Develop necessary legal mechanisms needed to maximize funding for rehabilitation and redevelopment projects.
  - 2. Operationalize a sister agency (instrumentality) that is a non-profit community development corporation.
  - 3. Investigate and potentially use funding/redevelopment tools including LIHTC, mixed finance, Rental Assistance Demonstration funding, other HUD funding mechanisms, municipal bonds, grants, and private loans.
- o. Provide Enhanced relocation and new development services for the Elderly and Disabled
  - 1. Explore, and if appropriate implement, designation of public housing for the elderly.
  - 2. Explore, and if appropriate apply for, special-purpose vouchers targeted to the elderly, should they become available

**Goal 3: Promoting upward mobility and self-sufficiency**

- p. In Partnership with our Residents, Advance Resident Independence & Stability.
  - 1. Re-build the Family Self sufficiency program in both Public Housing and HCV.
  - 2. Continue to support the Nursing Clinics at Westhaven and Crescent Halls
  - 3. Provide or obtain partnerships to provide supportive services to increase lifestyle and economic independence for both the elderly and for families with disabled family members.
  - 4. Explore, and if appropriate, implement a HUD Moving to Work program.
  - 5. Provide or obtain partnerships to provide enhanced youth engagement/youth activities.
  - 6. Provide or obtain partnerships to provide enhanced senior activities.
  - 7. In partnership with the Legal Aid Justice Center and HUD, draft and adopt policies that support practices in public housing designed to serve those who are re-entering society following periods of incarceration.
- q. In Partnership with our Residents, Develop a Section 3 oriented Economic Opportunities office
  - 1. Build a CRHA workforce development/Economic Opportunity program
  - 2. Provide or obtain partnerships to provide supportive services to improve recipients' employability.
  - 3. Provide or obtain partnerships to provide training and support for resident owned businesses

**Goal 4. Agency Governance and Management**

- r. Annual Board Retreat
- s. New Board member orientation
- t. Annual ACOP review and update
- u. Annual HCV Admin Plan review and update
- v. Review and Update By-laws
- w. Annual Review of personnel policies and procedures.
- x. With a transformational goal of becoming a Resident managed organization, develop and implement processes by which CRHA Residents are strategically recruited, employed, trained and mentored in the management of CRHA.

### C.3: 2020 – 2021 Annual Plan Goals and Objectives

5Y Plan Goal #	Description	Statement of Progress
1	CRHA anticipates that we will start a re-development effort within the next year and our intent is to explore, including but not limited to, mixed use financing and tax credits. CRHA will pursue private or other public funds to create additional housing opportunities in order renovate or modernize public housing and expand the supply of existing assisted housing. Embrace Resident’s Bill of Rights in all considerations.	CRHA’s Redevelopment Committee meets once a week to help advise the Redevelopment process. CRHA, PHAR and the City have been awarded a grant from the Charlottesville Area Community Foundation to, in part, help build capacity and community engagement for Redevelopment
2	“Explore and/or pursue a Memorandum of Agreement with the City of Charlottesville, PHAR, and Legal Aid Justice Center to outline key features of expanded and enhanced resident participation in the redevelopment process in accordance with the Residents Bill of Rights.”	Memorandum of Understanding between development partners was approved in January 2019
3	CRHA anticipates using the RAD program as a potential means to redevelop the aging housing stock after planned board and community training.	Redevelopment under the RAD program is no longer being considered as a redevelopment vehicle.
4	Continue to educate residents about possible redevelopment opportunities.	CRHA works with PHAR through the CACF grant to enhance communication efforts concerning redevelopment.
5	Explore financing options for 405 Avon Street in order to facilitate close out of City CDBG funding and CRHA redevelopment	Financing will likely be tied to redevelopment funding efforts.
6	Start development of CRHA owned undeveloped parcels with a focus on mixed income and possible resident relocation opportunities	Undeveloped parcel at the south end of South First St. is slated for development starting in spring of 2020. Undeveloped parcel on Levy Ave. is under consideration for a mixed-use project that could be under construction by spring of 2021.
7	Renovate or modernize existing public housing units with specific consideration on air quality improvements.	Working with PHAR, CRHA has implemented an “air purifier” pilot in Westhaven. Bathroom ventilation fans have been installed in public housing units.
8	Explore implementation of non-smoking policies in public housing after seeking resident input and engagement on this issue.	CRHA continues to work with PHAR to develop such implementation strategies.
9	Reduce public housing vacancies with a goal of 98% occupancy.	CRHA continues to work toward this goal.
10	Revitalize CRHA’s FSS Program by meeting collectively and individually with each participant to establish a mutual revision of previously established FSS goals, including final goals and interim goals and link participants with a newly reconstituted Provider Panel that was established in 2011	CRHA plans to cross training staff to better support the FSS program and meet this goal.
11	Improve public housing management and customer service through continued training.	CRHA continues to work towards adopting a more resident-centric, customer focused approach to operations and management.
12	Improve lease enforcement to safety and welfare of residents of PHA Communities in line with HUD’s Mission.	CRHA is renewing efforts to facilitate lease enforcement in a manner that respects the needs of our individual residents and our communities at-large.
13	Improve rent collections to improve financial viability	CRHA continues to train new staff and implement new software/processes to meet this goal.
14	Implement public housing security improvements including new and improved community engagement activities by working more closely and proactively with local police.	CRHA is reaching out to new CPD administration to build the relationships needed to meet this goal.
15	Cross train staff for better flexibility between the Public Housing and Housing Choice Voucher Programs	CRHA is cross training PH and HCV staff to maximize program support efforts.
16	Maintain Public Housing and Housing Choice Voucher program file integrity.	CRHA has implemented file audit procedures to ensure file integrity.
17	Maintain 100% Housing Choice Voucher utilization using HUD’s Revised 2 year forecasting tool.	CRHA staff have undergone HUD training to facilitate the proper use of the 2-year forecasting tool.

18	CRHA plans to update our HCV Administrative Plan in the 2015-2016 fiscal year in April or May of 2015.	Complete.
19	Exploring Green Technology, pursue the installation of solar panels to cut electricity cost for AMP VA016000002 to reduce annual financial losses. Pursue grant or other outside funding options to support cost of Solar Improvements.	Project is currently suspended due to cost / feasibility projections.
20	Implement measures to reduce Crescent Halls Security costs with alternative technology for cameras and building access	Goal has been revised in 2017-18 Annual Plan.
21	Pursue PHA Internet Connectivity Technology to expand resident opportunities for education, jobs, and self-sufficiency.	Free wi-fi has been installed at three community centers. Exploring partnerships with service providers to provide free access at each unit.
22	Explore PHA wide Community Engagement Activities to improve Community Safety and Resident Comfort as provided by Community Partners, such as JABA and City of Charlottesville Parks and Recreation Department	CRHA is working with community partners to expand services for our Residents.
23	Explore Homeownership Options and/or Disposition of Single Family Homes, providing individual supports for affected residents and in accordance with the Resident Bill of Rights for Redevelopment.	CRHA continues to support this goal as a part of overall redevelopment planning/efforts.
24	Implementing a year-end evaluation of progress made on these goals and objectives as appropriate	Ongoing
25	Implement and utilize the new Yardi software	Yardi software is being utilized. Staff is being trained on further Yardi software capabilities.
26	Improved efficiency in planning and use of capital funds in hiring a Modernization Coordinator in cooperation with the City	New Facilities Director has been hired, to begin working in January 2020. Will oversee both day-to-day maintenance as well as capital improvements/modernization.
27	Amend the ACOP to add a preference for homeless families consisting of more than one person with children and /or dependents who have a coordinated assessment with a Continuum of Care subject to more specific language or to a policy that will be adopted later by CRHA Board, a committee of CRHA Board or Council.	Complete.

### C.3: 2018 – 19 Annual Plan Goals and Objectives

Ann Pl Goal #	Description	Statement of Progress
1	<p>CRHA anticipates that we will start a re-development effort within the next year and our intent is to explore/implement the various areas of this process.</p> <p>A) Mixed use financing and tax credits. CRHA will pursue private or other public funds to create additional housing opportunities in order to renovate or modernize public housing and expand the supply of existing assisted housing.</p> <p>B) In conjunction with PHAR, continue to educate residents about possible redevelopment opportunities.</p> <p>C) Explore a memorandum of understanding with the City of Charlottesville, PHAR and Legal Aid Justice Center to outline key features of expanded and enhanced resident participation in the redevelopment process in accordance with the Residents Bill of Rights.</p> <p>D) Embrace Residents Bill of Rights in all considerations especially in maintaining 376 units.</p> <p>E) Look at potential demo and dispo of CRHA's 6<sup>th</sup> Street housing site as well as currently vacant properties to include a clear plan of what will be done with the property.</p> <p>F) Plan for re-development of CRHA owned undeveloped parcels with re- development efforts to begin in 2018.</p> <p>G) Explore/facilitate the sale of single family properties to residents of public housing. Implement a replacement plan once those properties are sold.</p> <p>H) Initiate pre-development activities.</p> <p>I) Assess all existing Public Housing stock to determine which communities should</p>	<p>CRHA, in collaboration with PHAR and other development partners, has taken some important first steps in redeveloping our properties, starting with two Phase 1 mixed-finance/LIHTC projects (renovation of Crescent Halls and new construction at the undeveloped portion of South First St.). Resident-directed master planning is now underway for the remainder of South First St. We have built our capacity both internally and externally to manage this work and are guided by an MOU between the development partners, approved in Jan. 2019. The</p>

	undergo either redevelopment or modernization. J) Add redevelopment skills to CRHA staff either through staffing or consultant services.	Residents Bill of Rights continues to shape all major decisions on redevelopment.
2	In partnership with local agencies explore home ownership options and provide individual support for residents in accordance with the Resident's Bill of Rights for Redevelopment.	CRHA continues to support this goal as a part of overall redevelopment planning/efforts.
3	Re-establish CRHA's FSS program following HUD "best practices" and guidelines. Report out to the Commission at Board meetings.	CRHA is exploring a revised FSS program that would tie in with our Section 3 effort & a potential Financial Opportunity Center
4	Continue with the implementation of a comprehensive maintenance plan. <input type="checkbox"/> <input type="checkbox"/> Improve the policy and procedure for reporting air quality issues. <input type="checkbox"/> <input type="checkbox"/> Continue to renovate or modernize existing public housing units with specific consideration on air quality improvement. <input type="checkbox"/> <input type="checkbox"/> Improve the bi-annual inspection process. <input type="checkbox"/> <input type="checkbox"/> Landscape management improvements including common areas. <input type="checkbox"/> <input type="checkbox"/> Ensure that Maintenance training is provided and made available to staff. <input type="checkbox"/> <input type="checkbox"/> Develop, publish and implement a comprehensive Property Maintenance Plan for all CRHA communities.	A new Facilities Director has been hired starting 1/13/2020 and will be working with the management team on improving maintenance services.
5	Continue to improve on integrated pest management: (IPM) A broad-based approach that integrates practices for economic control of pests. IPM aims to suppress pest populations, particularly bed bugs, giving careful consideration of all available pest control techniques and subsequent integration of appropriate measures that discourage the development of pest populations and keep pesticides and other interventions to levels that are economically justified and reduced or minimize risks to human health and the environment.	Ongoing. The CRHA is working on improving partnerships with other agencies that provide wrap around services for residents to also help with education.
6	Reduce public housing vacancies with a goal of 98% or better. Bring currently "off-line" units back in service within 12 months.	Ongoing. Staff continues to work hard to address this.
7	Review and revise the eligibility section (and other necessary HUD updates) of the admissions and continuing occupancy policy to streamline admissions and reduce vacancy. Pursue amendment to the ACOP to exclude the use of arrest records in housing decisions pursuant to HUD Notice PIH 2015-19.	The CRHA is setting up times to work with PHAR and other community partners to update the ACOP starting in 12/19.
8	Implement a process where CRHA will be responsible for producing an annual report with a summary of CRHA's financials.	CRHA is working with a consultant to improve this process and exploring hiring a Finance Director.
9	Explore implementation of a City-funded Rental Assistance voucher-based program.	CRHA secured funding from the City for a new Charlottesville Supplemental Rental Assistance Program, which already houses over 80 individuals & families
10	Update the HCV Administrative Plan in upcoming fiscal year. Arrange Board/public/staff training on HCV program. Breakdown the Admin Plan into small sections and provide trainings as the Plan is updated in such a way that understanding is increased by HCV Participants, Board, Staff, Landlords and Community Partners.	The CRHA is setting up times to work with PHAR and other community partners to update the Admin Plan starting in 12/19.
11	Improve rent collections to improve financial viability.	Ongoing. The CRHA rental office staff attended a training at the HUD Richmond Field Office that included improving rent calculation practices.
12	Improve customer service skills of all who work on CRHA sites (including staff and contractors) to ensure professional dealings with Residents.	Ongoing

13	<p>In line with HUD's Mission, continue to improve lease enforcement to ensure the safety and welfare of our residents.</p> <p>Enforce Lease provisions.</p> <p>Promptly notify Residents of Lease changes.</p> <p>Regularly update and publish the CRHA Barment list.</p> <p>Provide Barment training for staff and police personnel.</p> <p>Conduct workshop on Barment Policy with residents.</p> <p>Implement public housing security improvements.</p> <p>Maintain a working relationship with the Police Department.</p> <p>Pursue Security through alternative technology and security staffing.</p> <p>Develop a recorded digital content policy.</p> <p>Provide support for community safety initiatives to improve resident involvement.</p> <p>Address supplemental lighting issues</p>	<p>Ongoing. The rental office is working on improving communication and getting an informative newsletter out with the rent statements.</p> <p>The CRHA is working with community partners on addressing the challenge of communication with the CPD.</p>
14	<p>In conjunction with Residents, PHAR, Legal Aid Justice Center, local health care providers and other stakeholders, write, adopt and implement a smoke-free community policy for CRHA properties by July 2018 in accordance with HUD directives and guidelines. Through outreach and support activities, make support resources available to all residents affected by the policy.</p>	<p>Completed but ongoing outreach and support continues.</p>
15	<p>Maintain and increase PHA Internet Connectivity Technology which expands resident opportunities for education, jobs and self-sufficiency.</p>	<p>The CRHA is working with TING a local internet provider to plan for fiber optics to be installed site to site over the coming years. The CRHA also continues to explore opportunities to update computer labs.</p>
16	<p>Bring services to each site by exploring various service providers offered through partnerships between CRHA and Resident Services Committee. Improve partnerships and cooperative programming opportunities to enhance services provided at CRHA's medical clinic facilities.</p>	<p>Ongoing</p>
17	<p>Revamp our website, social media, calendar and communication's plan.</p>	<p>Ongoing</p>
18	<p>(moved to Goal 9 above).</p> <p>Develop comprehensive Housing and Community Needs survey for CRHA residents.</p>	
19	<p>Routinely "report-out" on HCV and Public Housing waiting list status in such a manner that increases the public's understanding of waitlist function and scope.</p>	<p>Ongoing. Looking at different formats for this with our board.</p>
20	<p>Work to develop strong partnerships with the City of Charlottesville Council, Departments, and staff.</p>	<p>Ongoing.</p>
21	<p>Pursue relationships through which community center and computer lab usage can be enhanced.</p>	<p>Ongoing. CRHA is looking at opportunities with community partners to address this.</p>
22	<p>Increase CRHA's Administrative Office staff presence within CRHA communities.</p>	<p>Ongoing</p>
23	<p>Establish and manage a Section 3 program within Public Housing that provides job training and employment opportunities for Public Housing residents. In 2018, implement a "Grounds Maintenance" Section 3 initiative for CRHA that serves as a hiring/training program that leads to a future "stand-alone" Section 3 business venture.</p>	<p>CRHA has adopted a Section 3 Policy and is actively working with our development team and General Contractor to incorporate Section 3 hiring, job training and business contracting into our upcoming redevelopment work. We are currently taking steps to identify a potential Section 3 resident-owned business to assist with grounds maintenance.</p>

24	Allow capital funding for Emergency Items, Deferred Maintenance, Sinks, Commodes, Faucets, Doors/Windows and related hardware, Shower pan/tub replacement, Vehicles, Beg Bug Treatment Equipment, Vacancy Reduction / off-line substantial rehab, other capital equipment needs/materials/services.	Ongoing. At the beginning of 2020 the CRHA plans to host meetings with partner organizations to address this.
25	Enhance sense of community within CRHA neighborhoods through the facilitation of organized activities and community improvements. Services/activities for youth are key concern.	Ongoing
26	Utilize Resident Apprentice program.	CRHA secured funding from the City of Charlottesville to initiate a "Residents on the Job" apprenticeship program and hired/trained four residents to assist with maintenance and rehab work.

Ann PI Goal #	Description	Ties to SYP Goal #
1	<p>CRHA anticipates that we will intensify the on-going re-development effort within the next year and our intent is to explore/implement the various areas of this process.</p> <ul style="list-style-type: none"> <li>A) Mixed use financing and tax credits. CRHA will continue to pursue private or other public funds to create additional housing opportunities in order to renovate or modernize public housing and expand the supply of existing assisted housing.</li> <li>B) Honor the existing memorandum of understanding with the City of Charlottesville, PHAR and Legal Aid Justice Center to outline key features of expanded and enhanced resident participation in the redevelopment process in accordance with the Residents Bill of Rights.</li> <li>C) Embrace Residents Bill of Rights in all considerations especially in maintaining 376 units.</li> <li>D) Insure that all steps are taken to facilitate proper relocation planning and operations.</li> <li>E) Complete the implementation of all required demolition and disposition activities and HUD applications needed to facilitate a redevelopment of Crescent Halls (Amp 2) and facilitate new development at AMP 3 (South First St/6<sup>th</sup> Street). Consider and if appropriate submit demolition and disposition applications for remaining CRHA AMPs (1 &amp; 4).</li> <li>F) Plan for re-development of CRHA owned undeveloped parcels with re-development construction to begin by the close of calendar year 2021 (Avon-Levy site).</li> <li>G) Initiate pre-development activities including entry into necessary MOUs and contracts with development firms/entities for AMPs 1 &amp; 3.</li> <li>H) Complete renovation of Crescent Halls</li> <li>I) Assess all existing Public Housing stock to determine which communities should undergo either redevelopment or modernization.</li> <li>J) Add redevelopment skills to CRHA staff either through staffing or consultant services. Open such trainings to residents.</li> <li>K) Work in conjunction with and in support of the Charlottesville Development Corporation to facilitate CRHA's redevelopment activities.</li> <li>L) Explore, and where appropriate, convert Housing Choice Vouchers to Project Based Vouchers to support CRHA's redevelopment plans and objectives. Seek additional vouchers to support PBV purposes (VASH; Mainstream).</li> <li>M) In conjunction with PHAR continue to educate residents about redevelopment opportunities.</li> </ul>	2

2	In partnership with local agencies explore home ownership options and provide individual support for residents in accordance with the Resident’s Bill of Rights for Redevelopment. Explore and implement a homeownership program utilizing a “land trust” model.	2, 3
3	Re-establish CRHA’s FSS program following HUD “best practices” and guidelines. Report out to the Commission at Board meetings. Engage the FSS program with a Fiscal Opportunity Center.	3
4	Continue with the implementation of a comprehensive maintenance plan. <ul style="list-style-type: none"> <li>• Improve the policy and procedure for reporting maintenance issues.</li> <li>• Continue to renovate or modernize existing public housing units with specific consideration on air quality improvement.</li> <li>• Improve the bi-annual inspection process.</li> <li>• Landscape management improvements including common areas.</li> <li>• Ensure that Maintenance training is provided and made available to staff.</li> <li>• Develop, publish and implement a comprehensive Property Maintenance Plan for all CRHA communities.</li> </ul>	1
5	Continue to improve on integrated pest management: (IPM) A broad-based approach that integrates practices for economic control of pests. IPM aims to suppress pest populations, particularly bed bugs, giving careful consideration of all available pest control techniques and subsequent integration of appropriate measures that discourage the development of pest populations and keep pesticides and other interventions to levels that are economically justified and reduced or minimize risks to human health and the environment.	1
6	Reduce public housing vacancies with a goal of 98% or better. Bring currently “off-line” units back in service within 6 months.	1
7	Implement a complete revision/update to CRHA’s Admissions and Continued Occupancy Policy in conjunction with the RAB/RC and Legal Aid Justice Center. These changes should be compatible with redevelopment goals and seek to “sync up” with policies affecting non-Section-9 residents post-redevelopment.	1, 4
8	Continue a process where CRHA will be responsible for producing an annual report with a summary of CRHA’s financials.	4
9	Continue to administer the City-funded Rental Assistance voucher-based program (CSRAP).	1
10	Arrange Board/public/staff training on HCV program. Provide trainings on the HCV Admin Plan in such a way that understanding is increased by HCV Participants, Board, Staff, Landlords and Community Partners.	1, 4
11	Improve rent collections to improve financial viability. Reduce Tenant Accounts Receivable to less than 5%.	1
12	Improve customer service skills of all who work with CRHA (including staff and contractors) to ensure professional dealings with Residents and Public.	1

13	<p>In line with HUD’s Mission, continue to improve lease enforcement and ensure the safety and welfare of our residents.</p> <ul style="list-style-type: none"> <li>• Enforce Lease provisions.</li> <li>• Promptly notify Residents of Lease changes.</li> <li>• Regularly update and publish the CRHA Barment list.</li> <li>• Provide Barment training for staff and police personnel.</li> <li>• Conduct workshop on Barment Policy with residents.</li> <li>• Implement public housing security improvements.</li> <li>• Maintain a working relationship with the Police Department.</li> <li>• Pursue Security through alternative technology and security staffing.</li> <li>• Develop a recorded digital content policy.</li> <li>• Provide support for community safety initiatives to improve resident involvement.</li> <li>• Address supplemental lighting issues</li> </ul>	1
14	Support the goals and efforts of the Community Research and Review Board.	1
15	Continue working with TING to implement roll-out of internet access at sites.	1
16	Bring services to each site by exploring various service providers offered through partnerships between CRHA and Resident Services Committee. Improve partnerships and cooperative programming opportunities to enhance services provided at CRHA’s medical clinic facilities.	1, 3
17	Revamp our website, social media, calendar and communications plan. Explore partnerships with IT organizations and non-profits. Create methods to enable Recertifications to be done online. Implement method by which rental payments can be received on-line.	1
18	Quarterly “Report-out” on HCV and Public Housing waiting list status in such a manner that increases the public’s understanding of waitlist function and scope.	1
19	Work to develop strong partnerships with the City of Charlottesville Council, Departments, and staff.	1, 3
20	Pursue relationships through which community center and computer lab usage can be enhanced.	1, 3
22	Increase CRHA’s Administrative Office staff presence within CRHA communities.	1
23	In conjunction with PHAR, establish and manage a Section 3 program within Public Housing that provides job training and seek out employment opportunities for Public Housing residents and other eligible individuals.	1, 3
24	Allow capital funding for Emergency Items, Deferred Maintenance, Sinks, Commodes, Faucets, Doors/Windows and related hardware, Shower pan/tub replacement, Vehicles, Bed Bug Treatment Equipment, Vacancy Reduction / off-line substantial rehab, other capital equipment needs/materials/services, support for Section 3 program.	1, 2
25	Enhance sense of community within CRHA neighborhoods through the facilitation of organized activities and community improvements. Services/activities for youth are key concern. Further, during times of relocation and construction, community activities should be increased.	1
26	Continue to explore the development of Single Room Occupancy units at CRHA sites.	2
27	Hire and train residents in the management of their public housing authority. Explore on-the-job training and development opportunities.	1, 3, 4

2020-21 Annual Planning Community Meeting notes

Crescent Halls 9-11-19

1. Security
  - a. 24 hour security
  - b. ID badges for residents (get non-residents / non-guests out of building)
  - c. No guns on property
  - d. Fix intercom system
  - e. Lobby entry doors need to be replaced.
  - f. Police substation in CH?
  - g. Fence along back of property at Monticello and 2<sup>nd</sup> Street.
2. Better cleaning of building
  - a. Dedicated cleaning person?
  - b. Cleaning Service?
  - c. Can residents be paid to help clean?
3. Better staff response to complaints
  - a. Dedicated tie to meet with Maintenance and Property Manager each week. Follow up on issues.
4. Smoking shelter at rear of building.

Westhaven 9/12/19

1. Resident to staff computer lab. Needed for job search; recertifications; etc.
2. Property Manager needs to be in community part-time
3. Use Tenant Office for Relocation Center
4. Interior door at Community Center needs to be reinstalled.
5. Replace flooring in Community Center.
6. Paint Community Center
7. Remove resident association files from Community Center
8. 6<sup>th</sup> Street Community Center needs updating. Replace appliances.
9. Put up Westhaven entry sign at Hardy & 8<sup>th</sup>.
10. Fix water fountain at Community Center
11. MOU between PD, Millennium Security and CRHA.
12. Re-establish beautification committee.
13. Repair basketball court.
14. Re-entry policy and plans for CRHA.

**CRHA analysis of the RAB recommendations and the decisions made on these recommendations.**

<b>RAB Recommendation</b>	<b>CRHA Response</b>
PHAR requests that references to the RAB also be modified to include Resident Council as duties and rights for both apply to different pieces of the plan. This could be done by changing “RAB” to “RAB/RC”.	CRHA will make this change with plans going forward.
<b>Comments on Plan Elements</b>	
PHAR appreciates frequent updates on CRHA performance status.	The CRHA looks forwarding to working with PHAR and improving the CRHA’s performance status.
PHAR suggests a revision to the statement regarding “Safety and Crime Prevention” to reflect current efforts by CRHA. We would like to highlight that lacking coordination with Charlottesville Police Department is not the fault of CRHA but rather a seeming unwillingness by CPD to coordinate with CRHA.	The CRHA plans to work with PHAR and community partners in the coming year on efforts to address these communication challenges.
PHAR is working to review the Statement of Progress with CRHA before submission and may offer further comment.	The CRHA welcomes further comment.
PHAR is pleased to comment for the first time in a very long time that the CRHA Plan is consistent with the Consolidated Plan. In years past this has been a problem due to the Consolidated Plan being internally inconsistent.	The CRHA is working towards increasing communication with PHAR and city staff in 2020.
PHAR is in support of using demo/dispo as a method for carrying out redevelopment in Phase 1. We continue to work closely with CRHA to be informed and to inform decision making around redevelopment.	The CRHA benefits from a strong partnership with PHAR, resident council and resident associations.
<b>Comments on New Activities</b>	
PHAR supports the use of Project Based Vouchers for mixed-finance redevelopment in Phase 1. PHAR welcomes broader conversation regarding appropriate use of vouchers for future phases of redevelopment beyond Phase 1.	The CRHA is working on scheduling some project-based voucher trainings for CRHA staff and PHAR to attend.
Goal 1.G: we support including this item, however we wish to open a conversation with CRHA about potential other uses for these properties.	The CRHA board plans to hold several workshops throughout the year and to include PHAR in these discussions.
Goal 1. M: PHAR supports conversion of vouchers and utilization of vouchers to make redevelopment work, however, we are concerned about over reliance on vouchers in the future.	The CRHA agrees that this is an important discussion for us to have with our community partners and residents.
Goal 3: We support. This has been on plans for a number of years and this should be a priority item. We look forward to collaborating with CRHA	The CRHA welcomes the opportunity to work with PHAR, residents and other community partners to develop an effective program.

to make an excellent, vibrant, and fair FSS program compatible with Section 3 programming and goals.	
Goal 7: We support, and appreciate changes to the language made to reflect PHAR input. We look forward to this undertaking.	The CRHA looks forward to working together with PHAR throughout the year to develop a more inclusive annual plan process.
Goal 14: We appreciate CRHA's support of this effort.	The CRHA benefits from partner support of our outreach and furtherance activities.
Goal 17: We encourage this to be a priority for CRHA as redevelopment proceeds.	The CRHA has made this a priority for the coming year.
Goal 25: We appreciate the change to reference relocation and construction as times when community activities should be increased.	The CRHA is planning to work with our partners on resident outreach to obtain feedback on preferred on-site activities.
<b>Comments on 5 Year Plan Goals and Progress</b>	
We appreciate the attention paid to the need to better utilize information technology, internet, and software to benefit for CRHA operations and residents alike.	The CRHA is looking for options to partner on grants to improve software options on-site.
Is it possible to amend Goal 1 D. 6 to include reference to Section 3 contractors?	The CRHA is in support of this and plans to make every effort to include Section 3 contractors.
PHAR remains skeptical of "Moving to Work" and would like to see this item removed or changed, if possible, to reference PHAR and the Residents Bill of Rights for Redevelopment.	The CRHA plans to schedule some meetings with our partners to discuss the best options for this moving forward.



## Public Housing Association of Residents (PHAR)

1000 Preston Avenue, Suite C, Charlottesville, VA 22903

phone 434-984-3255

www.pharcville.org

TO: CRHA Board of Commissioners  
FROM: PHAR Board of Directors  
RE: Annual Plan 2020 Comment  
DATE: December 30, 2019

The Charlottesville Public Housing Association of Residents (PHAR), as the duly elected Resident Council and duly recognized Resident Advisory Board for the residents of Charlottesville's public housing offers these points on the proposed Annual Plan and 5 Year Plan 2020. We request that these comments and CRHA responses be included with the final submission of the Annual Plan.

PHAR is generally pleased with responsiveness of CRHA to resident and PHAR input into the plan and we welcome efforts to work with Ms. Glenn-Matthews on solidifying the plan.

PHAR is generally supportive and enthusiastic about the Annual Plan and 5 Year Goals with a few minor exceptions outlined below.

PHAR requests that references to the RAB also be modified to include Resident Council as duties and rights for both apply to different pieces of the plan. This could be done by changing "RAB" to "RAB/RC".

### **Comments on Plan Elements**

1. PHAR appreciates frequent updates on CRHA performance status.
2. PHAR suggests a revision to the statement regarding "Safety and Crime Prevention" to reflect current efforts by CRHA. We would like to highlight that lacking coordination with Charlottesville Police Department is not the fault of CRHA but rather a seeming unwillingness by CPD to coordinate with CRHA.
3. PHAR is working to review the Statement of Progress with CRHA before submission and may offer further comment.
4. PHAR is pleased to comment for the first time in a very long time that the CRHA Plan is consistent with the Consolidated Plan. In years past this has been a problem due to the Consolidated Plan being internally inconsistent.
5. PHAR is in support of using demo/dispo as a method for carrying out redevelopment in Phase 1. We continue to work closely with CRHA to be informed and to inform decision making around redevelopment.

### **Comments on New Activities**

1. PHAR supports the use of Project Based Vouchers for mixed-finance redevelopment in Phase 1. PHAR welcomes broader conversation regarding appropriate use of vouchers for future phases of redevelopment beyond Phase 1.

**Comments on Annual Plan FY2020-2021 Goals and Objectives**

Goal 1.G: we support including this item, however we wish to open a conversation with CRHA about potential other uses for these properties.

Goal 1. M: PHAR supports conversion of vouchers and utilization of vouchers to make redevelopment work, however, we are concerned about over reliance on vouchers in the future.

Goal 3: We support. This has been on plans for a number of years and this should be a priority item. We look forward to collaborating with CRHA to make an excellent, vibrant, and fair FSS program compatible with Section 3 programming and goals.

Goal 7: We support, and appreciate changes to the language made to reflect PHAR input. We look forward to this undertaking.

Goal 14: We appreciate CRHA's support of this effort.

Goal 17: We encourage this to be a priority for CRHA as redevelopment proceeds.

Goal 25: We appreciate the change to reference relocation and construction as times when community activities should be increased.

**Comments on 5 Year Plan Goals and Progress**

PHAR comments on the 5 year plan were discussed last year however there are some changes we wish to propose, please advise on the appropriate method for amending the 5 year plan.

1. We appreciate the attention paid to the need to better utilize information technology, internet, and software to benefit for CRHA operations and residents alike.
2. Is it possible to amend Goal 1 D. 6 to include reference to Section 3 contractors?
3. PHAR remains skeptical of "Moving to Work" and would like to see this item removed or changed, if possible, to reference PHAR and the Residents Bill of Rights for Redevelopment.

Respectfully on behalf of the PHAR Board of Directors



Joy Johnson, PHAR Chair

<b>Certification by State or Local          Official of PHA Plans Consistency          with the Consolidated Plan or          State Consolidated Plan          (All PHAs)</b>	<b>U.S Department of Housing and Urban Development</b>
	Office of Public and Indian Housing
	OMB No. 2577-0226
	<b>Expires 2/29/2016</b>

**Certification by State or Local Official of PHA Plans  
 Consistency with the Consolidated Plan or State Consolidated Plan**

I, Tarron Richardson, the City Manager  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the  
Charlottesville Redevelopment and Housing Authority  
*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of  
 Impediments (AI) to Fair Housing Choice of the  
City of Charlottesville, Virginia  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State  
 Consolidated Plan and the AI.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Tarron Richardson	Title City Manager
Signature 	Date 1.10.20

**PHA Certifications of Compliance  
with PHA Plans and Related  
R e g u l a t i o n s**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 08/30/2011

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**PHA Certifications of Compliance with the PHA Plans and Related Regulations:  
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or \_\_\_ Annual PHA Plan for the PHA fiscal year beginning, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

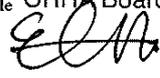
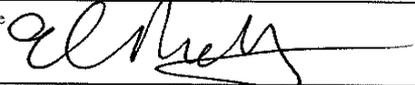
Charlottesville Redevelopment and Housing Authority  
 PHA Name

VA016  
 PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 - 20

Annual PHA Plan for Fiscal Years 20 - 20

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Betsy Roettger	Title CRHA Board Chair 
Signature 	Date 1/9/2020

**Certification of Payments  
to Influence Federal Transactions**

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

OMB Approval No. 2577-0157 (Exp. 01/31/2017)

Applicant Name

Charlottesville Redevelopment and Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing- Capital Fund grant

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Betsy Roettger

Title

CRHA Board Chair

Signature



Date (mm/dd/yyyy)

1/9/2020

Previous edition is obsolete

form HUD 50071 (01/14)  
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

**RESOLUTION NO. #1404**

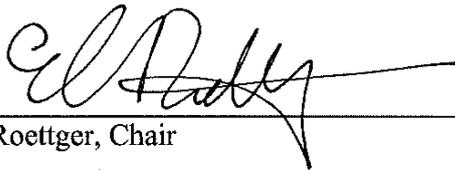
**RESOLUTION APPROVING THE SUBMISSION OF CHARLOTTESVILLE  
REDEVELOPMENT AND HOUSING AUTHORITY'S PROPOSED ANNUAL PLAN**

**WHEREAS**, Charlottesville Redevelopment and Housing Authority (CRHA), after receiving public comment, has drafted a proposed Annual Plan for 2020-2021; and

**WHEREAS**, CRHA is required to submit the proposed Annual Plan to the Richmond Field Office for the United States Department of Housing and Urban Development for review and approval of the proposed CRHA Annual Plan; and

**NOW, THEREFORE BE IT RESOLVED** by the Commissioners of the Charlottesville Redevelopment and Housing Authority hereby approve the submission of the proposed CRHA Annual Plan, as amended, and authorizes CRHA Executive Director to forward the proposed Annual Plan to the Richmond Field Office for the United States Department of Housing and Urban Development for review and approval.

Adopted this 9<sup>th</sup> day of January, 2020.



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Betsy  
Roettger, Chair



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Kathleen Glenn-Matthews, Secretary