

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: _____ County of Albemarle _____ PHA Code: _VA036_____ PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard X HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): _04/01/2014_____					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units:429 HCV & 75 Mainstream (projected)					
3.0	Submission Type X 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: To promote opportunities for county citizens and residents within the Thomas Jefferson Planning District (PD10) to secure and maintain safe, decent, accessible, and affordable housing with emphasis given to those least able to obtain it.					
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. GOAL: Maintaining a 98% utilization rate of budgeted funds and utilizing at least 80% of allocated vouchers. The previous 5-Year Plan had a goal of utilizing approximately 92% of allocated vouchers. The lack of increases in budgeted funds coupled with increases in rents has resulted in voucher utilization decreasing below the target. No new vouchers have been issued in the past 24 months with the exception of nine project-based vouchers originally committed in 2011. GOAL: Maximize the use of project-based vouchers to promote projects serving vulnerable population including the elderly and homeless. Sixty-two project-based vouchers have been committed over the past ten years with 38 of those for projects serving elderly and homeless populations. In addition, the Office administers 34 project-based vouchers under a separate contract for a Mod-Rehab project. These units, also designated for the elderly, are not included in the inventory noted in 2.0 above.					
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: NONE (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Albemarle County Office of Housing 1600 5 th Street, Suite B Charlottesville, VA 22902 www.albemarle.org/housing					

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</p> <p>ACOH considers the use of project-based vouchers as critical in supporting housing opportunities that address one or more of the following objectives;</p> <ul style="list-style-type: none"> i. Deconcentrating poverty ii. Preserving and Expanding housing availability iii. Supporting nonprofit housing initiatives (owner and partnership ventures) iv. Supporting housing with long-term affordability commitments v. Supporting special populations (elderly, disabled, homeless) vi. Ensuring financial viability of housing <p>ACOH may provide the opportunity for developments to apply for project-based vouchers as funding may allow. ACOH does not anticipate renewing any HAP contracts for existing project-based vouchers during the next three years. Families living in units at the time of existing HAP expirations will be provided tenant-based vouchers in accordance with HUD regulations and if funding is available.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. N/A</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. N/A</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. N/A</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. N/A</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>The most definitive information to identify needs are waiting lists for the HCV program, although ACOH has not taken applications for two years. The current list, which will be updated in May/June 2014 contains approximately 600 names with the majority having applied for project-based vouchers. This is due to the fact that the tenant-based voucher list has been closed for five years and still contains approximately 100 names. ACOH does not provide any specific breakdown based on demographics but does know that approximately 100 applicants have applied for elderly housing units.</p> <p>ACOH continues to be concerned about the availability of affordable units since vacancy rates remain fairly low particularly in units with rents consistent with fair housing rents. In addition to supply and demand pressures, increases in utility costs and taxes will likely lead to continued pressure on rent affordability.</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>Albemarle County continues to support private development activities that produce and preserve affordable rental units by providing local contributions and project-based vouchers. The County has continued to provide local support for developments seeking low income housing tax credits and has applied for and received numerous Community Development Block Grants to support rehabilitation and new construction of both rental and owner-occupied housing. These strategies will continue as a part of the County's adopted Affordable Housing Policy.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <ul style="list-style-type: none"> (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. SEE 5.2 (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" <p>Significant amendment is defined as any revision to policy governing the Housing Choice Voucher Program. Significant amendments not requiring HUD's prior approval will be addressed in the following Annual Plan submission .</p> <p>Substantial deviation/modification is defined as any change to previously approved 5-Year Plans or Annual Plans which substantially revises goals or strategies.</p>

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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