

RICHMOND REDEVELOPMENT & HOUSING AUTHORITY

PHA Plans

Annual Agency Plan for
Fiscal Year 2019-2020

AND

Five Year Agency Plan
for
Fiscal Years 2020-2024



Richmond **Redevelopment**
& **Housing** Authority

BUILDING VIBRANT COMMUNITIES



Richmond Redevelopment and Housing Authority (RRHA)
Annual Plan and Five Year Agency Plan
Fiscal Year 2020 - 2024



Table of Contents

A. PHA Information	5
B. Annual Plan Elements	6
Statement of Capital Improvements	7
B.1 – Revision of PHA Plan Elements	9
Statement of Housing Needs and Strategy for Addressing Housing Needs	9
Housing Needs of Families on the Public Housing (Elderly) Waiting Lists as of March 8, 2019	10
Housing Needs of Families on the Housing Choice Voucher (HCVP) Waiting List as of March 8, 2019	11
Analysis of Impediments to Fair Housing Choice	17
B1: Revision of PHA Plan Elements: ACOP and Administrative Plan	20
Financial Resources:	24
Substantial Deviation - Significant Amendment/Modification	29
B.2 – New Activities	30
HOPE VI or Choice Neighborhoods	30
Mixed Finance Modernization or Development	30
Demolition and Disposition	32
Designated Housing for Elderly and/or Disabled Families	38
Conversion of Public Housing to Tenant-Based Assistance	38
Conversion of Public Housing to Project-Based Assistance under RAD	38
Non- Smoking Policies	54
Project-Based Vouchers	55
Other Capital Grant Programs	56
B.3 Civil Rights Certification	57
B.5 – Progress Report	58



B.6 Resident Advisory Board (RAB) Comments	61
B.7 Certification by State and Local Officials	62
C.1 Capital Improvements	63
Civil Rights Certification - Annual Certification and Board Resolution	64
FIVE YEAR AGENCY PLAN FOR FISCAL YEARS 2020-2024	65
5 YEAR PHA Plan	
B.1 Mission	68
B.2 Goals and Objectives	68
B.3 Progress Report	74
B.4 Violence Against Women Act (VAWA) Goals	75
B.5 Significant Amendment	76
B.6 Resident Advisory Board (RAB) Comments	78
B.7 Certification by State or Local Officials	79



Richmond Redevelopment and Housing Authority (RRHA)
 Annual Plan and Five Year Agency Plan
 Fiscal Year 2020 - 2024

Annual PHA Plan (Standard PHAs and Troubled PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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A.	PHA Information																																
A.1	<p> PHA Name: <u>RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY</u> PHA Code: <u>VA007</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2019</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>3,846</u> Number of Housing Choice Vouchers (HCVs) <u>3,502</u> Total Combined Units/Vouchers <u>7,348</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> PHA Plan, PHA Plan Elements, and Public Hearing Information can be found at the following locations: </p> <ol style="list-style-type: none"> 1) Housing Authority Administrative Office, 901 Chamberlayne Parkway, Richmond, VA 23220 2) Housing Authority Administrative Office, 918 Chamberlayne Parkway, Richmond, VA 23220 3) Calhoun Center, 436 Calhoun Street, Richmond, VA 23220 4) Housing Authority Property Management Offices at Gilpin Court, Whitcomb Court, Creighton Court, Fairfield Court, Mosby Court, Hillside Court, and all RRHA Senior Property Management Offices 5) Housing Authority Website: http://www.rrha.com 6) Resident Advisory Boards Members receive an electronic or hard copy of the draft Annual Plan <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" data-bbox="293 1388 1495 1871"> <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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		PH	HCV																														
Lead PHA:																																	



B.	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> 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.</p>
B.2	<p>New Activities.</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"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> 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>
B.3	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>



<p>B.4</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: During the audit, it was noted that the Authority had one single audit finding related to the HCVP tenant files. It was noted that there were 4 incorrect calculations of income or missing support, 1 missing form, 1 file not uploaded to PIC, and 17 annual inspections not completed within 24 months.</p>
<p>B.5</p>	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p>
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(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>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>B.8</p>	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: RRHA currently has an approved Corrective Action Plan (CAP) outlining the corrective action plans that it will initiate to address unit condition deficiencies identified during the REAC Quality Control Physical Assessment Subsystem (PASS) inspections.</p>
<p>C.</p>	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>



Richmond Redevelopment and Housing Authority (RRHA)
Annual Plan and Five Year Agency Plan
Fiscal Year 2020 - 2024

C.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>See HUD Form - 50075.2 approved by HUD on <u>05/17/2019</u> (see attached)</p>
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B.1 – Revision of PHA Plan Elements

The following plan elements have been revised by RRHA:

Statement of Housing Needs and Strategy for Addressing Housing Needs

Housing Needs of Families on the Public Housing Waiting Lists as of March 8, 2019

Total Families on the Waiting List = 3485 families	# of families	% of total
Income Levels		
Extremely low income (<= 30 % AMI or federal poverty level)	3139	90.1%
Very low income (>30% but <=50% AMI)	297	8.5%
Low income (>50% but <80% AMI)	49	1.4%
Families with children	2221	64%
Elderly families	102	2.9%
Families with Disabilities	418	12%
Racial Distribution		
Race/ethnicity (White)	326	9.8%
Race/ethnicity (Black)	2758	83.0%
Race/ethnicity (Asian/Pacific Islander/Other)	122	3.5%
Race/ethnicity (Hispanic)	120	3.6%
Bedrooms Needed		
1 BR	1186	34.0%
2 BR	2226	63.9%
3 BR	61	1.8%
4 BR	10	.3%
5 BR	2	0.0%

Is the waiting list closed (select one)? YES NO If YES:

How long has it been closed (# of months)?

Does the PHA plan to reopen the list in the PHA plan year? YES NO

Does the PHA permit specific categories of families onto the waiting lists, even if generally closed? YES NO



Housing Needs (continued)

Housing Needs of Families on the Public Housing (Elderly) Waiting Lists as of March 8, 2019

Total Families on the Waiting List = 1306		
	# of families	% of total families
Income Levels		
Extremely low income (<= 30 % AMI or federal poverty level)	1256	96.1%
Very low income (>30% but <=50% AMI)	45	3.5%
Low income (>50% but <80% AMI)	5	0.4%
Families with children	35	.02%
Elderly families	330	25.2%
Families with Disabilities	215	16.5%
Racial Distribution		
Race/ethnicity (White)	142	10.9%
Race/ethnicity (Black)	1053	80.6%
Race/ethnicity (Asian/Pacific Islander/Other)	55	4.2%
Race/ethnicity (Hispanic)	56	4.3%
Bedrooms Needed		
1 BR	1306	100.0%
2 BR	0	0.0%
3 BR	0	0.0%
4 BR	0	0.0%
5 BR	0	0.0%

Is the waiting list closed (select one)? YES NO If YES:

How long has it been closed (# of months)?

Does the PHA plan to reopen the list in the PHA plan year? YES NO n/a

Does the PHA permit specific categories of families onto the waiting lists, even if generally closed? YES NO



Housing Needs (continued)

Housing Needs of Families on the Housing Choice Voucher (HCVP) Waiting List as of March 8, 2019

Total Families on the Waiting List = 6338	# of families	% of total families
Income Levels		
Extremely low income (<= 30 % AMI or federal poverty level)	0	0.0%
Very low income (>30% but <=50% AMI)	0	0.0%
Low income (>50% but <80% AMI)	0	0.0%
Families with children	4021	63%
Elderly families	185	2.9%
Families with Disabilities	1072	16.9%
Racial Distribution		
Race/ethnicity (White)	232	3.7%
Race/ethnicity (Black)	5813	91.7%
Race/ethnicity (Asian/Pacific Islander/Other)	145	2.3%
Race/ethnicity (Hispanic)	148	2.3%
Bedrooms Needed		
1 BR	0	0.0%
2 BR	0	0.0%
3 BR	0	0.0%
4 BR	0	0.0%
5 BR	0	0.0%

Is the waiting list closed (select one)? YES NO If YES:

How long has it been closed (# of months)? 36 months

Does the PHA plan to reopen the list in the PHA plan year? YES NO

Does the PHA permit specific categories of families onto the waiting lists, even if generally closed? YES NO



Housing Needs Assessment Demographics

The following is drawn from the Richmond 5 – Year Consolidated Action Plan FY 2016-2020 and FY 2017-2018 Annual Action Plan by the City of Richmond and the 2010-2014 American Community Survey (ACS).

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

There are 19,550 households for 0-30% MFI in the City of Richmond. Among these households, 460 rental households are in substandard housing condition and 50 homeowner households are in substandard condition.

There are 11,910 for 30%-50% MFI in the City of Richmond. Among these households, 190 rental households are in substandard condition and 15 homeowner households are in substandard condition.

There are 15,295 households for 50%-80% MFI in the City of Richmond. Among them, 280 rental households are in substandard condition and 30 homeowner households are in substandard condition.

The amended CDBG and HOME funds in Program Year 2017-2018 allow 81 rental units to be newly constructed, 81 homeowner units to be newly constructed, 61 homeowner units to be rehabilitated,

This year, RRHA will continue its efforts to convert the former Baker School into 51-unit apartments for senior citizens using the CDBG funds and HUD’s Rental Assistance Demonstration (RAD) program funds.

Table 6 - Housing Needs Assessment Demographics

Summary of Housing Needs

Based on a housing affordability analysis completed by the Virginia Center for Housing Research at Virginia Tech, every Virginia MSA has a short. There are not enough physical units to accommodate extremely low-income households. In addition, higher-income households occupy many of income households.

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	7,078,515	8,100,653	14%
Households	2,700,335	3,022,739	12%
Median Income	\$46,677.00	\$63,907.00	37%

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	324,300	308,855	408,315	294,255	1,687,020
Small Family Households	106,350	106,135	155,690	123,610	903,155
Large Family Households	20,845	23,960	33,390	24,740	138,390



Household contains at least one person 62-74 years of age	53,635	64,470	87,240	59,810	325,230	
Household contains at least one person age 75 or older	47,540	58,095	59,155	30,450	110,535	
Households with one or more children 6 years old or younger	61,485	54,375	71,910	49,120	199,105	

Comprehensive Housing Affordability Strategy ("CHAS") data
Summary Level: State Created on: May 29, 2018
Data for: Virginia Year Selected: 2010-2014 ACS

Displaying data for Virginia
 Year Selected: 2010-2014 ACS

Income Distribution Overview

	Owner	Renter	Total
Household Income <= 30% HAMFI	117,840	218,015	335,855
Household Income >30% to <=50% HAMFI	154,155	166,325	320,480
Household Income >50% to <=80% HAMFI	240,940	184,870	425,810
Household Income >80% to <=100% HAMFI	190,375	110,525	300,900
Household Income >100% HAMFI	1,324,930	333,735	1,658,665
Total	2,028,245	1,013,465	3,041,710

Housing Problems Overview ¹

	Owner	Renter	Total
Household has at least 1 of 4 Housing Problems	509,935	479,060	988,995
Household has none of 4 Housing Problems	1,506,730	513,685	2,020,415
Cost burden not available, no other problems	11,575	20,720	32,295
Total	2,028,245	1,013,465	3,041,710

Severe Housing Problems Overview ²

	Owner	Renter	Total
Household has at least 1 of 4 Severe Housing Problems	206,175	262,825	469,000
Household has none of 4 Severe Housing Problems	1,810,490	729,920	2,540,410



Cost burden not available, no other problems	11,575	20,720	32,295
Total	2,028,245	1,013,465	3,041,710
Housing Cost Burden Overview ³	Owner	Renter	Total
Cost Burden <=30%	1,526,015	541,355	2,067,370
Cost Burden >30% to <=50%	307,905	228,960	536,865
Cost Burden >50%	182,535	221,055	403,590
Cost Burden not available	11,795	22,095	33,890
Total	2,028,245	1,013,465	3,041,710

Income by Housing Problems (Owners and Renters)	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available, no other housing problems	Total
Household Income <= 30% HAMFI	256,260	47,295	32,295	335,855
Household Income >30% to <=50% HAMFI	224,640	95,845	0	320,480
Household Income >50% to <=80% HAMFI	218,030	207,780	0	425,810
Household Income >80% to <=100% HAMFI	103,470	197,425	0	300,900
Household Income >100% HAMFI	186,595	1,472,070	0	1,658,665
Total	988,995	2,020,415	32,295	3,041,710

Income by Housing Problems (Renters only)	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available, no other housing problems	Total
Household Income <= 30% HAMFI	166,705	30,585	20,720	218,015
Household Income >30% to <=50% HAMFI	136,585	29,740	0	166,325
Household Income >50% to <=80% HAMFI	109,485	75,385	0	184,870
Household Income >80% to <=100% HAMFI	34,075	76,445	0	110,525
Household Income >100% HAMFI	32,210	301,525	0	333,735
Total	479,060	513,685	20,720	1,013,465



Income by Housing Problems (Owners only)	Household has at least 1 of 4 Housing Problems	Household has none of 4 Housing Problems	Cost Burden not available, no other housing problems	Total
Household Income <= 30% HAMFI	89,555	16,710	11,575	117,840
Household Income >30% to <=50% HAMFI	88,055	66,105	0	154,155
Household Income >50% to <=80% HAMFI	108,545	132,395	0	240,940
Household Income >80% to <=100% HAMFI	69,395	120,980	0	190,375
Household Income >100% HAMFI	154,385	1,170,545	0	1,324,930
Total	509,935	1,506,730	11,575	2,028,245

Income by Cost Burden (Owners and Renters)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	251,520	209,000	335,855
Household Income >30% to <=50% HAMFI	218,610	110,990	320,480
Household Income >50% to <=80% HAMFI	207,735	51,130	425,810
Household Income >80% to <=100% HAMFI	96,285	15,215	300,900
Household Income >100% HAMFI	166,300	17,250	1,658,665
Total	940,450	403,585	3,041,710

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	163,100	141,115	218,015
Household Income >30% to <=50% HAMFI	132,540	62,875	166,325
Household Income >50% to <=80% HAMFI	102,445	13,305	184,870
Household Income >80% to <=100% HAMFI	29,560	2,150	110,525
Household Income >100% HAMFI	22,370	1,610	333,735
Total	450,015	221,055	1,013,465

Income by Cost Burden (Owners only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	88,420	67,885	117,840
Household Income >30% to <=50% HAMFI	86,075	48,120	154,155



Household Income >50% to <=80% HAMFI	105,290	37,825	240,940
Household Income >80% to <=100% HAMFI	66,720	13,060	190,375
Household Income >100% HAMFI	143,935	15,645	1,324,930
Total	490,440	182,535	2,028,245

1. The four housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 30%.
2. The four severe housing problems are: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, and cost burden greater than 50%.
3. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

Analysis of Impediments to Fair Housing Choice; Strategy for Addressing Housing Needs

RRHA reviewed the City of Richmond's Analysis of Fair Housing Choice (Update) 2017-2020 (hereafter, the "City Analysis"). RRHA's review of the City Analysis revealed five core impediments to fair housing choice within the City of Richmond which implicate RRHA's jurisdiction, mandate, and operations (City Analysis at p. 4), to wit:

- (1) The economic and social isolation of many inner-city neighborhoods, which restricts housing choice for a significant number of low-income, disabled, elderly, and minority residents.
- (2) The lack of accessible housing affordable to families and individuals earning 50% or less of the area median income.
- (3) Private market practices in leasing and lending which disadvantage minorities, people with disabilities, and families with children.
- (4) The lawfulness of source-of-income discrimination in the rental housing market.

RRHA plans to address each of these impediments according to the following strategies and goals.

IMPEDIMENT (1): Restricted housing choice for low-income, disabled, elderly, and minority residents.

- **STRATEGY 1: Affirmatively further fair housing for low-income and minority residents in areas of poverty or minority concentration.**
 - Counsel HCVF participants as to the location of units outside areas of poverty or minority concentration, and assist them to locate those units. (RRHA utilizes an MOU with a non-profit partner, Housing Opportunities Made Equal, to assist HCVF participants in these endeavors.
 - Market the HCV program to landlords outside of areas of poverty or minority concentration.
 - Prioritize the development of new RAD, PBV, or mixed finance communities outside of areas of minority or poverty concentration.
 - As to RRHA's HCV program as well as newly constructed RAD, PBV, or mixed-finance units, market housing availability to residents in areas of poverty or minority concentration including:
 - Informational spots to local media outlets, such as radio, cable TV, newspapers, and periodicals.
 - Special outreach to minority families, families with disabilities, and very low-income families.
 - Post notices of housing availability in places of employment, unemployment offices, welfare offices, post offices, grocery stores, churches, community halls, public transportation centers, and with other agency community service providers.
 - Conduct outreach to organizations that assist people with disabilities, the elderly, students, immigrants, the homeless, and victims of domestic violence.



- **STRATEGY 2: Increase access to accessible housing for the elderly and persons with disabilities.**
 - Construct new disabled-accessible units in RRHA's RAD projects and mixed-finance development efforts.
 - Provide higher payment standards for HCVP families needing ADA or other disabled-accessible units.
 - Apply for special-purpose Housing Choice vouchers, such as Mainstream and VASH vouchers, which are targeted to elderly and disabled families.
 - Affirmatively market RRHA partnerships with non-profit agencies that assist elderly and disabled families with the installation of ramps and other accessible features.

IMPEDIMENT (2): Lack of housing affordable to families earning 50% AMI.

- **STRATEGY 1: Maximize and improve the number of deeply affordable units currently available within RRHA's housing stock.**
 - Carry out needed modifications in public housing based on the Green Physical Needs Assessment (GPNA) for public housing.
 - Continue planning for the utilization of RAD and the Section 18 "demolition/disposition" procedure to rehabilitate or redevelop existing public housing properties.
- **STRATEGY 2: Increase the number of affordable housing units within the City.**
 - Apply for new Housing Choice vouchers, as they become available.
 - Continue to leverage new sources of private or public funds to create additional housing.
 - Increase HCVP lease-up rates by maintaining or increasing the payment standards, as applicable, so that families may rent throughout the City.
 - Increase HCVP lease-up rates by marketing the HCV program to new owners, particularly those outside of areas of minority or poverty concentration.
 - Participate in the City's Consolidated Plan process to ensure coordination with broader community strategies.
 - Seek additional federal grant funds and state Capital Improvement Project funding.
 - Pursue new housing resources other than public housing or HCVP assistance.
- **STRATEGY 3: Affirmatively target available RRHA assistance to families between 50-30% AMI.**
 - Utilize admissions preferences aimed at families with members in the workforce.
 - Adopt program policies which support and encourage employment.
 - Continue to partner with local and regional workforce partners to increase the number of employed and underemployed persons in assisted housing. (Specifically, partner with the City of Richmond's Department of Community Wealth Building and other future partnerships.
 - Provide programs, tools, and resources for job skills development, job training, and employment opportunities for public housing residents through resident programs and services, Section 3, scholarship opportunities, and other resources available through our Resident Services Department.



- **STRATEGY 4: Affirmatively target available RRHA assistance to families below 30% AMI.**
 - Exceed HUD targeting requirements for families at or below 30% AMI in public housing.
 - Exceed HUD targeting requirements for families at or below 30% AMI in the HCV program.
 - Adopt policies that support and encourage employment (primarily through our Resident Services Department and the City of Richmond's Department of Community Wealth Building).

IMPEDIMENT (3): Leasing and lending practices which disadvantage minorities, the disabled, and families with children.

- **STRATEGY 1: Improve internal RRHA fair housing practices.**
 - Accommodate requests for reasonable accommodation based on disabilities in the marketing, pre-application, application, and continued service functions of RRHA's housing programs.
 - Procure language services for families of limited English proficiency, including the translation of vital documents into target languages.
 - Continue to require all RRHA staff to attend regular training on fair housing laws.

IMPEDIMENT (4): Source-of-income discrimination.

- Where appropriate and lawful, continue to advocate for legislative changes which would protect program participants from source-of-income discrimination.

Reasons for Selecting Strategies

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Evidence of housing needs as demonstrated in the 2016- 2020 City of Richmond Consolidated Plan, 2018- 2019 Annual Action Plan and other information available to the PHA.
- Influence of the housing market on PHA programs.
- Community priorities regarding housing assistance.
- Results of consultation with local or state government.
- Results of consultation with residents and the Resident Advisory Board (RAB).
- Results of consultation with advocacy groups.



B1: Revision of PHA Plan Elements: ACOP

For the noted plan elements, RRHA has revised/adopted changes to the Admissions and Continued Occupancy Policy (ACOP) for Federally Assisted Public Housing (PH) and Administrative Plan for the Housing Choice Voucher Program (HCVP) consistent with federal statutory or regulatory changes and/or discretionary changes contained in the following:

PH/Chapter 3: Language was added clarifying the nature and scope of information RRHA may lawfully request to verify a disability for fair housing purposes. Language concerning relief from excess utilities surcharges as a reasonable accommodation was deleted to be restructured and reinserted into Chapter 9 of the ACOP.

PH/Chapter 4: Application process was updated throughout chapter 4 to reflect current online application. Removing “ineligible to reapply for 1 year” throughout Chapter 4.

PH/Chapter 4: Removing “The applicant will be given one hour to return the call and accept the offer” and **replacing** with “the applicant will be given 24 hours to return the call and accept/reject the offer; provided, however, that if such 24-hour period ends on a day on which RRHA is not open for business, such period shall be extended for an additional 24 hours for such day, along with an additional 24 hours for each consecutive day subsequent thereto which RRHA is not open for business”.

PH/Chapter 8: Section C was revised to clarify and reflect RRHA’s policies regarding lease renewal and its effect on the status of pending litigation concerning lease violations.

PH/Chapter 9: Added language to comply with PIH notice 2017-23 regarding the updates to flat rent requirements. PHA must phase in flat rent increases to 35% at each increase.

PH/Chapter 9: Sections T and U were replaced, and new Section X was created, to reflect RRHA’s new policy concerning relief from excess utilities surcharges as a reasonable accommodation request. Procedures are established both to request relief from individual excess utility surcharges as well as to request a permanent increase in the utility allowance.



PH/Chapter 12: Section 13 over income households. Updated and add language to comply with federal register notice issued July 26, 2018, which covers requirements and enforcement procedures for over income families in public housing.

PH/Chapter 21: Section A was substantially reworked so that all provisions relevant to voluntary lease termination are addressed in the same section. **Section B** was reworked to include all relevant provisions concerning termination for nonpayment of rent, and to comport with changes in the Virginia Residential Landlord and Tenant Act. **Section C** was reworked to separately address remediable and non-remediable lease violations other than for nonpayment of rent. **Section D** was reworked to pertain only to emergency lease terminations and to remove language duplicative of other sections. **Section G** was substantially reworked to accommodate court rulings and changes in the Virginia Residential Landlord and Tenant Act, both of which suggest that automatic lease renewal renders unenforceable any unexecuted judgment for possession. All references to eviction procedure are deleted, to be better addressed in Chapter 22.

PH/Chapter 22: Substantial provisions were removed so as to not duplicate or contradict language appearing in revised Chapter 21 or other chapters. Changes were made to better reflect RRHA's policies on the right of redemption, as well as incorporating changes imposed by the revised Virginia Residential Landlord and Tenant Act pertaining to the statutory right of redemption.



B1: Revision of Plan Elements: Administrative Plan

HCVP/Chapter 3: The addition of adult household members previously determined to be permanently absent will require a reasonable accommodation.

HCVP/Chapter 4: Updated with “Project-based applicants will receive email notification of waiting list placement within 15 business days of completing an on-line application.”

HCVP/Chapter 5: Changed voucher term from 60 calendar days to 120 calendar days and updated voucher extension process to reflect the new terms.

HCVP/Chapter 7: Certification by the head of household is not sufficient verification to remove a spouse. The family must provide third-party documentation up to and including divorce or separation agreement.

HCVP/Chapter 8: The maximum length of time that HAP may be abated is 30 days.

HCVP/Chapter 11: Added “head of household must provide third-party documentation to support removal of the household member i.e. new lease, household bill, photo identification, etc.)”.



B1: Revision of PHA Plan Elements (continued)

The following policies are also contained within RRHA's ACOP/Admin Plan and available at RRHA's Administrative Offices and/or Management Offices:

1. Eligibility, Selection and Admissions and Wait List Policies
2. Deconcentration Policy
3. Rent Determination Policy
4. Operation and Management
5. Grievance Procedure
6. Homeownership Programs
6. Community Service and Self- Sufficiency Program
7. Pet Policy



Financial Resources

This section lists the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2017 grants)		
a) Public Housing Operating Fund	19,770,382	
b) Public Housing Capital Fund	3,760,294	
c) Capital Fund Recovery Grant	-0-	
d) HOPE VI Revitalization	-0-	
e) HOPE VI Demolition	-0-	
f) Annual Contributions for Section 8 Tenant-Based Assistance	25,387,078	
g) Public Housing Drug Elimination	-0-	
h) Resident Opportunity and Self-Sufficiency Grants	69,380	
Other Federal Grants (list below)	-0-	
2. Prior Year Federal Grants (unobligated funds only) (list below)		
CFP 2017 as of 4/3/2019	1,691,947	In accordance with application
CFP 2018 as of 4/3/2019	7,091,585	In accordance with application
CFP 2019 as of 4/3/2019	11,223,914	In accordance with application
3. Public Housing Dwelling Rental Income	9,580,488	Operations of PHA sites
4. Other income (list below)		
Leases	18,813	LIPH Operations
Estimated HUD Held Cash Reserves for 2020 per Forecasting Tool	613,236	HCVP HAP



Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
5. Non-federal sources (list below) Interest – 103,435 Sale of Property – 633,250 Bond Fees – 366,514 Developer Fees – 766,294	1,869,493	Agency wide use RECD Operations RECD Operations RECD Operations
Total resources	\$81,076,610	
NOTE: Sources primarily based on the 2019 Budget		



Homeownership

This section describes any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.

HOPE VI:

Blackwell, Swansboro, Fulton, Citywide Homeownership Project Number – **VA36URD00711197**

1. Approved 3/29/2002, unit count 212

Sec. 32 Applications approved to date are as follows:

1. Neighborhood Homeownership Initiative (NHI)- Project Number DDA0002335: Approved 9/25/2007, Unit count - 121 Units.
2. Greenwalk – Project Number DDA0003958: Approved 11/10/2010, unit count 20

RRHA is proposing a significant amendment to the annual plan which identifies changes to a Section 32 Homeownership Plan, NHI – Project Number DDA0002335.

RRHA received authorization from HUD on November 19, 2015 to rescind sixty-six (66) units of the Section 32 Homeownership plan and received approval to dispose of these units April 28, 2017. RRHA contracted with two not-for-profit developers to rehabilitate, market and sell thirty-eight (38) houses to families earning eighty percent (80%) or less of the area median income.

RRHA has received authorization from HUD on June 8, 2017, to rescind forty-four (44) units of the Section 32 Homeownership plan and received approval to dispose of these units October 11, 2018. RRHA contracted with two not –for- profit developers to rehabilitate, market and sell thirty-six (36) houses to families earning eighty percent (80%) or less of the area median income.

5(h) Applications approved to date are as follows:

1. VA 7-30 Approved 7/26/1999



Safety and Crime Prevention

RRHA utilizes the following data and research methods in determining an action plan for the RRHA to identify, address and develop crime reduction approaches within its communities. In doing so, RRHA seeks the support of the Richmond Police Department (RPD) and other community organizations and advocacy groups to help improve the safety of its residents and communities. RRHA will use:

1. Statistics of crime in and around the housing communities provided by the RPD and other available resources.
2. Reports by residents and others of criminal activity
3. Housing Authority employees observations and/or reports of suspicious activity
4. Ongoing criminal reports and investigations of criminal activity

RRHA will partner with the RPD and other departments and organizations to develop and implement strategies to reduce crime. In partnership, RRHA will work to identify the physical and social factors that contribute to crime within its communities while also reviewing its policies and those of the local government which can be used to address crime.

RRHA will seek to develop and implement strategies that:

1. Utilize available resources to continue to stress the importance of resident involvement in crime prevention.
2. Consider physical design characteristics when engaging in capital improvements, rehabilitation or redevelopment activities that can reduce criminal opportunities.
3. RRHA has developed the RRHA **C.A.R.E.S.** plan to reduce crime in a sustainable and effective manner. The C.A.R.E.S. plan includes community crime prevention strategies and programs aimed at reducing crime and increasing safety in RRHA communities through **Capital Improvements and Physical Design, Advocacy, Resident Education and Engagement, Enforcement and Services.**

Violence Against Women Act (VAWA) Statement

Richmond Redevelopment and Housing Authority addresses VAWA in the Housing Choice Voucher Program (HCVP) Administrative Plan and the Public Housing Admissions and Continued Occupancy Policy (ACOP). The responsibility of not terminating families from housing for reasons that fall under the VAWA regulation is particularly addressed. RRHA has adopted HUD's Model Emergency Transfer Plan for victims of domestic violence in our housing programs. We offer a local preference in the Public Housing program for victims of Domestic Violence working with case management.

In summary, we follow the VAWA program policies and regulations with the goal of providing safeguards for the families falling under the VAWA related program requirements and refer households, as needed, to local domestic violence service provider partners. RRHA has amended all its policies to comply with VAWA.



Asset Management

RRHA continues to comply with the Asset Based Management activities required by federal regulation. RRHA continues to evaluate the effectiveness of centralized support services, staffing and Asset Management Projects (AMP) configurations. RRHA's business system (YARDI) provides site managers with a variety of reports required for effective management.

While continuing to face unprecedented challenges – funding shortages, an aging and decaying housing stock with tremendous capital needs, and a steady demand for affordable housing – RRHA continues to make decisions and take actions that will ensure that affordable housing remains available for current and future generations of Richmond's most vulnerable population. RRHA will implement multiple strategies to include disposition, demolition, rehabilitation or modernization of properties within its portfolio to face the numerous challenges in maintaining units and managing the expenses associated in rehabilitation within the current economic conditions. Once completed, RRHA will utilize data from its current Green Physical Needs Assessment to determine priorities for repositioning and revitalization in order to transform the public housing inventory, deconcentrate poverty and promote healthy and stable communities.

Rental Assistance Demonstration (RAD) Program was designed by HUD to assist in addressing the capital needs of public housing by providing Richmond Redevelopment and Housing Authority with access to private sources of capital to repair and preserve its affordable housing assets. RRHA has included within its Annual Plan regulatory requirements related to RAD for the conversion of public housing units to project-based assistance.

RRHA will continue to use its current Capital Fund Grant monies, while seeking additional grant opportunities and alternate streams of revenue to improve management efficiencies and for the physical improvement of its more than 4,000 public housing units; redevelopment activities; engage in employee training and development that supports effective property management and program administration; develop and improve Section 3 opportunities; review and assess ways to improve energy efficiency; strengthen RRHA's redevelopment services and capacity; address any work identified through REAC inspections and routine maintenance in order to continue receiving high REAC scores.

The Authority will conduct cost-effective operations to ensure financial viability, explore opportunities to improve efficiency and comply with program standards within its AMPs.



Substantial Deviation - Significant Amendment/Modification

RRHA is required to provide its definition of “Substantial Deviation” or “Significant Amendment/Modification” and the basic criteria that it will use for determining as defined by the Richmond Redevelopment and Housing Authority means any action that meets the following criteria:

1. Results in reallocation of more than \$250,000 in restricted funds;
2. Would create a mission, goal or objective that would fundamentally change the existing mission, goals, objectives or plans already identified by the Authority and would require formal approval of the Board of Commissioners;
3. Is a clear change in direction of funds mentioned above, exclusive of strategies that modifies agreed upon improvements to physical assets of the LIPH program outside of reductions in HUD funding or reallocations to future years;
4. In the event a federal statutory or regulatory change is made effective and in the opinion of the Authority, has either substantial programmatic or financial effects on the programs administered by the Authority; or
5. Creates substantial obligations or administrative burdens on the programs under administration at the start of the plan year. Such changes which are mandated and/or required may be adopted without prior notice to remain in compliance.

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

1. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
2. Changes to the Capital Fund Budget produced as a result of each approved RAD conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
3. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
4. Changes to the financing structure for each approved RAD conversion.

Any substantial deviation or significant amendment is subject to the following requirements:

- The PHA must consult with the Resident Advisory Board (RAB) (as defined in 24 CFR 903.13);
- The PHA must ensure consistency with the Consolidated Plan of the jurisdiction(s) (as defined in 24 CFR 903.15); and
- The PHA must provide for a review of the amendments/modifications by the public during a 45-day public review period (as defined in 24 CFR 903.17).
- The PHA may not adopt the amendment or modification until the PHA has duly called a meeting of its Board of Directors (or similar governing body). This meeting, at which the amendment or modification is adopted, must be open to the public.
- The PHA may not implement the amendment or modification until notification of the amendment or modification is provided to HUD and approved by HUD in accordance with HUD’s plan review procedures (as defined at 24 CFR 903.23).



B.2 – New Activities

HOPE VI or Choice Neighborhoods

RRHA anticipates applying for Choice Neighborhood grants when the Notice of Funds Available is published. The application for Choice Neighborhoods Initiative Planning and/or Implementation Grants, will be for one of the following public housing developments: Creighton, Gilpin, Fairfield, Hillside, Mosby or Whitcomb.

To expedite the closure of its 20-year-old HOPE VI Grant, RRHA has approximately 96 vacant parcels that still exists in our inventory today. RRHA plans to procure developers to continue building homeownership units in accordance with approved HOPE VI Homeownership plan. However, RRHA would not provide any additional funding for the building of these homes and houses would be sold to families earning up to 115% of the Area Median Income (according to the HOPE VI guidelines of 1997 grant.). In addition, RRHA plans to use remaining ACC authority to complete the final phase of affordable housing which is expected to be ready for occupancy in 2019. RRHA will utilize capital fund grant funds and HOPE VI funds to complete the remaining 4 of the 18 units in the HOPE VI Cottages.

RRHA may apply for Moving to Work status, should the application process open in 2019/2020.

Mixed Finance Modernization or Development

RRHA goal is to transform its entire public housing portfolio into mixed-income communities over the next 5-15 years, to reposition the agencies public housing assets into better performing developments that are competitive in the marketplace as well as improve their physical and social conditions.

For well over twenty-five years RRHA's Real Estate and Community Development Department (RECD) has been responsible for creating economic development opportunities in the City of Richmond as well as redeveloping challenged neighborhoods that have not been invested in and neglected for some time. RRHA and/or its subsidiary entity(s) plans to either partner with other developers or self-develop its properties using HUD's mixed-finance approach.

RRHA envisions utilizing a range of financial resources that will be employed to achieve its goal to transform its portfolio which may include but not be limited to: funding from – City, State and Federal resources to achieve modernization of existing public housing units; demolition of selected units and construction of new units; introduction of market rate and for-sale units; acquisition and development of new units in, around and outside of RRHA properties; voluntarily conversion to project based assistance and wholesale redevelopment of its public housing communities.



Mixed Finance Modernization or Development (cont'd)

RRHA plans to submit a mixed-finance application/proposal to HUD and will pursue the construction of new public housing units using accumulated first and second increment Replacement Housing Factor (RHF) funds leveraged with public and private sources.

Second increment RHF grant funds and construction loan proceeds will be used in the RAD Redevelopment Projects to construct additional public housing units or construct other mixed financed development projects.

Any balance of remaining Second Increment RHF funds received to date, along with future RHF grant funding, will be accumulated and used for the potential redevelopment of RRHA's other public housing communities and/or for other projects under the mixed-finance development approach. Additional acquisitions of vacant land or other existing rental properties, adjacent to current public housing sites may also be initiated, subject to submission and approval by HUD of the appropriate development proposals.

Other mixed-finance transactions (via acquisition or new construction or both) may be proposed later in the Plan year commensurate with the RRHA Strategic Business Plan. Financing may include use of regular Capital Funds and/or HUD's Capital Fund Financing Program (CFFP). CFFP involves borrowing against future flow of annual Capital Funds.

RRHA plans to pursue public housing development activities and will utilize the other subsidiary entities for development, financing, and the formation of a variety of ownership structures as well as utilize subsidiary entities for the operation of public and non-public housing programs.

The Authority intends to use Capital Funds, other public and private funds to redevelop its public housing developments including Afton Ave., Bainbridge, Creighton Court, Fulton, Fairfield, Gilpin Court, Hillside Court, Mosby Court, Oscar E. Stovall Place, Randolph Apartments, Whitcomb Court, Mosby South, and Frederic A. Fay Towers, Melvin C. Fox Manor, 1200 Decatur, 1611 4th Ave., 1920 Stonewall Place, 3900 Old Brook Circle, and 700 South Lombardy.

RRHA plans to utilize project-based vouchers and/or tenant protection vouchers for additional affordable housing initiatives, redevelopment projects, replacement housing options and relocation options for residents affected by redevelopment and disposition plans.



Demolition and/or Disposition

This section describes whether HUD-approved applications by RRHA to demolish or dispose (sell) public housing projects owned by RRHA and subject to Annual Contributions Contracts (ACCs), or pending applications for demolition or disposition, have changed during the current plan year.

In such cases, RRHA would be required to describe the housing and the number of affected units for which it will apply or has pending for demolition or disposition; and provide a projected timetable for the demolition or disposition. Information on planned and pending demolition and/or disposition efforts is provided in the following tables.

In addition to planned applications for RRHA developments described in the following tables, 25% of units in RRHA developments may be partially disposed of through RAD and Section 18.

The Authority received authorization from HUD to dispose of 110 of its public housing units previously approved by a Section 32 Homeownership plan. RRHA submitted applications for disposition of 66 units and a second application for 44 units. Individual houses within this scattered site project were sold or transferred to not for profit developers to rehabilitate market and sell to families earning at or below 80% area median income. Other units were sold to third parties in accordance to the approved disposition application

RRHA also received approval for disposition of Overlook Small House/Used House scattered site public housing.

Table #1	Demolition/Disposition Activity Description
1a.	Development name: Small House/Used House
1b.	Development (project) number: VA007000016
2.	Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3.	Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
	Date application approved, submitted, or planned for submission: 4/28/2017 (Approved)
5.	Number of units affected: 110
6.	Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7.	Timeline for activity: a. Actual or projected start date of activity: 7/15/2016 b. Projected end date of activity: 12/31/2020



Table #2	Demolition/Disposition Activity Description
1a. Development name:	Small House/Used House (Overlook)
1b. Development (project) number:	VA007000016
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
Date application approved, submitted, or planned for submission: 11/28/2018 (Approved)	
5. Number of units affected:	10
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 10/1/2013 b. Projected end date of activity: 12/31/2019

Table #3	Demolition/Disposition Activity Description
1a. Development name:	Fay Towers*
1b. Development (project) number:	VA0070000501
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 07/30/2017	
5. Number of units affected:	200
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 01/01/2015 b. Projected end date of activity: 12/31/2020

- Note** Project is under a Rental Assistance Demonstration application.



Table #4	Demolition/Disposition Activity Description
1a. Development name:	Gilpin Court
1b. Development (project) number:	VA007000001
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	01/30/2020
5. Number of units affected:	781
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 12/15/2019 b. Projected end date of activity: 12/31/2025

Table #5	Demolition/Disposition Activity Description
1a. Development name:	Hillside Court
1b. Development (project) number:	VA007000008
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	1/30/2020
5. Number of units affected:	402
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 1/30/2019 b. Projected end date of activity: 12/31/2025



Table #6	Demolition/Disposition Activity Description
1a. Development name:	Fairfield Court
1b. Development (project) number:	VA007000008
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	1/30/2020
5. Number of units affected:	447
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 1/30/2019 b. Projected end date of activity: 12/31/2025

Table #7	Demolition/Disposition Activity Description
1a. Development name:	Whitcomb Court
1b. Development (project) number:	VA007000008
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	1/30/2020
5. Number of units affected:	447
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 1/30/2019 b. Projected end date of activity: 12/31/2025



Table #8	Demolition/Disposition Activity Description
1a. Development name:	Mosby Court
1b. Development (project) number:	VA007000008
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	1/30/2020
5. Number of units affected:	458
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 1/30/2019 b. Projected end date of activity: 12/31/2025

Table #9	Demolition/Disposition Activity Description
1a. Development name:	Creighton Court
1b. Development (project) number:	VA007000005
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	4/30/2019
5. Number of units affected:	504
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 12/15/2019 b. Projected end date of activity: 12/31/2025



Table # 10 Public Housing Homeownership Activity Description

1a. Development name: Greenwalk 1b. Development (project) number: VA36P00750106
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved , submitted, or planned for submission: 11/10/2010
5. Number of units affected: 20 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development



Designated Housing for Elderly and/or Disabled Families

The Richmond Redevelopment and Housing Authority (RRHA) does not plan to newly designate any public housing for occupancy only by elderly families as provided by Section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year. RRHA has operated certain public housing units as such, restricting occupancy to residents who are near elderly or elderly only. RRHA does not intend to designate any of its public housing units for occupancy by elderly and disabled families.

Conversion of Public Housing to Tenant-Based Assistance

This section describes, with respect to RRHA-owned public housing: 1) any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert; 2) the analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion.

RRHA will continue to analyze units in its portfolio to be converted where the conversion to project or tenant based vouchers is economically beneficial and will increase housing opportunities. This includes seeking additional funding authority in the voucher program to increase project based opportunities at elderly and family public housing communities. RRHA may also elect to utilize Low-Income Housing Tax Credit equity and other resources to facilitate the conversion of the above mentioned developments.

Conversion of Public Housing to Project-Based Assistance under RAD

The Richmond Redevelopment and Housing Authority intends to submit multiple applications under the RAD program for the conversion of existing public housing to Project Based Rental Assistance under the guidelines of PIH Notice 2012-32 (HA) h-2017-03, REV-3 and any successor Notices. Upon conversion to Project Based Rental Assistance, the Authority and/or new established ownership will adopt the resident rights, participation, waiting list and grievance procedures listed in (For conversions to PBV: Section 1.6 of PIH Notice 2012-32, REV-2; and Joint Housing PIH Notice H-2014-09/PIH-2014-17; For conversions to PBRA: Section 1.7 of PIH Notice 2012-32, REV-2; and Joint Housing PIH Notice H-2014-09/PIH-2014-17).

- a. PBV: This includes any waiting list preferences that will be adopted for the Covered Project as well as the Resident Rights and Participation, Tenant Protections for residents stated in Section 1.6, Attachment 1B of this Notice and the Joint Housing/PIH Notice H-2014-09/PIH- 2014-17.
- b. PBRA: This includes any waiting list preferences that will be adopted for the Covered Project as well as the Resident Rights and Participation, Tenant Protections for residents stated in Section 1.7 and Attachment 1B of this Notice and the Joint Housing PIH Notice H-2014-09/PIH -2014-17.

These resident rights, participation, waiting list and grievance procedures are attached to this notice. Additionally, the Richmond Redevelopment and Housing Authority is currently compliant with all fair housing and civil rights requirements and is not under a Voluntary Compliance Agreement.



RAD was designed by HUD to assist in addressing the capital needs of public housing by providing Richmond Redevelopment and Housing Authority with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that Richmond Redevelopment and Housing Authority may also borrow funds to address their capital needs.

Below, please find specific information related to the Public Housing Development(s) selected for RAD on Amendment #3

Rental Assistance Demonstration (RAD) Amendment # 3

The Richmond Redevelopment and Housing Authority is amending its Annual PHA Plan because it was a successful applicant in the Rental Assistance Demonstration (RAD). As a result, the Richmond Redevelopment and Housing Authority will be converting to **Project Based Vouchers under the guidelines of PIH Notice 2012-32, REV-1 and any successor Notices. Upon conversion to Project Based Vouchers the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6 of PIH Notice 2012-32, REV-2; and Joint Housing PIH Notice H-2014-09/PIH-2014-17.** These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. Additionally, the Richmond Redevelopment and Housing Authority certifies that it is currently compliant with all fair housing and civil rights requirements.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing Richmond Redevelopment and Housing Authority with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that Richmond Redevelopment and Housing Authority may also borrow funds to address their capital needs. The Richmond Redevelopment and Housing Authority will also be using Capital Funds in the amount of \$2,500,000.00 towards the conversion.

Below, please find specific information related to the Public Housing Development(s) selected for RAD:



Development #1

<u>Name of Public Housing Development:</u> 1.Fay Towers	<u>PIC Development ID:</u> VA007000501	<u>Conversion Type:</u> PBRA	<u>Transfer of Assistance:</u> 200
<u>Total Units :</u> 200	<u>Pre-RAD Units:</u> Senior	<u>Post- RAD Unit Type:</u> Senior	<u>Capital Fund Allocation of Development:</u> <u>\$797,880.00</u>
<u>Bedroom Type:</u> Efficiency: One Bedroom:	<u>Number of Units Pre-Conversion:</u> 120 80	<u>Number of Units Post Conversion:</u> 199	<u>Change in Number of Units per bedroom type and Why:</u> Reduction of 1 Unit due to development design.
<u>Complete</u>	200	199	

Development #2 NEW

<u>Name of Public Housing Development:</u> 1.Stonewall 2.Fox 3.Decatur 4.Lombardy	<u>PIC Development ID:</u> VA007000503	<u>Conversion Type:</u> PBV	<u>Transfer of Assistance:</u> 217
<u>Total Units :</u> 217	<u>Pre-RAD Units:</u>	<u>Post- RAD Unit Type:</u> Family /Senior	<u>Capital Fund Allocation of Development:</u> <u>\$365,163.00</u>
<u>Bedroom Type:</u> Efficiency: One Bedroom: Two Bedroom: Three Bedroom: Four Bedroom:	<u>Number of Units Pre-Conversion:</u> 15 202	<u>Number of Units Post Conversion:</u> 15 202	<u>Change in Number of Units per bedroom type and Why:</u>
<u>Complete</u>	217	217	



Development #3 NEW

<u>Name of Public Housing Development:</u> 1.Hillside 2.Afton 3.Stovall	PIC Development ID: VA007000004	Conversion Type: PBV	Transfer of Assistance: 470
<u>Total Units :</u> 470	<u>Pre-RAD Units:</u> Family	<u>Post- RAD Unit Type:</u> Family /Senior	<u>Capital Fund Allocation of Development:</u> <u>\$754,650.00</u>
<u>Bedroom Type:</u> Efficiency: One Bedroom: Two Bedroom: Three Bedroom: Four Bedroom: Five Bedroom: Complete:	<u>Number of Units Pre-Conversion:</u> <i>80</i> <i>232</i> <i>131</i> <i>26</i> <i>1</i> <i>470</i>	<u>Number of Units Post Conversion:</u> <i>80</i> <i>232</i> <i>131</i> <i>261</i> <i>1</i> <i>470</i>	<u>Change in Number of Units per bedroom type and Why:</u>



Development #4 NEW

<u>Name of Public Housing Development:</u> 1. Whitcomb 2. Randolph	PIC Development ID: VA007000006	Conversion Type: PBV	Transfer of Assistance: 491
<u>Total Units :</u> 491	<u>Pre-RAD Units:</u> Family	<u>Post- RAD Unit Type:</u> Family /Senior	<u>Capital Fund Allocation of Development:</u> <u>\$804,118.00</u>
Bedroom Type: Efficiency: One Bedroom: Two Bedroom: Three Bedroom: Four Bedroom: Five Bedroom: Complete:	Number of Units Pre-Conversion: 62 274 116 34 5 491	Number of Units Post Conversion: 62 274 116 34 5 491	Change in Number of Units per bedroom type and Why:

Development #5 NEW

<u>Name of Public Housing Development:</u> 1. Fulton 2. Old Brook 3. 4 th Avenue 4. Fay	PIC Development ID: VA007000501	Conversion Type: PBV	Transfer of Assistance: 317
<u>Total Units :</u> 317	<u>Pre-RAD Units:</u> Senior /Family	<u>Post- RAD Unit Type:</u> Family /Senior	<u>Capital Fund Allocation of Development:</u> <u>\$469,477.00</u>
Bedroom Type: Efficiency: One Bedroom: Two Bedroom: Three Bedroom: Four Bedroom: Five Bedroom: Complete:	Number of Units Pre-Conversion: 77 177 23 22 15 3 317	Number of Units Post Conversion: 77 177 23 22 15 3 317	Change in Number of Units per bedroom type and Why:



Development #6

<u>Name of Public Housing Development:</u> 1. Bainbridge	PIC Development ID: VA007000016	Conversion Type: PBV	Transfer of Assistance: 18
<u>Total Units :</u> 18	<u>Pre-RAD Units:</u> Family	<u>Post- RAD Unit Type:</u> Family /Senior	<u>Capital Fund Allocation of Development:</u> \$33,386.40
<u>Bedroom Type:</u> Efficiency: One Bedroom: Two Bedroom: Three Bedroom: Four Bedroom: Five Bedroom: Complete:	<u>Number of Units Pre-Conversion:</u> 18	<u>Number of Units Post Conversion:</u> 18	<u>Change in Number of Units per bedroom type and Why:</u>

Resident Rights, Participation, Waiting List and Grievance Procedures

If converting to PBV: (Insert PIH Notice 2012-32, REV-3 Section 1.6.C & Section 1.6.D, and Joint Housing/PIH Notice H-2014-09/ PIH-2014-17, as a whole, into this Attachment to your PHA Plan)

A. PBV Resident Rights and Participation.

- 1. No Rescreening of Tenants upon Conversion.** Pursuant to the RAD Statute, at conversion, current households cannot be excluded from occupancy at the Covered Project based on any rescreening, income eligibility, or income targeting. With respect to occupancy in the Covered Project, current households in the Converting Project will be grandfathered for application of any eligibility criteria to conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion.¹ Post-conversion, the tenure of all residents of the Covered Project is protected pursuant to PBV requirements regarding continued occupancy unless explicitly modified in this Notice (e.g., rent phase-in provisions). For example, a unit with a household that was over-income at time of conversion would continue to be treated as an assisted unit. Thus, 24 CFR § 982.201, concerning eligibility and targeting of tenants for initial occupancy, will not apply for current households. Once the grandfathered household moves out, the unit must be leased to an eligible family. MTW

¹ These protections (as well as all protections in this Notice for current households) also apply when a household is relocated to facilitate new construction or repairs following conversion and subsequently returns to the Covered Project.



agencies may not alter this requirement. Further, so as to facilitate the right to return to the assisted property, this provision shall apply to current public housing residents of the Converting Project that will reside in non-RAD PBV units or non-RAD PBRA units placed in a project that contain RAD PBV units or RAD PBRA units. Such families and such contract units will otherwise be subject to all requirements of the applicable program, specifically 24 CFR § 983 for non-RAD PBV units and the PBRA requirements governing the applicable contract for non-RAD PBRA units.²

2. **Right to Return.** See section 1.4.A.5(ii) and the RAD Fair Housing, Civil Rights, and Relocation Notice regarding a resident’s right to return.
3. **Renewal of Lease.** Since publication of the PIH Notice 2012-32 Rev 1, the regulations under 24 CFR part 983 have been amended requiring Project Owners to renew all leases upon lease expiration, unless cause exists. MTW agencies may not alter this requirement.
4. **Phase-in of Tenant Rent Increases.** If a tenant’s monthly rent increases by more than the greater of 10 percent or \$25 purely as a result of conversion, the rent increase will be phased in over 3 or 5 years. To implement this provision, HUD is specifying alternative requirements for section 3(a)(1) of the Act, as well as 24 CFR § 983.3 (definition of “total tenant payment” (TTP)) to the extent necessary to allow for the phase-in of tenant rent increases. A PHA must create a policy setting the length of the phase-in period at three years, five years or a combination depending on circumstances. For example, a PHA may create a policy that uses a three year phase-in for smaller increases in rent and a five year phase-in for larger increases in rent. This policy must be in place at conversion and may not be modified after conversion.

The method described below explains the set percentage-based phase-in a Project Owner must follow according to the phase-in period established. For purposes of this section “Calculated PBV TTP” refers to the TTP calculated in accordance with regulations at 24 CFR §5.628 and the “most recently paid TTP” refers to the TTP recorded on line 9j of the family’s most recent HUD Form 50058. If a family in a project converting from Public Housing to PBV was paying a flat rent immediately prior to conversion, the PHA should use the flat rent amount to calculate the phase-in amount for Year 1, as illustrated below.

Three Year Phase-in:

- Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 33% of difference between most recently paid TTP or flat rent and the Calculated PBV TTP

² For non-RAD PBV households, applicable program requirements includes the requirement that any admission to the project must be initially eligible for a HAP payment at admission to the program, which means their TTP may not exceed the gross rent for the unit at that time.



- Year 2: Year 2 Annual Recertification (AR) and any Interim Recertification (IR) prior to Year 3 AR – 50% of difference between most recently paid TTP and the Calculated PBV TTP
- Year 3: Year 3 AR and all subsequent recertifications – Full Calculated PBV TTP³

Five Year Phase in:

- Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 20% of difference between most recently paid TTP or flat rent and the Calculated PBV TTP
- Year 2: Year 2 AR and any IR prior to Year 3 AR – 25% of difference between most recently paid TTP and the Calculated PBV TTP
- Year 3: Year 3 AR and any IR prior to Year 4 AR – 33% of difference between most recently paid TTP and the Calculated PBV TTP
- Year 4: Year 4 AR and any IR prior to Year 5 AR – 50% of difference between most recently paid TTP and the Calculated PBV TTP
- Year 5 AR and all subsequent recertifications – Full Calculated PBV TTP

Please Note: In either the three year phase-in or the five-year phase-in, once the Calculated PBV TTP is equal to or less than the previous TTP, the phase-in ends and tenants will pay full TTP from that point forward. MTW agencies must also implement a three or five-year phase-in for impacted residents, but may alter the terms above as long as it establishes a written policy setting forth the alternative terms.

- 5. Family Self Sufficiency (FSS) and Resident Opportunities and Self Sufficiency Service Coordinator (ROSS-SC) programs.** Public Housing residents that are currently FSS participants will continue to be eligible for FSS once their housing is converted under RAD. The PHA may continue to use any FSS funds already awarded to serve those FSS participants who live in units converted by RAD. At the completion of the FSS grant, PHAs should follow the normal closeout procedures outlined in the grant agreement. If the PHA continues to run an FSS program that serves PH and/or HCV participants, the PHA will continue to be eligible (subject to NOFA requirements) to apply for FSS funding and may use that funding to serve PH, HCV and/or PBRA participants in its FSS program. Due to the program merger between PH FSS and HCV FSS that took place pursuant to the FY14 Appropriations Act (and was continued in the subsequent

³ For example, where a resident's most recently paid TTP is \$100, but the Calculated PBV TTP is \$200 and remains \$200 for the period of the resident's occupancy, (i.e. no changes in income) the resident would continue to pay the same rent and utilities for which it was responsible prior to conversion. At the first recertification following conversion, the resident's contribution would increase by 33% of \$100 to \$133. At the second AR, the resident's contribution would increase by 50% of the \$66 differential to the standard TTP, increasing to \$166. At the third AR, the resident's contribution would increase to \$200 and the resident would continue to pay the Calculated PBV TTP for the duration of their tenancy.



Appropriation Acts), no special provisions are required to continue serving FSS participants that live in public housing units converting to PBV under RAD.

However, PHAs should note that there are certain FSS requirements (e.g., escrow calculation and escrow forfeitures) that apply differently depending on whether the FSS participant is a participant under the HCV program or a public housing resident, and PHAs must follow such requirements accordingly. All PHAs will be required to administer the FSS program in accordance with FSS regulations at 24 CFR part 984, the participants' contracts of participation, and the alternative requirements established in the "Waivers and Alternative Requirements for the FSS Program" Federal Register notice, published on December 29, 2014, at 79 FR 78100.⁴ Further, upon conversion to PBV, already escrowed funds for FSS participants shall be transferred into the HCV escrow account and be considered TBRA funds, thus reverting to the HAP account if forfeited by the FSS participant.

For information on FSS PIC reporting requirements for RAD conversions, see Notice PIH 2016-08 at <http://portal.hud.gov/hudportal/documents/huddoc?id=pih2016-08.pdf>.

Current ROSS-SC grantees will be able to finish out their current ROSS-SC grants once their housing is converted under RAD. However, once the property is converted, it will no longer be eligible to be counted towards the unit count for future ROSS-SC grants, nor will its residents be eligible to be served by future ROSS-SC grants, which, by statute, can only serve public housing residents. At the completion of the ROSS-SC grant, PHAs should follow the normal closeout procedures outlined in the grant agreement. Please note that ROSS-SC grantees may be a non-profit or local Resident Association and this consequence of a RAD conversion may impact those entities.

6. **Resident Participation and Funding.** In accordance with Attachment 1B, residents of Covered Projects with assistance converted to PBV will have the right to establish and operate a resident organization for the purpose of addressing issues related to their living environment and be eligible for resident participation funding.
7. **Resident Procedural Rights.** The following items must be incorporated into both the Section 8 Administrative Plan and the Project Owner's lease, which includes the required tenancy addendum, as appropriate. Evidence of such incorporation may be requested by HUD for purposes of monitoring the program.
 - i. **Termination Notification.** HUD is incorporating additional termination notification requirements to comply with section 6 of the Act for public housing projects that convert assistance under RAD. In addition to the regulations at 24 CFR § 983.257 related to Project Owner termination of tenancy and eviction

⁴ The funding streams for the PH FSS Program and the HCV FSS Program were first merged pursuant to the FY 2014 appropriations act. As a result, PHAs can serve both PH residents and HCV participants, including PBV participants, with FSS funding awarded under the FY 2014 FSS Notice of Funding Availability (FSS NOFA) and any other NOFA under which the combination of funds remains in the applicable appropriations act. For PHAs that had managed both programs separately and now have a merged program, a conversion to PBV should not impact their FSS participants.



(which MTW agencies may not alter) the termination procedure for RAD conversions to PBV will require that PHAs provide adequate written notice of termination of the lease which shall be :

- a. A reasonable period of time, but not to exceed 30 days:
 - i. If the health or safety of other tenants, Project Owner employees, or persons residing in the immediate vicinity of the premises is threatened;
or
 - ii. In the event of any drug-related or violent criminal activity or any felony conviction;
- b. Not less than 14 days in the case of nonpayment of rent; and
- c. Not less than 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply.
- ii. **Grievance Process.** Pursuant to requirements in the RAD Statute, HUD is establishing additional resident procedural rights to comply with section 6 of the Act.

For issues related to tenancy and termination of assistance, PBV program rules require the Project Owner to provide an opportunity for an informal hearing, as outlined in 24 CFR § 982.555. RAD will specify alternative requirements for 24 CFR § 982.555(b) in part, which outlines when informal hearings are not required, to require that:

- a. In addition to reasons that require an opportunity for an informal hearing given in 24 CFR § 982.555(a)(1)(i)-(vi),⁵ an opportunity for an informal hearing must be given to residents for any dispute that a resident may have with respect to a Project Owner action in accordance with the individual's lease or the contract administrator in accordance with RAD PBV requirements that adversely affect the resident's rights, obligations, welfare, or status.
 - i. For any hearing required under 24 CFR § 982.555(a)(1)(i)-(vi), the contract administrator will perform the hearing, as is the current standard in the program. The hearing officer must be selected in accordance with 24 CFR § 982.555(e)(4)(i).
 - ii. For any additional hearings required under RAD, the Project Owner will perform the hearing.

⁵ § 982.555(a)(1)(iv) is not relevant to RAD as the tenant-based certificate program has been repealed.



- b. There is no right to an informal hearing for class grievances or to disputes between residents not involving the Project Owner or contract administrator.
- c. The Project Owner gives residents notice of their ability to request an informal hearing as outlined in 24 CFR § 982.555(c)(1) for informal hearings that will address circumstances that fall outside of the scope of 24 CFR § 982.555(a)(1)(i)-(vi).
- d. The Project Owner provides opportunity for an informal hearing before an eviction.

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

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

Under the Housing Choice Voucher program, the EID exclusion is limited only to persons with disabilities (24 CFR § 5.617(b)). In order to allow all tenants (including non-disabled persons) who are employed and currently receiving the EID at the time of conversion to continue to benefit from this exclusion in the PBV project, the provision in 24 CFR § 5.617(b) limiting EID to disabled persons is waived. The waiver, and resulting alternative requirement, apply only to tenants receiving the EID at the time of conversion. No other tenant (e.g., tenants that move into the property following conversion or tenants who at one time received the EID but are not receiving the EID exclusion at the time of conversion due to loss of employment) is covered by this waiver.

Jobs Plus. Jobs Plus grantees awarded FY14 and future funds that convert the Jobs Plus target projects(s) under RAD will be able to finish out their Jobs Plus period of performance at that site unless significant relocation and/or change in building occupancy is planned. If either is planned at the Jobs Plus target project(s), HUD may allow for a modification of the Jobs Plus work plan or may, at the Secretary's discretion, choose to end the Jobs Plus program at that project.

2. **When Total Tenant Payment Exceeds Gross Rent.** Under normal PBV rules, the PHA may select an occupied unit to be included under the PBV HAP Contract only if the unit's occupants are eligible for housing assistance payments (24 CFR § 983.53(c)). Also, a PHA must remove a unit from the contract when no assistance has been paid for 180 days because the family's TTP has risen to a level that is equal to or greater than the contract rent, plus any utility allowance, for the unit (i.e., the Gross Rent)) (24 CFR § 983.258). Since the rent limitation under this Section of the Notice may result in a family's TTP equaling or exceeding the gross rent for the unit, for residents living in the Converting



Project prior to conversion and who will return to the Covered Project after conversion, HUD is waiving both of these provisions and requiring that the unit for such families be placed on and/or remain under the HAP Contract when TTP equals or exceeds the Gross Rent. Further, HUD is establishing the alternative requirement that until such time that the family's TTP falls below the gross rent, the rent to the owner for the unit will equal the lesser of (a) the family's TTP, less the Utility Allowance, or (b) any applicable maximum rent under LIHTC regulations. When the family's TTP falls below the gross rent, normal PBV rules shall apply. As necessary to implement this alternative provision, HUD is waiving the provisions of Section 8(o)(13)(H) of the Act and the implementing regulations at 24 CFR § 983.301 as modified by Section 1.6.B.5 of this Notice.⁶ In such cases, the resident is considered a participant under the program and all of the family obligations and protections under RAD and PBV apply to the resident. Likewise, all requirements with respect to the unit, such as compliance with the HQS requirements, apply as long as the unit is under HAP Contract. The PHA is required to process these individuals through the Form 50058 submodule in PIC.

Following conversion, 24 CFR § 983.53(d) applies, and any new families referred to the RAD PBV project must be initially eligible for a HAP payment at admission to the program, which means their TTP may not exceed the gross rent for the unit at that time. Further, a PHA must remove a unit from the contract when no assistance has been paid for 180 days. If units are removed from the HAP contract because a new admission's TTP comes to equal or exceed the gross rent for the unit and if the project is fully assisted, HUD is imposing an alternative requirement that the PHA must reinstate the unit after the family has vacated the property. If the project is partially assisted, the PHA may substitute a different unit for the unit on the HAP contract in accordance with 24 CFR §983.207 or, where "floating" units have been permitted, Section 1.6.B.10 of this Notice.

- 3. Under-Occupied Unit.** If a family is in an under-occupied unit under 24 CFR § 983.260 at the time of conversion, the family may remain in this unit until an appropriate-sized unit becomes available in the Covered Project. When an appropriate sized unit becomes available in the Covered Project, the family living in the under-occupied unit must move to the appropriate-sized unit within a reasonable period of time, as determined by the administering Voucher Agency. In order to allow the family to remain in the under-occupied unit until an appropriate-sized unit becomes available in the Covered Project, 24 CFR § 983.260 is waived. MTW agencies may not modify this requirement.

B. PBV: Other Miscellaneous Provisions

- 1. Access to Records, Including Requests for Information Related to Evaluation of Demonstration.** PHAs and the Project Owner must cooperate with any reasonable HUD request

⁶ For example, a public housing family residing in a property converting under RAD has a TTP of \$600. The property has an initial Contract Rent of \$500, with a \$50 Utility Allowance. Following conversion, the residents is still responsible for paying \$600 in tenant rent and utilities.

for data to support program evaluation, including but not limited to project financial statements, operating data, Choice-Mobility utilization, and rehabilitation work. Please see Appendix IV for reporting units in Form HUD-50058.

2. **Additional Monitoring Requirement.** The Owner must submit to the administering PHA and the PHA's Board must approve the operating budget for the Covered Project annually in accordance with HUD requirements.⁷
3. **Davis-Bacon Act and Section 3 of the Housing and Urban Development Act of 1968 (Section 3).** This section has been moved to 1.4.A.13 and 1.4.A.14.
4. **Establishment of Waiting List.** 24 CFR § 983.251 sets out PBV program requirements related to establishing and maintaining a voucher-wide, PBV program-wide, or site-based waiting list from which residents for the Covered Project will be admitted. These provisions will apply unless the project is covered by a remedial order or agreement that specifies the type of waiting list and other waiting list policies. The PHA shall consider the best means to transition applicants from the current public housing waiting list, including:
 - i. Transferring an existing site-based waiting list to a new site-based waiting list.
 - ii. Transferring an existing site-based waiting list to a PBV program-wide or HCV program-wide waiting list.
 - iii. Transferring an existing community-wide public housing waiting list to a PBV program-wide or HCV program-wide waiting list, an option particularly relevant for PHAs converting their entire portfolio under RAD.
 - iv. Informing applicants on a community-wide public housing waiting list how to transfer their application to one or more newly created site-based waiting lists.

For any applicants on the public housing waiting list that are likely to be ineligible for admission to a Covered Project converting to PBV because the household's TTP is likely to exceed the RAD gross rent, the PHA shall consider transferring such household, consistent with program requirements for administration of waiting lists, to the PHA's remaining public housing waiting list(s) or to another voucher waiting list, in addition to transferring such household to the waiting list for the Covered Project.

To the extent any wait list relies on the date and time of application, the applicants shall have priority on the wait list(s) to which their application was transferred in accordance with the date and time of their application to the original waiting list.

⁷ For PBV conversions that are not FHA-insured, a future HUD notice will describe project financial data that may be required to be submitted by a PBV owner for purposes of monitoring and evaluation, given that PBV projects do not submit annual financial statements to HUD/REAC.



If the PHA is transferring assistance to another neighborhood and, as a result of the transfer of the waiting list, the applicant would only be eligible for a unit in a location which is materially different from the location to which the applicant applied, the PHA must notify applicants on the wait-list of the transfer of assistance, and on how they can apply for residency at other sites.

If using a site-based waiting list, PHAs shall establish a waiting list in accordance with 24 CFR § 903.7(b)(2)(ii)-(iv) to ensure that applicants on the PHA's public housing community-wide waiting list have been offered placement on the Covered Project's initial waiting list. In all cases, PHAs have the discretion to determine the most appropriate means of informing applicants on the public housing community-wide waiting list given the number of applicants, PHA resources, and admissions requirements of the projects being converted under RAD. A PHA may consider contacting every applicant on the public housing waiting list via direct mailing; advertising the availability of housing to the population that is less likely to apply, both minority and non-minority groups, through various forms of media (e.g., radio stations, posters, newspapers) within the marketing area; informing local non-profit entities and advocacy groups (e.g., disability rights groups); and conducting other outreach as appropriate. Any activities to contact applicants on the public housing waiting list must be conducted in accordance with the requirements for effective communication with persons with disabilities at 24 CFR § 8.6 and with the obligation to provide meaningful access for persons with limited English proficiency (LEP).⁸

A PHA must maintain any site-based waiting list in accordance with all applicable civil rights and fair housing laws and regulations.

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

RRHA does not currently utilize site-based waiting lists within its public housing program, and has no plan to do so within the time periods covered by this Plan.

5. **Mandatory Insurance Coverage.** The Covered Project shall maintain at all times commercially available property and liability insurance to protect the project from financial loss and, to the extent insurance proceeds permit, promptly restore, reconstruct, and/or repair any damaged or destroyed project property.
6. **Agreement Waiver.** This section has been moved to 1.6.B.8.
7. **Future Refinancing.** Project Owners must receive HUD approval for any refinancing or restructuring of secured debt during the HAP Contract term to ensure the financing is consistent with long-term preservation of the Covered Project. With respect to any financing contemplated at the time of conversion (including any permanent financing which is a

⁸ For more information on serving persons with LEP, please see HUD's Final guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons (72 FR 2732), published on January 22, 2007.



conversion or take-out of construction financing), such consent may be evidenced through the RCC.

- 8. Administrative Fees for Public Housing Conversions during the Year of Conversion.** For the remainder of the Calendar Year in which the HAP Contract becomes effective (i.e., the “year of conversion”), RAD PBV projects will be funded with public housing funds. For example, if the project’s assistance converts effective July 1, 2015, the public housing ACC between the PHA and HUD will be amended to reflect the number of units under HAP Contract, but will be for zero dollars, and the RAD PBV HAP Contract will be funded with public housing money for July through December 2015. Since TBRA is not the source of funds, PHAs should not report leasing and expenses into VMS during this period, and PHAs will not receive section 8 administrative fee funding for converted units during this time.

PHAs operating HCV program typically receive administrative fees for units under a HAP Contract, consistent with recent appropriation act references to “section 8(q) of the [United States Housing Act of 1937] and related appropriations act provisions in effect immediately before the Quality Housing and Work Responsibility Act of 1998” and 24 CFR § 982.152(b). During the year of conversion mentioned in the preceding paragraph, these provisions are waived. PHAs will not receive Section 8 administrative fees for PBV RAD units during the year of conversion.

After the year of conversion, the Section 8 ACC will be amended to include Section 8 funding that corresponds to the units covered by the Section 8 ACC. At that time, the regular Section 8 administrative fee funding provisions will apply.

- 9. Choice-Mobility.** One of the key features of the PBV program is the mobility component, which provides that if the family has elected to terminate the assisted lease at any time after the first year of occupancy in accordance with program requirements, the PHA must offer the family the opportunity for continued tenant-based rental assistance, in the form of either assistance under the voucher program or other comparable tenant-based rental assistance.

If as a result of participation in RAD a significant percentage of the PHA’s HCV program becomes PBV assistance, it is possible for most or all of a PHA’s turnover vouchers to be used to assist those RAD PBV families who wish to exercise mobility. While HUD is committed to ensuring mobility remains a cornerstone of RAD policy, HUD recognizes that it remains important for the PHA to still be able to use tenant-based vouchers to address the specific housing needs and priorities of the community. Therefore, HUD is establishing an alternative requirement for PHAs where, as a result of RAD, the total number of PBV units (including RAD PBV units) under HAP Contract administered by the PHA exceeds 20 percent of the PHA’s authorized units under its HCV ACC with HUD.

The alternative mobility policy provides that an eligible voucher agency would not be required to provide more than three-quarters of its turnover vouchers in any single year to the residents of Covered Projects. While a voucher agency is not required to establish a voucher inventory turnover cap, if such a cap is implemented, the voucher agency must create and maintain a waiting list in the order in which



the requests from eligible households were received. In order to adopt this provision, this alternative mobility policy must be included in an eligible PHA's administrative plan.

To effectuate this provision, HUD is providing an alternative requirement to Section 8(o)(13)(E) of the Act and 24 CFR § 983.261(c). Please note that this alternative requirement does not apply to PBVs entered into outside of the context of RAD. MTW agencies may not alter this requirement.

- 10. Reserve for Replacement.** The Project Owner shall establish and maintain a replacement reserve in an interest-bearing account to aid in funding extraordinary maintenance and repair and replacement of capital items in accordance with applicable regulations. The reserve must be built up to and maintained at a level determined by HUD to be sufficient to meet projected requirements. For FHA transactions, Replacement Reserves shall be maintained in accordance with the FHA Regulatory Agreement. For all other transactions, Replacement Reserves shall be maintained in a bank account or similar instrument, as approved by HUD, where funds will be held by the Project Owner or mortgagee and may be drawn from the reserve account and used subject to HUD guidelines.

Resident Rights, Participation, Waiting List and Grievance Procedures

PBV Conversion: Joint Housing/PIH Notice H-2014-09/ PIH-2014-17, as a whole, is attached to this RRHA PHA Plan Amendment in its entirety.

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

- a. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
- b. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- c. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- d. Changes to the financing structure for each approved RAD conversion.



Non- Smoking Policies

In accordance with the Smoke-Free Public Housing Final Rule, RRHA amended its PHA Plan and ACOP to ensure compliance. As stated in Notice PIH 2017-03, RRHA will “....design and implement a policy barring the use of prohibited tobacco products in all public housing living units, interior common areas and outdoor areas within 25 feet from public housing and administrative office buildings (collectively, “restricted areas”) by July 30, 2018”.

RRHA has implemented a Smoke Free Policy in full compliance with the requirements. Specifically, the policy prohibits lit tobacco products in all public housing units, indoor common areas in public housing, and in PHA administrative office buildings (in brief, a smoke-free policy for all public housing indoor areas). The smoke-free policy extends to all outdoor areas up to 25 feet from the housing and administrative office buildings. HUD proposes implementation of smoke-free public housing to improve indoor air quality in the housing, benefit the health of public housing residents and PHA staff, reduce the risk of catastrophic fires, and lower overall maintenance costs.

RRHA has reviewed HUD materials, websites, toolkits and all other available resources to determine the steps necessary for compliance. RRHA has offered the Freedom from Smoking Cessation Clinics (offered by the American Lung Association), to all employees and public housing residents and will continue to educate and engage its residents, employees, Board members, stakeholders and partners on the rule. Finally, all residents have signed a lease addendum outlining policy implementation and enforcement. RRHA will continue to partner with local and state health departments and tobacco control organizations.



Project-Based Vouchers

This section describes the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

When funding becomes available, the Authority plans to use some of its vouchers under the “Project Based Vouchers” (“PBV”) option, as described at 24 CFR Part 983. This may be done in one of three ways.

- First, RRHA may issue a Request for Proposals from owners wishing to participate in the program. The criteria and procedures for such selections will be described in the RFP and in the RRHA’s Housing Choice Voucher Program (HCVP-Section 8) Administrative Plan.
- Second, RRHA may make non-competitive selections of owners whose projects included a competitive selection of proposals, such as housing assisted under a federal, state, or local government housing assistance, community development, or supportive services program.
- Third, RRHA may submit a proposal under an RFP for units in its public housing portfolio or a property it may acquire under its “redevelopment” authority for this purpose.

The use of PBVs is consistent with the overall PHA Plan which is encouraging the development of affordable mixed-use, mixed-income housing particularly in consort with broader neighborhood revitalization and RRHA’s goal to transform its entire public housing portfolio into mixed-income communities. Thereby repositioning the agencies public housing assets into better performing developments that are competitive in the marketplace as well as improve their physical and social conditions.

RRHA’s PBV criteria and procedures will propose the use of these resources in ways that facilitate achievement of its overall housing goals in general and the mobilization of potential relocation resources, to address the housing needs of RRHA families at developments slated to be redeveloped, including, but not limited to, the Creighton, Gilpin, Fairfield, Hillside, Mosby and Whitcomb Courts.

Under the HUD Asset Management Model, some of RRHA’s developments are not financially sustainable because insufficient Annual Contract Contribution (ACC) subsidy is received from HUD to support their operations. RRHA is currently evaluating options for restructuring the properties; possibly seeking to convert these properties to Project-based Section 8 communities



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

As funds become available, RRHA intends to explore all opportunities for additional capital fund monies. RRHA successfully applied for the 2014 and 2015 Emergency Safety and Security Grant and received an additional \$404,000 in funds to make lighting and/or security improvements in all of its large family developments. RRHA will continue to seek additional revenue sources and utilize available programs to address the severe capital needs within its aging housing stock and preserve affordable housing that is decent, safe and sanitary.



B.3 Civil Rights Certification

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.

See attached

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 02/29/2016

Civil Rights Certification

Annual Certification and Board Resolution


Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency 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, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Richmond Redevelopment and Housing Authority
PHA Name

VA-007
PHA Number/HA Code

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: <u>Robert J. Adams</u>	Title: <u>Chairman, Board of Commissioners</u>
Signature: 	Date: <u>6/20/13</u>



B.5 – Progress Report

Progress in Meeting Mission and Goals in the previous 5-Year and Annual Plan

RRHA continues to work toward goals established in its strategic plan and will continue to revise to incorporate newly developed mission and goals aimed at transforming its public housing and improving the efficiency of its operations.

1. CREATE A 5 YEAR PLAN TO IMPLEMENT THE TRANSFORMATION OF LARGE PUBLIC HOUSING DEVELOPMENTS

- 1.1 Adopt prioritization criteria and form a realistic, achievable, resourced, inclusive of resident input, plan.
- 1.2 Engage residents/stakeholders in the redevelopment process utilizing mixed income approach, Section 8 Project based vouchers, and rental assistance.
- 1.3 Craft a revitalization plan for each transformation project.

2. USE OUR EXISTING RESOURCES STRATEGICALLY AND DEVELOP ALTERNATE REVENUE SOURCES.

- 2.1 Use HUD, local, and state funding/programs (i.e. Capital Funds, RAD, Project Based Vouchers) to complete current projects.
- 2.2 Dispose/redevelop underutilized assets to create reserves.
- 2.3 Determine best practices for revenue generation.
- 2.4 Institutionalize resource development function.
- 2.5 Act as a co-developer on PHA revitalization efforts to earn fees and gain experience.

3. SUPPORT OUR CUSTOMERS SUCCESS

- 3.1 Examine and redesign the Resident Services Programs and establish metrics that will promote sustainability among our residents.

RRHA has put metrics in place in the following areas:

- Employment, with the goal of 150 residents obtaining and maintain employment.
- Annually providing Health Education and Health Screening to 1000 residents through Community Events, Health fairs, and Educational programs
- Education, assisting 100 residents annually in obtaining the following employment trainings/soft skills, certifications, and, formal education, post-secondary, and GED.

- 3.2 Create a plan to meet resident needs.

- RRHA's preview of data revealed a need to focus on the above listed metrics to improve the quality of life for resident in the Community. The established goals will impact these critical areas that assist residents in sustaining and develop self-sufficiency.

- 3.3 Examine the needs and available services for residents less than 18 years of age and develop partnerships and programs to support them.

- RRHA worked with its' partner (Virginia Commonwealth University) to assessed the programs for youth and determined that 14 -18 year old youth were very limited.

- Farther information gathering determined that this age group was most interested in employment and educational opportunities to assist them in planning for their future.
- Working extensively with workforce development organizations, RRHA has been able to increase employment opportunities for this age group. In 2018 alone, over 70 youth participated in summer employment, and many were able to maintain employment during the school year.
- Educationally, with the assistance of partners, RRHA has been able to award 16 youth 96K in scholarships since 2016.

3.4 Create a plan to organize residents in order to promote participation in resident services.

- Residents are introduced to resident services staff, programs and partners at New Resident Orientation, which is a mass briefing prior to moving into public housing.
- Residents are visited by the Resident Services Coordinator at their home within the first 45 days of moving into the community.
- Residents are notified via mail, flyers, home visits, and social media about all events and programs in the community and across the City.

3.5 Develop Self-Sufficiency for housing choice voucher participants and public housing residents.

- Through the Family Self-Sufficiency Program, RRHA has been able graduate 13 participants with total escrow balances over 61K
- There is currently a total enrollment of 94 participants with 22 escrowing

3.6 Increase safety for all RRHA communities.

4. BUILD STRATEGIC PARTNERSHIPS TO ADVANCE OUR WORK.

4.1 Create and sustain successful partnerships with resident councils and neighborhood organizations and service providers.

4.2 Expand relationships with new non-profit Community Development Corporations and private developers in transforming communities.

4.3 Engage our public leaders (i.e. local, state, and federal elected officials) to accomplish our work and identify areas of common interest.

4.5 Identify and engage stakeholders in our future communities

4.6 Build relationships with media to share our successes.

4.7 Improve customer service relationships with all stakeholders

4.8 Craft a stakeholder matrix identifying key stakeholders and secondary stakeholders.



B.5 – Progress Report (continued)

5. CONDUCT AN INNOVATIVE AND COLLABORATIVE WORK/ORGANIZATIONAL CULTURE.

- 5.1 Increase board knowledge and engagement
- 5.2 Develop a robust talent management plan to execute the strategic plan
- 5.3 Build a customer service culture that thrives on transparency, inclusivity, trust, and excellence to achieve success.
- 5.4 Create an internal Yardi Expert Bank.

6. MEASURE AGENCY SUCCESS

- 6.1 Develop measurements to gauge success in all departments in order to create a High Performing culture.
- 6.2 Develop a plan with annual benchmarks to achieve HUD designation Move to Work accreditation by 2020.



B.6 Resident Advisory Board (RAB) Comments

See attached

Richmond Tenants Organization (RTO) and Resident Advisory Board (RAB)

Comments

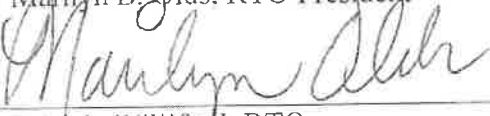
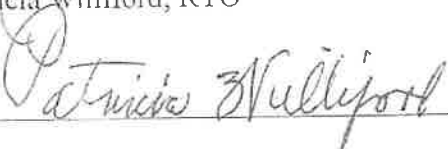

on the
2019-2020 Annual Agency Plan
and
2020-2024 Five Year Agency Plan
by the
Richmond Redevelopment and Housing Authority

The Richmond Tenants Organization (RTO) and the Resident Advisory Board (RAB) have No Comments regarding the 2019-2020 Agency Plan and 2020-2024 Five Year Agency Plan of the Richmond Redevelopment and Housing Authority (RRHA).


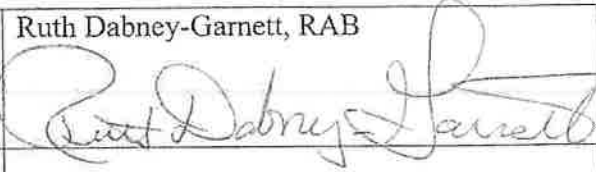
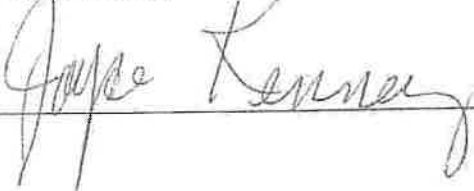
The RTO joins the position taken by the RAB, which is comprised of the RTO and Housing Choice Voucher Program representatives at meetings between the RAB and RRHA.

The above comment was approved on this 12th day of June, 2019, by the Richmond Tenants Organization and the Resident Advisory Board.

Witness the signature of authorized representatives of the RTO and RAB.

Marilyn B. Olds, RTO President 	Patrice Shelton, RTO
Patricia Williford, RTO 	Annie Mahdee, RTO 

Richmond Tenants Organization (RTO) and Resident Advisory Board (RAB)
Page 2

Cynthia Vaughan, RTO 	Ruth Dabney-Garnett, RAB 
Joyce Kenny, RAB 	



B.7 Certification by State and Local Officials

Form HUD 50077 – ST, 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.

See attached

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

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

I, Selena Cuffee-Glenn, the Chief Administrative Officer
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Richmond 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 Richmond
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	Title
<u>Selena Cuffee-Glenn</u>	<u>CAO</u>
Signature	Date
<u>Selena Cuffee-Glenn</u>	<u>10/27/19</u>



C.1 Capital Improvements

See HUD Form -50075.2 (attached)

Plan approved 05/17/2019.



Richmond Redevelopment and Housing Authority (RRHA)
Annual Plan and Five Year Agency Plan
Fiscal Year 2020 - 2024



Richmond Redevelopment and Housing Authority (RRHA)
Annual Plan and Five Year Agency Plan
Fiscal Year 2020 - 2024

Five Year Agency Plan for Fiscal Years 2020-2024



Richmond Redevelopment and Housing Authority (RRHA)
 Annual Plan and Five Year Agency Plan
 Fiscal Year 2020 - 2024

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																
A.1	<p>PHA Name: ___ RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY ___ PHA Code: ___ VA 007 ___</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): ___ 10/2019 ___</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below 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. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. 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 websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <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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		PH	HCV																														
Lead PHA:																																	



B. 5-Year Plan. Required for all PHAs completing this form.	
B.1	<p>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.</p> <p>To be the catalyst for quality affordable housing and community revitalization.</p>
B.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.</p>
B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p>
B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p>
B.5	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
B.7	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>, <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.1 Mission

RRHA'S mission is to be the catalyst for quality affordable housing and community revitalization.

B.2 GOALS and OBJECTIVES

1. CREATE A 5 YEAR PLAN TO IMPLEMENT THE TRANSFORMATION OF LARGE PUBLIC HOUSING DEVELOPMENTS.

- 1.1 Adopt prioritization criteria and form a realistic, achievable, resourced, inclusive of resident input, plan.
 - 1.1.1 Conduct physical needs assessment.
 - 1.1.2 Develop prioritization schedule for large public housing redevelopment.
 - 1.1.3 Engage resident council in proposed prioritization schedule and seek feedback.
 - 1.1.4 Seek board approval on schedule.
- 1.2 Engage residents/stakeholders in the redevelopment process utilizing mixed income approach, Section 8 Project based voucher, and rental assistance.
 - 1.2.1 Pilot a resident engagement process at Creighton Court and Fay Towers leveraging strategic partnerships.
 - 1.2.2 Quarterly review of resident engagement process.
 - 1.2.3 Conduct overall assessment and create a new resident engagement process model.
 - 1.2.4 Proactively generate a list of anticipated FAQ's and create transparent answers.
- 1.3 Craft a revitalization plan for each transformation project.
 - 1.3.1 Create a template revitalization plan to analyze each of the current capital assets.
 - 1.3.2 Create a plan for each redevelopment project for the top four priorities.
 - 1.3.3 Review annually.

2. USE OUR EXISTING RESOURCES STRATEGICALLY AND DEVELOP ALTERNATE REVENUE SOURCES.

- 2.1 Use HUD, local, and state funding/programs (i.e. Capital Funds, RAD, Project Based Vouchers) to complete current projects.
 - 2.1.1 Close the HOPE VI project.
 - 2.1.2 Explore Rental Assistance Demonstration project opportunities for prioritized projects.
 - 2.1.3 Create a plan to use funding to complete Highland Grove Phase II.
 - 2.1.4 Create a plan to use funding to complete Creighton Phase I - Armstrong.
 - 2.1.5 Create a plan to use funding to complete Creighton Phase II - Main Site.
 - 2.1.6 Create a plan to use funding to complete Creighton Phase III – Off sites.
 - 2.1.7 Create a plan to use funding to complete Fay Phase I - Highland Park.
 - 2.1.8 Create a plan to use funding to complete Fay Phase II - Baker City School.
 - 2.1.9 Create a plan to use funding to complete Fay Phase III - Jackson Place.

GOALS AND OBJECTIVES (cont'd)

2.2 Dispose/redevelop under-utilized assets to create reserves.

- 2.2.1 Complete disposition of NHI properties.
- 2.2.2 Create a plan for disposing of or using Greenwalk.
- 2.2.3 Realign 80 CDBG funded properties annually.
- 2.2.4 Create an inventory of non-federal properties.
- 2.2.5 Create a plan for the disposal of non-federal properties.
- 2.2.6 Create a disposition plan for the mortgage portfolio.
- 2.2.7 Complete the disposition of the mortgage portfolio.

2.3 Determine best practices for revenue generation.

- 2.3.1 Explore the creation of a private management firm and/or fee for services.
- 2.3.2 Explore opportunities for outside management of all Public Housing Authority complexes and projects.
- 2.3.3 Market Tax Exempt Bond Program.

2.4 Institutionalize resource development function

- 2.4.1 Create an annual campaign plan.
- 2.4.2 Explore engagement with contract grant writers.

2.5 Act as a co-developer on PHA revitalization efforts to earn fees and gain experience.

- 2.5.1 Identify targeted projects.
- 2.5.2 Develop a Request For Qualifications for Co-Developer Private Partnerships.

3. SUPPORT OUR CUSTOMERS SUCCESS.

3.1 Examine and redesign the Resident Services Programs and establish metrics that will promote sustainability among our residents.

- 3.1.1 Implement an enhanced structure of the resident services program.
- 3.1.2 Survey and audit current programs to ensure that they improve quality of life and promote self sufficiency.
- 3.1.3 Train staff on Yardi case management system.

3.2 Create a plan to meet resident needs.

- 3.2.1 Raise funds to increase resident services staffing to an optimal case management portfolio of 100 residents per staff member.
- 3.2.2 Revise the resident needs assessment.
- 3.2.3 Examine the supervision structure of the resident services program.
- 3.2.4 Develop an Individual Service Plan for all new, able-bodied residents that targets the top 2 priorities

3.3 Examine the needs and available services for residents under 18 years of age and develop partnerships and programs to support them.

- 3.3.1 Conduct an asset inventory for each public housing property.
- 3.3.2 Develop a program and partnership plan for each public housing property.

3.4 Create a plan to organize residents in order to promote participation in resident services.

- 3.4.1 Reengage the Tenant Councils.
- 3.4.2 Develop a resident engagement plan.

GOALS AND OBJECTIVES (cont'd)

3.4.3 Deploy the resident engagement plan and develop success metrics.

3.5 Develop Self-Sufficiency for housing choice voucher participants and public housing residents.

3.5.1 Train Resident Services Coordinators in the FSS Program.

3.5.2 Fill mandated FSS Program slots.

3.5.3 Achieve a ten percent increase in the FSS Program beyond mandated slots.

3.5.4 Implement the Section 8 Homeownership Program.

3.6 Increase safety for all RRHA communities

3.6.1 Conduct a safety enhancement audit for every community by partnering with applicable stakeholders to include: capital improvements, cameras, RPD enforcement, and lease enforcement.

3.6.2 Develop priorities for implementing the safety enhancement plan.

3.6.3 Develop an implementation plan for every community depending on funding to include: capital improvements, cameras, RPD enforcement, and lease enforcement.

4. BUILD STRATEGIC PARTNERSHIPS TO ADVANCE OUR WORK.

4.1 Create and sustain successful partnerships with resident councils and neighborhood organizations and service providers.

4.1.1 Implement semiannual meetings of our clients' service providers to explore improvements to service delivery and provide programmatic updates.

4.1.2 Increase participation in professional and trade groups representing rental property owners and service providers.

4.1.3 Increase resident attendance at resident council meetings to promote programs, services, and benefits, particularly FSS.

4.1.4 Create an internal team to ensure representation at key civic association and City Councilmember meetings, that will gather information and advise on issues.

4.2 Expand relationships with new non-profit Community Development Corporations and private developers in transforming communities.

4.2.1 Increase involvement of CDC's and private developers efforts in RRHA's efforts in Creighton.

4.2.2 Increase involvement of CDC's and private developers efforts in RRHA's efforts in NHI Homes.

4.2.3 Increase involvement of CDC's and private developers efforts in RRHA's efforts in Fay Towers.

4.3 Engage our public leaders (i.e. local, state, and federal elected officials) to accomplish our work and identify areas of common interest.

4.3.1 Increase meetings and relationship building with City Council to identify areas of interest and strategic priorities.

4.3.2 Increase meetings and relationship building with Senators to identify areas of interest and strategic priorities.



GOALS AND OBJECTIVES (cont'd)

- 4.3.3 Increase meetings and relationship building with Congressional representatives to identify areas of interest and strategic priorities.
- 4.3.4 Increase meetings and relationship buildings with philanthropic partners to identify areas of interest and strategic priorities.
- 4.4 Identify and engage stakeholders in our future communities.
 - 4.4.1 Create a stakeholder engagement plan for new communities.
 - 4.4.2 Implement the stakeholder engagement plan for the east end, Creighton, and Armstrong.
 - 4.4.3 Implement the stakeholder engagement plan for Jackson Ward and North Jackson Ward.
 - 4.4.4 Implement the stakeholder engagement for plan Highland Park.
- 4.5 Build relationships with media to share our successes.
 - 4.5.1 Develop a communications plan reflecting our strategic priorities.
 - 4.5.2 Find resources to expand our brand impact.
 - 4.5.3 Invest in media training for key staff in the organization and develop subject matter experts.
 - 4.5.4 Create proactive positive stories.
- 4.6 Improve customer service relationships with all stakeholders.
 - 4.6.1 Review and implement improvements to current customer contact systems (telephones, website, email, social media, and databases).
 - 4.6.2 Develop a customer service escalation plan.
 - 4.6.3 Measure customer service satisfaction and develop a plan for improvement and advancement.
- 4.7 Craft a stakeholder matrix identifying key stakeholders and secondary stakeholders.
 - 4.7.1 Engage employees in the development of the stakeholder matrix.
 - 4.7.2 Refine the stakeholder matrix and adopt an agency wide template.

5. CONDUCT AN INNOVATIVE AND COLLABORATIVE WORK/ORGANIZATIONAL CULTURE.

- 5.1 Increase board knowledge and engagement.
 - 5.1.1 Develop individual work plans for commissioners to increase engagement with the agency.
 - 5.1.2 Identify 12 key areas of financial and operational literacy and provide 10-15 minute trainings at board meeting to increase financial awareness and understanding among board members. Ask the board for input on prioritization.
 - 5.1.3 Appoint one board designee to attend each industry training.
 - 5.1.4 Require mandatory completion of HUD board training for all existing and future board members.
- 5.2 Develop a robust talent management plan to execute the strategic plan.
 - 5.2.1 Stabilize Human Resources operations.
 - 5.2.2 Update the current performance management system.
 - 5.2.3 Develop professional development plans for business units and individual employees.

GOALS AND OBJECTIVES (cont'd)

- 5.2.4 Develop recruitment, retention, and succession plans for all business units.
- 5.2.5 Incorporate the strategic plan into employee annual work plans.
- 5.2.6 Explore iEmployee options for employee communication. Effective March 2019 RRHA has adopted the ADP Workforce Now Time and Attendance System.
- 5.2.7 Revive employee communications mechanism.

5.3 Build a customer service culture that thrives on transparency, inclusivity, trust, and excellence to achieve success.

- 5.3.1 Develop and implement an agency-wide customer service plan to improve skills.
- 5.3.2 Define transparency and it's application to our key stakeholders.
- 5.3.3 Develop an information dissemination plan for key stakeholders focused on transparency.
- 5.3.4 Re-evaluate the use of intranet/IT storage programs (SharePoint).

5.4 Create an internal Yardi Expert Bank.

- 5.4.1 Revive task force by identifying new department leads and training them accordingly.
- 5.4.2 Identify a key employee responsible for ongoing Yardi knowledge and maintenance and train them accordingly.
- 5.4.3 Develop a strategy for all new employee training.
- 5.4.4 Develop a strategy for existing employee training.
- 5.4.5 Develop a strategy for ongoing education for new system features.

6. MEASURE AGENCY SUCCESS.

- 6.1 Develop measurements to gauge success in all departments in order to create a High Performing culture.
 - 6.1.1 Revise former key performance indicators for each department to achieve a High Performing scorecard
 - 6.1.2 Measure key performance indicators monthly and communicate results to the staff and board.
 - 6.1.3 Set annual goals for key performance indicator improvements.
- 6.2 Develop a plan with annual benchmarks to achieve HUD designation Move to Work accreditation by 2020.
 - 6.2.1 Identify strengths and weaknesses and develop an annual plan to improve PHAS score.
 - 6.2.2 Identify strengths and weaknesses and develop an annual plan to improve SEMAP score.
 - 6.2.3 Identify strengths and weaknesses and develop an annual plan to improve redevelopment/capital fund score.



GOALS AND OBJECTIVES (cont'd)

7. DEVELOP A COMPREHENSIVE COMMUNICATIONS AND MARKETING PLAN

- 7.1 Expand four focus areas: Finance and Administration; Products and Services; Clients and Stakeholders; and Employees
- 7.2 Develop measurable SMART goals for qualitative measuring performance
- 7.3 Perform Social Media situational analysis
- 7.4 Identify market Segmentation
- 7.5 Develop and implement psychographic analysis
- 7.6 Engage meaningful and relevant subject matter of the RRHA initiatives
- 7.7 Develop targeted communication channels
- 7.8 Develop pre-scripted draft press releases for major upcoming events/announcements/incidents by department



B.3 Progress Report

3. Support Our Customer Success

3.1 Examine and redesign the Resident Services Programs and establish metrics that will promote sustainability among our residents.

RRHA has put metrics in place in the following areas:

- Employment, with the goal of 150 residents obtaining and maintain employment.
- Annually providing Health Education and Health Screening to 1000 residents through Community Events, Health fairs, and Educational programs
- Education, assisting 100 residents annually in obtaining the following employment trainings/soft skills, certifications, and, formal education, post-secondary, and GED.

3.2 Create a plan to meet residents' needs.

- RRHA's preview of data revealed a need to focus on the above listed metrics to improve the quality of life for resident in the Community. The established goals will impact these critical areas that assist residents in sustaining and develop self-sufficiency.

3.3 Examine the needs and available services for residents less than 18 years of age and develop partnerships and programs to support them.

- RRHA worked with its' partner (Virginia Commonwealth University) to assessed the programs for youth and determined that 14 -18 year old youth were very limited.
- Farther information gathering determined that this age group was most interested in employment and educational opportunities to assist them in planning for their future.
- Working extensively with workforce development organizations, RRHA has been able to increase employment opportunities for this age group. In 2018 alone, over 70 youth participated in summer employment, and many were able to maintain employment during the school year.
- Educationally, with the assistance of partners, RRHA has been able to award 16 youth 96K in scholarships since 2016.

3.4 Create a plan to organize residents in order to promote participation in residence services.

- Residents are introduced to resident services staff, programs and partners at New Tenant Orientation, which is a mass briefing prior to moving into public housing.
- Residents are visited by the Resident Services Coordinator at their home within the first 45 days of moving into the community.
- Residents are notified via mail, flyers, home visits, and social media about all events and programs in the community and across the City.

3. Support our Customer Success cont.

3.5 Develop Self-Sufficiency for housing choice voucher participants and public housing resident.

- Through the Family Self-Sufficiency Program, RRHA has been able graduate 13 participants with total escrow balances over 61K
- There is currently a total enrollment of 94 participants with 22 escrowing



B.4 Violence Against Women Act (VAWA) Goals

In an effort to effectively implement the components of the VAWA Final Rule, RRHA will provide the Notice of Occupancy Rights to perspective applicants during the full application interview, annually to residents and participants during re-examination and will accompany any notice of termination and/or denial of assistance.

RRHA has adopted an Emergency Transfer Policy for victims in an effort to ensure the safety and well-being of the victim and their family.

RRHA, in partnership with city and local agencies, will make referrals as necessary and will work to coordinate programs and services for children and adult victims.



B.5 Significant Amendment or Modification

RRHA is required to provide its definition of “Substantial Deviation” or “Significant Amendment/Modification” and the basic criteria that it will use for determining as defined by the Richmond Redevelopment and Housing Authority means any action that meets the following criteria:

1. Results in reallocation of more than \$250,000 in restricted funds;
2. Would create a mission, goal or objective that would fundamentally change the existing mission, goals, objectives or plans already identified by the Authority and would require formal approval of the Board of Commissioners;
3. Is a clear change in direction of funds mentioned above, exclusive of strategies that modifies agreed upon improvements to physical assets of the LIPH program outside of reductions in HUD funding or reallocations to future years;
4. In the event a federal statutory or regulatory change is made effective and in the opinion of the Authority, has either substantial programmatic or financial effects on the programs administered by the Authority; or
5. Creates substantial obligations or administrative burdens on the programs under administration at the start of the plan year. Such changes which are mandated and/or required may be adopted without prior notice to remain in compliance.

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

6. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
7. Changes to the Capital Fund Budget produced as a result of each approved RAD conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
8. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
9. Changes to the financing structure for each approved RAD conversion.

Any substantial deviation or significant amendment is subject to the following requirements:

- The PHA must consult with the Resident Advisory Board (RAB) (as defined in 24 CFR 903.13);
- The PHA must ensure consistency with the Consolidated Plan of the jurisdiction(s) (as defined in 24 CFR 903.15); and
- The PHA must provide for a review of the amendments/modifications by the public during a 45-day public review period (as defined in 24 CFR 903.17).
- The PHA may not adopt the amendment or modification until the PHA has duly called a meeting of its Board of Directors (or similar governing body). This meeting, at which the amendment or modification is adopted, must be open to the public.



- The PHA may not implement the amendment or modification until notification of the amendment or modification is provided to HUD and approved by HUD in accordance with HUD's plan review procedures (as defined at 24 CFR 903.23).



B.6 Resident Advisory Board (RAB) Comments

See attached

Richmond Tenants Organization (RTO) and Resident Advisory Board (RAB)

Comments


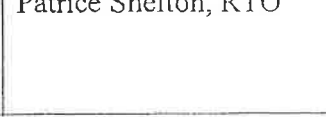
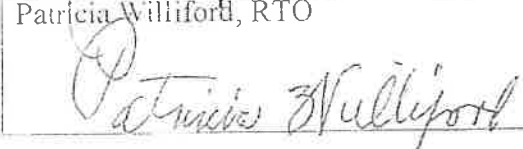
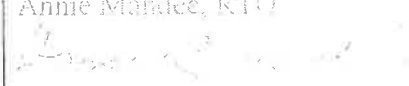
on the
2019-2020 Annual Agency Plan
and
2020-2024 Five Year Agency Plan
by the
Richmond Redevelopment and Housing Authority

The Richmond Tenants Organization (RTO) and the Resident Advisory Board (RAB) have No Comments regarding the 2019-2020 Agency Plan and 2020-2024 Five Year Agency Plan of the Richmond Redevelopment and Housing Authority (RRHA).

The RTO joins the position taken by the RAB, which is comprised of the RTO and Housing Choice Voucher Program representatives at meetings between the RAB and RRHA.


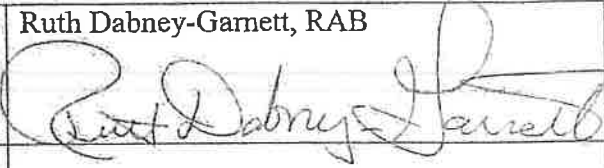
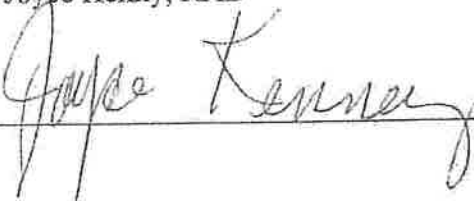
The above comment was approved on this 12th day of June, 2019, by the Richmond Tenants Organization and the Resident Advisory Board.

Witness the signature of authorized representatives of the RTO and RAB.

Marilyn B. Olds, RTO President 	Patrice Shelton, RTO 
Patricia Williford, RTO 	Annie Mahalee, RTO 

Richmond Tenants Organization (RTO) and Resident Advisory Board (RAB)

Page 2

Cynthia Vaughan, RTO 	Ruth Dabney-Garnett, RAB 
Joyce Kenny, RAB 	



B.7 Certification by State or Local Officials

See attached

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

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

I, Selena Cuffee-Glenn, the Chief Administrative Officer
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Richmond 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 Richmond
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	Title
<u>Selena Cuffee-Glenn</u>	<u>CAO</u>
Signature	Date
<u>Selena Cuffee-Glenn</u>	<u>10/27/19</u>

RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY

PROPOSED RESOLUTION

Meeting Date: June 19, 2019 Agenda Item No. 3

TITLE: Resolution of the Richmond Redevelopment and Housing Authority to Approve the Annual Plan for Fiscal Year 2019-2020 and Five-Year Agency Plan for Fiscal Years 2020-2024

RESOLUTION:

BE IT RESOLVED by the Commissioners of the Richmond Redevelopment and Housing Authority that the, Annual Plan and Five-Year Agency Plan which were read and considered, are approved and adopted.

EXPLANATION:

This resolution will approve the Annual Plan (for fiscal year beginning October 1, 2019 through September 30, 2020) which outlines the agency's policies, programs, services, and strategies it intends to operate during the fiscal year, and the Five-Year Agency Plan (for fiscal years 2020 through 2024) which states the agency's mission for serving the needs of low-income, very low-income, and extremely low-income families in the agency's jurisdiction for the next five years.

As required by regulations, the Annual Plan and the Five-Year Agency Plan will be submitted to the U.S. Department of Housing and Urban Development (HUD), to include the most recently approved Capital Fund Five Year Action Plan as an attachment.

Recommended by: 
Damon E. Duncan Date June 19, 2019
Chief Executive Officer

JUN 19 2019 COMMISSIONERS' ACTION

Approved _____ Disapproved _____

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

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 X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 10/1/2019 , 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 has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (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.
4. 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.
5. 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.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing 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 by maintaining records reflecting these analyses and actions.
7. For PHA Plans 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 2010-25);
 - 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 a 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 a 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).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. 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
10. 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.
11. 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

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. 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.
14. 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.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. 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.
17. 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).
18. 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.
19. 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.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

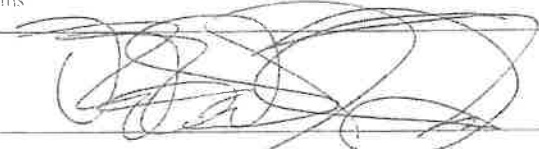
Richmond Redevelopment and Housing Authority
PHA Name

VA-007
PHA Number/HA Code

Annual PHA Plan for Fiscal Year 20 20 20

5-Year PHA Plan for Fiscal Years 20 20 20 - 20 24 24

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 Robert J. Adams	Title Chairman, Board of Commissioners
Signature 	Date <u>6/20/19</u>

ORIGINAL

1

RICHMOND REDEVELOPMENT & HOUSING AUTHORITY

Annual Agency Plan

FY 2020

Five Year Agency Plan

FYs 2020-2024

Capital Fund Five Year Action Plan

FYs 2019-2023

Public Meeting

June 12. 2019

Damon E. Duncan

Chief Executive Officer

1 APPEARANCES:

2 Damon E. Duncan, CEO of RRHA

3 Calandra Trotter, Housing Compliance Officer

4 Kenyatta Green, Director of Housing Choice Voucher Program

5 Charlies Williams, Director of Public Housing

6 Desi Wynter, Acting Chief Real Estate Officer

7 Stacey Daniels-Fayson, Controller

8 Emmanuel Adediran, Director Capital Improvements Projects

9 and Facilities

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1 MS. TROTTER: Good evening, everyone,
2 we're going to go ahead and get started. First of all I want to
3 thank everyone for joining us this evening.

4 My name is Calandra Trotter. I'm the
5 Housing Compliance Officer with Richmond Redevelopment and
6 Housing Authority. We're here this evening to present our RRHA
7 Annual Agency Plan and Five Year Agency Plan and the Capital
8 Fund Five Year Action Plan. I greet you this evening on behalf
9 of our CEO, Mr. Damon E. Duncan and our RRHA Board of
10 Commissioners.

11 Our agenda for this evening will be as
12 follows. I will provide an overview of the agency plan and then
13 we will have presentations from our various departments. Then
14 there will be an opportunity for public comment here and then we
15 will have closing comments. RRHA has developed its draft annual
16 agency plan for fiscal year 2020 beginning October 1st, 2019
17 running to September 30, 2020. The five year agency plan
18 covering years 2020 through 2024 and the proposed capital grant
19 and five year action plan covering fiscal 2019 to 2023.
20 Tonight's meeting is being held to receive comments on the
21 proposed agency plans.

22 We ask that you please hold all
23 questions and comments until the end of the presentation and
24 RRHA will take your comments into consideration prior to
25 submitting the plan as is required to HUD.

1 We have a court stenographer here who
2 will be recording this meeting. When we get to the comment
3 period, we'll ask you to please go to the microphone and state
4 your name and your comments will be taken down.

5 RRHA is required to hold a public
6 hearing, consult with the resident advisory board and submit any
7 comments received from these hearings and the consultations.
8 There must be a 45 day public review period which began Monday,
9 May 20th. The agency plans and capital funds submission must be
10 made available to residents and the resident advisory board
11 prior to the hearing. We will have presentations to our
12 resident advisory board as is required.

13 The annual plan will outline the
14 agency's policies, programs, services, and strategies it intends
15 to operate during the 2020 fiscal year. RRHA is categorized as
16 a standard performing housing authority and will be submitting
17 the required annual plan using the HUD form and standard
18 template.

19 The annual agency plan is RRHA's roadmap
20 for the next year. The plan outlines the housing authorities'
21 current policies, programs and services and provides guidance on
22 how the agency intends to operate over the next year.

23 The five year agency plan will state the
24 agency's mission for serving the needs of low income, very low
25 income and extremely low income families in the PHA's

1 jurisdiction for the next five years.

2 The capital action plan develops
3 strategic priorities, capital improvements and redevelopment
4 activities.

5 In developing the comprehensive agency
6 plan, RRHA will consider the strategic plan, which describes the
7 mission of the housing authority and the goals and objectives
8 for achieving its mission over a five-year period.

9 RRHA's capital fund plan will provide
10 details regarding anticipated capital expenditures over the
11 years, as well as currently funded activities.

12 Alignment with the city of Richmond
13 consolidated plan and city priorities.

14 Comments from the resident advisory
15 board comprised of public housing residents and housing choice
16 voucher program participants.

17 Comments from the residents and Richmond
18 Tenant Organization regarding neighborhood and building
19 structure capital improvement needs.

20 Annual plan elements. Revised plan
21 elements, new activities, most recent fiscal year audit, the
22 most recently approved capital fund five year action plan, our
23 progress reports, resident advisory board comments,
24 certification by state or local officials, as well as our
25 statement of capital improvements.

1 The elements of the five year agency
2 plan are as follows. Our agency's mission, goals and objectives
3 to achieve that mission, a progress report, the Violence Against
4 Women's Act, any significant amendment or modification to the
5 plan, a resident advisory board comments and certification by
6 state and local officials. All of this information is included
7 with the Code of Federal Regulations and you can find the plan
8 outline.

9 We're going to start off our
10 presentations at this time and that will start with the Housing
11 Choice Voucher Program and Ms. Kenyatta Green.

12 MS. GREEN: Good evening everybody. The
13 Housing Choice Voucher Program, Chapter 3 regarding eligibility.
14 The return of permanently absent family members. The addition
15 of adult household members previously determined to be
16 permanently absent will require a reasonable accommodation.

17 For Chapter 4, applications, waiting
18 list and tenant selection we have updated with the project-based
19 applicants will receive email notification of waiting list
20 placement within fifteen business days of completing an online
21 application.

22 Chapter 5, briefings and voucher
23 issuance. We changed our voucher term from sixty calendar days
24 to 120 calendar days and updated voucher extension process to
25 reflect the new terms. If you're moving you get a complete 120

1 days instead of sixty days.

2 Chapter 7, verification. Certification
3 by the head of household is not sufficient verification to
4 remove a spouse. The family must provide third-party
5 documentation up to and including divorce or separation
6 agreement.

7 For Chapter 8, we've updated our housing
8 quality standards and rent reasonableness determinations. The
9 maximum length of time that HAP may be abated is thirty days.
10 So we have now changed that timeframe to thirty days in hope
11 that the landlords will consider it more of an urgency to update
12 information.

13 Chapter 11, re-examinations. We added
14 head of household must provide third-party documentation to
15 support removal of the household member, i.e. new lease,
16 household bill, photo identification, and so forth.

17 I want to thank you and that's all we
18 have for the Housing Voucher Program.

19 MR. WILLIAMS: Good evening, everybody.
20 I'm going to speak on our ACOP update. The first one in Chapter
21 3, reasonable accommodations policy. Language was added
22 clarifying the nature and scope of information that RRHA may
23 lawfully request to verify a disability for fair housing
24 purposes. Language concerning relief from excess utilities
25 surcharges as a reasonable accommodation was deleted to be

1 restructured and reinserted into Chapter 9 of the ACOP.

2 Chapter 4, applying for admission. The
3 process was updated throughout chapter four to reflect current
4 online application removing "ineligible to reapply for one year"
5 throughout chapter four. Removing "the applicant will be given
6 one hour to return the call and accept the offer" and replacing
7 with "the applicant will be given 24 hours to return the call
8 and accept or reject the offer."

9 Chapter 8, leasing. Section C, lease
10 renewal was revised to clarify and reflect RRHA's policies
11 regarding lease renewal and its effect on the status of pending
12 litigation concerning lease violations.

13 Chapter 9, rent. Section K, flat rent.
14 Added language to comply with the notice 2017-23 regarding the
15 updates to flat rent requirements. The public housing authority
16 must phase in flat rent increases to 35% at each increase.

17 Section T, resident paid utilities and
18 Section U, reasonable accommodation in adjusting the utility
19 allowance were replaced, and a new Section X was created to
20 reflect RRHA's new policy concerning relief from excess
21 utilities surcharges as a reasonable accommodation request.
22 Procedures are established both to request relief from
23 individual excess utility surcharges as well as to request a
24 permanent increase in the utility allowance.

25 Chapter 12, re-examinations, Section 13,

1 over income households. Updated and add language to comply with
2 federal register notice issued July 26, 2018, which covers
3 requirements and enforcement procedures for over income families
4 in public housing.

5 Chapter 21, lease termination, section
6 A. Voluntary terminations was substantially reworked so that
7 all provisions relevant to voluntary lease termination are
8 addressed in the same section. Section B was reworked to
9 include all relevant provisions concerning termination for
10 nonpayment of rent, and to better comport with changes in the
11 Virginia Residential Landlord and Tenant Act. Section C was
12 reworked to separately address remediable and non-remediable
13 lease violations other than for nonpayment of rent. Section D
14 was reworked to pertain only to emergency lease terminations and
15 to remove language duplicative of other sections. Section G was
16 substantially reworked to accommodate court rulings and changes
17 in the Virginia Residential Landlord and Tenant Act, both of
18 which suggest that automatic lease renewal renders unenforceable
19 any unexecuted judgement for possession. All references to
20 eviction procedure are deleted, to be better addressed in
21 Chapter 22.

22 Chapter 22, eviction policy and
23 procedures. Substantial provisions were removed so as to not
24 duplicate or contradict language appearing in revised Chapter 21
25 or other chapters. Changes were made to better reflect RRHA's

1 policies on the right of redemption, as well as incorporating
2 changes imposed by the revised Virginia Residential Landlord and
3 Tenant Act pertaining to the statutory right of redemption.

4 The next presenter will be Mr. Desi
5 Wynter.

6 MR. WYNTER: Good evening. I'll talk
7 about real estate activity. Let's talk about home ownership.
8 Neighborhood Homeownership Initiative. Throughout the history
9 of the project, we've sold eleven houses. We've received and
10 submitted an application to HUD, we received approval to rescind
11 66 units from Section 32 and received approval to rescind 44
12 units from Section 32.

13 Greenwalk, and that project is currently
14 active. We've sold ten and hope to sell another ten in the next
15 fiscal year. We did receive an approved demolition and/or
16 disposition and we received that application from the NIH houses
17 and 44 units in our second application. We're currently
18 rehabilitating about ten of those houses at or below eighty
19 percent. 37 houses sold at auction and the proceeds to further
20 RRHA's mission of affordable housing development.

21 We're planning to sell our overlook
22 houses, ten units. And those houses will be sold at auction in
23 the fall. Those proceeds would further RRHA's mission of
24 affordable housing development.

25 We have planned disposition of units

1 located at Creighton, Gilpin, Fairfield, Hillside, Mosby,
2 Whitcomb Court.

3 Hope VI is a twenty year program, hoping
4 to wrap it up within the next year. We're completing the senior
5 cottages and hopefully when they come online at the end of the
6 summer.

7 We also acquired the Choice Neighborhood
8 Grant and we hope to have funding in place for the Gilpin Court
9 community.

10 Mixed finance modernization or
11 development and we're going to do that in order to accomplish
12 our goal and our mission and the capital improvement. Based on
13 the modernization efforts that we have going on that include the
14 demolition of selected units and the introduction of the market
15 rate units, acquisition and development of other new units,
16 properties within the city, voluntary conversion to project
17 based assistance and wholesale redevelopment of the public
18 housing communities.

19 We plan to do conversion of our public
20 housing to project based assistance under RAD. RRHA intends to
21 submit multiple applications under the Rental Assistance
22 Demonstration program but basically what we want to emphasize is
23 the residents guaranteed right to return under this program.
24 They have a right to participate in the program and procedures
25 are set up for that. Those are things we've advised our

1 community.

2 So we've approved certain RAD projects,
3 Fay Towers, Afton, Bainbridge, Fulton, Randolph, Stovall, Fourth
4 Avenue, Lombardy, Fox, Decatur, Stonewall, and Oldbrook. Our
5 planned applications are Creighton, Gilpin, Hillside, Fairfield,
6 Mosby and Whitcomb. We're going to have the RAD development and
7 what's called a 25/75 split. RAD will be responsible for part
8 of the development and disposition for the remaining. There
9 will be some development involving section 18.

10 In cooperation with the Housing
11 Department, we plan to do some project based development
12 including acquisition. This includes seeking additional funding
13 authority in the voucher program to increase project-based
14 opportunities at elderly and family public housing communities.
15 RRHA may also elect to utilize low income housing tax credit
16 equity and other resources to facilitate the conversion of the
17 above-mentioned developments. Thank you.

18 MS. DANIELS-FAYSON: Good evening
19 everyone. Financial resources, this is the most important
20 section. This section lists the financial resources that are
21 anticipated to be available to the public housing authority for
22 the support of federal public housing and tenant-based Section 8
23 assistance programs administered by the public housing authority
24 during the plan year.

25 I'll take you to the bottom line first.

1 The total plan resources for the agency is \$81,076,610. This is
2 based on our 2019 budget. I'll just highlight a few items.
3 Looking at the top of the chart, we have public housing
4 operating funds, approximately \$19.8 million. We also have our
5 capital grant funding, which is approximately \$3.8 million.
6 Item F, annual contributions for Section 8 tenant-based
7 assistance and we're looking at roughly \$25.4 million. And
8 approximately \$1.8 million operating funds for the Housing
9 Voucher Program.

10 Number two, prior year federal grants,
11 unobligated funds, each year we have capital grants. The 2017
12 grant is approximately \$1.7 million and our 2018 capital grant
13 approximately \$7.1 million and our 2019 grant is \$11.2. The
14 last item on the financial resources is the audit finding.
15 Annually, we have an audit. During the audit, the authority has
16 two single audit findings related to the housing voucher program
17 tenant files regarding eligibility and inspections. It was
18 noted that there is two file files that were not reserved
19 annually. There was one missing letter of notification
20 regarding a change in rent and eleven annual inspections not
21 completed within 24 months. That concludes the financial
22 resources for the housing board.

23 MR. ADEDIRAN: Good evening. The
24 capital fund program approved five year action plan 2018-2022.
25 Installation of boilers, lines and radiators; installation of

1 domestic hot water tanks. Also repair and replace roofs. And
2 repairing and replace sidewalks and replacing storm doors in
3 Hillside. Here you can see the amount of money spent on each
4 particular project. Any questions?

5 Then we have our capital fund program
6 proposed five year action plan 2019-2023. This will indicate to
7 you what we plan on spending in each. Here it's \$1.9 million.
8 2019 spending \$1.9 million. And 2020, it's about \$1.6 and that
9 you can see on this chart. And this comes out to almost
10 \$770,000. We're trying to make some improvements on our water.
11 We paid the city of Richmond and we plan on spending a million
12 dollars in 2019 and \$700,000 from 2022-2023. In Whitcomb, we
13 plan on spending \$2.2 million and we're putting in new water
14 lines because we paid the city over a million dollars in water
15 bills. So we're trying to fix that. And that also includes new
16 sewer lines, so we can save money. 2019, \$2.9 million and that
17 dropped down to \$1.4 million in 2020 and \$1.4 in 2021. We've
18 also got some work on these sidewalks. We spent \$1.5 in 2019.
19 In Mosby, we have three Mosbys, North and Central and Mosby
20 South. The bulk of the money in Mosby will be spent and we've
21 got a lot of work in Mosby South. We do fix things that need to
22 be fixed but these are the main projects. Stonewall and Fay, we
23 haven't spent a whole lot of money there. That is a brief
24 summary and lets you know where we are as we go forward. Are
25 there any questions? Thank you.

1 MS. TROTTER: For the agency's five year
2 plan for fiscal years 2020 to 2024, we will continue to work
3 toward our goals established in the strategic plan and we will
4 continue to revise and incorporate newly developed missions and
5 goals aimed at transforming its public housing and improving the
6 efficiency of our operations. Goal number one is to create a
7 five year plan to implement the transformation of large public
8 housing developments, which you've heard some this evening.
9 Number two is use our existing resources strategically and
10 develop alternative revenue sources. Number three, support our
11 customer's success. Number four, build strategic partnerships
12 to advance our work. Number five, conduct an innovative and
13 collaborative work organizational culture. And number six,
14 measure agency success.

15 For this project plan, we've added a
16 seventh goal, to develop a comprehensive communications and
17 marketing plan. We will accomplish that by expanding four focus
18 areas: finance and administration, products and services,
19 clients and stakeholders, and employees. Develop measurable
20 SMART goals for qualitative measuring performance. Perform
21 social media situational analysis. Identify market
22 segmentation. Develop and implement psychographics analysis.
23 Engage meaningful and relevant subject matter of the RRHA
24 initiatives. Develop targeted communication channels. Develop
25 pre-scripted draft press releases for major upcoming events and

1 announcements and incidents by department.

2 Our next steps after this process is
3 draft agency plans will remain on display at the RRHA
4 administrative offices and on our website RRHA.com until Monday,
5 July 8, 2019 for comments.

6 The plans will be forwarded with
7 comments to RRHA's Board of Commissioners for Resolution on June
8 19, 2019. The plan will be submitted to HUD for approval July
9 16, 2019.

10 At this time, if you have any comments
11 related to the agency plan or the capital fund five year action
12 plan, please feel free to go to the microphone and please state
13 your name so we can record your comments and which public
14 housing unit you are a resident of. Please feel free to make
15 any comments at this time. We welcome your comments. Are there
16 no comments about the plan? Okay, we don't have any public
17 comment but if you have any questions related to or comments
18 about what was presented here today, please feel free to come
19 forward with questions. Well, I guess that's a great job.
20 Everything we've presented here along with the plan will be on
21 the RRHA website and/or available at our administrative offices.

22 Thank you very much for your time this evening and we'll
23 adjourn the meeting then at this time. Thank you.

24

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PROCEEDINGS CONCLUDED.

CERTIFICATE OF THE COURT REPORTER

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I, Medford W. Howard, Registered Professional Reporter and Notary Public for the State of Virginia at large, do hereby certify that I was the Court Reporter who took down and transcribed the public hearing of the RICHMOND REDEVELOPMENT & HOUSING AUTHORITY 2019-2020 Annual Agency Plan, Five Year Agency Plan and Capital Fund Five Year Action Plan Meeting when conducted on June 12, 2019.

I further certify the foregoing transcript is a true and accurate transcript of the incidents of the public meeting herein, to the best of my ability to hear and understand.

Given under my hand this 25th day of June, 2019.



Medford W. Howard

CCR #0313137