PHA 5-Year and Annual Plan

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

OMB No. 2577-0226 Expires 4/30/2011

1.0	PHA Fiscal Year Beginning: (MM/YYYY):	Performing 07/2014	PHA Code: CA1 ☐ Standard	HCV (Section 8)		
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: Number of HCV units: 637					
3.0	Submission Type ☐ 5-Year and Annual Plan ☐ Annual Plan Only ☐ 5-Year Plan Only					
4.0	PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program PH HCV	
	PHA 1: PHA 2:				rn	ncv
5.0	PHA 3: 5-Year Plan. Complete items 5.1 and 5.2 on	ly at 5-Year I	Plan update.			
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:					
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.					
	PHA Plan Update					
	(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Chapter 5: BRIEFINGS AND VOUCHER ISSUANCE SECTION 5-II.B. DETERMINING FAMILY UNIT (VOUCHER) SIZE, PAGE 5-8 Vouchers will be issued based on 2 persons per bedroom. SECTION 5-II.C. EXCEPTIONS TO SUBSIDY STANDARDS, PAGE 5-9 HUD is allowing housing authorities to approve a payment standard up to 120% of the area Fair Market Rent (FMR HUD approval if required as a reasonable accommodation for a family that includes a person with disabilities.					
6.0	Chapter 6: INCOME AND SUBSIDY DETERMINATIONS Section 6-II.D. MEDICAL EXPENSE DEDUCTIONS, page 6-30 Roseville Housing Authority is adopting a definition of "nutritional supplement" as it relates to allowable medical expense deductions. Section 6-III.A. OVERVIEW OF RENT AND SUBSIDY CALCULATIONS, page 6-36 Housing authorities have authority to establish a minimum rent that families will pay of between \$0 and \$50. RHA increased the minimum rent from \$0 to \$50. An exemption will be granted from the minimum rent if a family is unable to pay it					
	because of financial hardship. Chapter 8: HOUSING QUALITY STANDARDS AND RENT REASONABLENESS DETERMINATIONS					
	Section 8-II.F. INSPECTION RESULTS & REINSPECTIONS FOR UNITS UNDER HAP CONTRACT, page 8-9, 8-10 & 8-11 RHA has discontinued mailing letters to property owners and their tenants reporting the results of a housing inspection if there are no deficiencies noted and the tenant is present at the inspection. Property owners and tenants will have access to inspection results via an online secure website.					
	Self-certification forms are offered as an alternative to physical reinspection of fail items that are not considered to be life threatening.					
	Chapter 11: REEXAMINATIONS Section 11-I.B. SCHEDULING ANNUAL REEXAMINATIONS, page 11-2 RHA will have the option to send requests for information to HCV program participants using an online secure website once a participant has established their online account.					

Chapter 13: OWNERS

Section 13-II.C. HAP CONTRACT PAYMENTS, page 13-10

Property owners participating in the HCV Program will receive their housing assistance payments from RHA by direct deposit only. The Housing Authority discontinued printing and mailing checks to property owners. Property owners will have access to payment detail via an online secure website.

Chapter 16: PROGRAM ADMINISTRATION

Section 16-III.C. INFORMAL HEARINGS FOR PARTICIPANTS, page 16-11

A ten minute limit for the appellant to be late for a hearing is being established. If the family can show good cause for the failure to appear by the end of the ten minute limit, the hearing will be rescheduled.

Section 16-IV.B. REPAYMENT POLICY, page 16-20

If three late payments are received for a repayment agreement, it becomes due and payable in full within 30 days to continue receiving rental assistance. If not paid in full within 30 days the family's rental assistance will be terminated.

In addition, the following revisions to the PHA Plan were made in order to comply with new HUD regulations:

Chapter 6: Income and Subsidy Determinations

Section 6-I.G: Assets, page 6-15 – Imputing Income from Assets

Chapter 7: Verification

Section 7-III.H: Income from Excluded Sources, page 7-17

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

Roseville Housing Authority 311 Vernon Street Roseville, CA 95678

5-Year and Annual PHA Plans are also available on the website at www.roseville.ca.us/hcv

- 7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.
- **8.0 Capital Improvements.** Please complete Parts 8.1 through 8.3, as applicable.
- 8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1, for each current and open CFP grant and CFFP financing.
- 8.2 Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the Capital Fund Program Five-Year Action Plan, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.
- 8.3 Capital Fund Financing Program (CFFP).
 - Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.
- 9.0 Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.
- 9.1 Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.
- 10.0 Additional Information. Describe the following, as well as any additional information HUD has requested.
 - (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.
 - (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

- 11.0 Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.
 - (a) Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations (which includes all certifications relating to Civil Rights)
 - (b) Form HUD-50070, Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)
 - (c) Form HUD-50071, Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)
 - (d) Form SF-LLL, Disclosure of Lobbying Activities (PHAs receiving CFP grants only)
 - (e) Form SF-LLL-A, Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)
 - (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
 - (g) Challenged Elements
 - (h) Form HUD-50075.1, Capital Fund Program Annual Statement/Performance and Evaluation Report (PHAs receiving CFP grants only)
 - (i) Form HUD-50075.2, Capital Fund Program Five-Year Action Plan (PHAs receiving CFP grants only)