

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Housing and Community Redevelopment Authority of Marlboro County</u> PHA Code: <u>SC059</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/2015</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>55</u> Number of HCV units: <u>253</u>																										
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<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) Included in the Consortia</th> <th rowspan="2">Programs 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>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	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:						PHA 3:					
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5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: Mission Statement: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.																										
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. Goals and Objectives: The Housing and Community Redevelopment Authority of Marlboro County has developed our Five-Year Goals for the period 2015-2019 as described in this plan. Also, we will pursue meeting the following goals in this Five-Year/Annual Plan as listed: <ul style="list-style-type: none"> • Explore efforts to improve specific management functions. • Continue to renovate or modernize public housing units to make them more marketable. • Continue to provide staff training to improve the quality of Assisted Housing. • Explore opportunities to conduct outreach efforts to potential voucher landlords. • Explore/implement Public Housing or other homeownership opportunities. • Continue to provide on-site resident laundry facility • Explore opportunities for residents' self-sufficiency and economic independence. • Maintain problem-solving partnerships with PHA, residents, community, and government leadership. • Maintain affirmative measures that all applicants and/or program participants are treated equally regardless of race, color, religion, national origin, sex familial status, and disability. 																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Revision to the ACOP (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. Five-Year/Annual Agency Plan is available at our Central Office Cost Center and our Clio East Administration Office.																										

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> Explore/transfer Public Housing units to/from another Housing Authority.</p> <p>We have completed our GPNA and spreadsheets. Based on the results we plan to incorporate them into a 20- year plan with a “vision” for the greatest possible achievement for the future. This includes, but is not limited to, addressing/meeting 504/ADA needs/requirements; including green needs; including visit ability; possibly purchasing additional property; partnering for investments/funding; etc. This may result in the need for Mixed Finance Modernization or Development.</p> <p>Authority wide we will implement a non-smoking policy throughout consistent with mandated HUD requirements.</p> <p>Hope VI, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers are not applicable.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. For 8.2 and 8.3 below, See HUD Form 50075.1 and 50075.2 approved by HUD on 04/13/2015.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. See 8.0</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. See 8.0</p>
8.3	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Housing Needs: See Attachment SC059a02</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>Strategy: The Housing and Community Redevelopment Authority of Marlboro County is part of the entire housing effort for the community. While we alone cannot meet every need, we will address some of the identified needs by using appropriate resources to maintain/upgrade/replace our existing stock. We will continue to provide housing assistance to meet the housing needs throughout our jurisdiction through rental of public housing and housing choice vouchers. When appropriate and feasible, we will apply for additional grants and loans from federal, state, and local sources, including private sources to help add to the affordable housing available in our community. We intend to continue to work with our local partners to try to meet these identified needs</p>

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.

The Housing and Community Redevelopment Authority of Marlboro County has met the following goals listed in the Five-Year Plan for period October 1, 2010 through 2014 as listed below:

- **Concentrate on efforts to improve specific management functions with the transition to Asset Management.**
 - **We continue to endeavor to improve management functions under Asset Management. We have re-organized the administration office and staff**
- **Continue to renovate or modernize public housing units.**
 - **We continue to renovate and modernize our public housing units with both Capital Funds as well as Operating Subsidy funds.**
 - **We have received approximately \$399,157 of Capital Funds that were used to renovate/modernize our public housing units.**
 - **As a result of the funds used for renovations, etc. the HA has maintained their PHAS scores as High Performing.**
- **Continue to provide staff training to improve the quality of Assisted Housing.**
 - **We continue to provide staff training to improve the quality of Assisted Housing, i.e. workshops, in-house training, etc.**
- **Continue to conduct outreach efforts to potential voucher landlords.**
 - **We continue to conduct outreach efforts to potential voucher landlords.**
 - **We continue to provide counseling and have a video presentation as part of our briefing packet as well as on-going information to current clients. We also encourage landlord participation through outreach efforts, making them aware of the program advantages through workshops and mail outs.**
- **Explore opportunities for voucher homeownership.**
 - **We continue to pursue/implement public housing or other homeownership programs.**
- **Continue to provide on-site public laundry facility.**
 - **We continue to provide an on-site public laundry facility for our residents.**
- **Create opportunities for residents' self-sufficiency and economic independence.**
 - **We continue to create opportunities for residents' self-sufficiency and economic independence.**
- **Maintain problem-solving partnerships with PHA, residents, community, and government leadership.**
 - **We continue to partner with other Housing Authorities (workshops, training, sharing of information), community (non-profits), and government leadership.**

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

The terms "Significant Amendment" and "Substantial Deviation/Modification" will be defined as:

A goal or concept not included in the 5-Year and/or Annual Agency Plan; any changes that affect rent or admissions policies or organization of the waiting list; additions of non-emergency work items in Capital Fund Budgets; any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Changes in HUD regulatory requirements will "not" be considered a significant amendment and substantial deviation/modification.

10.0

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). **See Attachment SC059b02**
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only). **See Attachment SC059c02**
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only). **See Attachment SC059d02**
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only). **See Attachment SC059e02**
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only). **See Attachment SC059e02**
- (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. **See Attachment SC059f02**
- (g) Challenged Elements. **See Attachment SC059g02**
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only). **See 8.0**
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only). **See 8.0**
- (j) VAWA – **See Attachment SC059h02**
- (k) Form HUD050077-CR, *Civil Rights Certification* – **See Attachment SC059i02**
- (l) Form HUD-50077-SL, *Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan*. **See Attachment SC059j02**

