

1.0	PHA Information	PHA Name: _____ PHA Code: _____ PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): _____				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above)	Number of PH units: _____ Number of HCV units: _____				
3.0	Submission Type	<input 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.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
	PHA 1:				PH	HCV
	PHA 2:					
	PHA 3:					
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:					
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.					
6.0	PHA Plan Update					
	(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:					
	(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.					
7.0	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>					
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 <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.					
8.2	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.					
8.3	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.					

9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p>
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>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(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.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(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.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. 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 and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained 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 its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: **1)** A description of 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)** An 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. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (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.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

Randolph County Housing Authority
5 year/Annual PHA Plan
FY 2010

Violence Against Women Act (VAWA)

1. WAIC was founded in 1979 to provide comprehensive services to victims of domestic violence, sexual assault, and stalking, in a six county area. The executive offices and shelter are located in Randolph County, with outreach services provided in Upshur, Barbour, Tucker, Webster and Braxton counties.

WAIC is a member of the West Virginia Coalition Against Domestic Violence, one of 14 licensed domestic violence programs in West Virginia. Women's Aid In Crisis is also a member of the West Virginia Foundation for Rape Information and Services (FRIS) and one of nine such centers throughout the state providing services to victims of sexual assault.

The following services are available to all regardless of race, sex, color, religion, disability, economic status, sexual orientation or national origin.

- Advocacy services to adult and child victims of domestic and sexual violence and stalking
- Emergency shelter
- 24 hour crisis hotline
- Outreach services
- Individual and group counseling and support services for adult victims, teens, and young children
- Legal services, including pro bono attorney services for domestic violence petitions, custody, and divorce
- Prevention education programs within the schools and community organizations
- Awareness activities
- Information and Referral
- Training presentations to schools, community and civic organizations
- Life skills & parenting
- Assistance with medical needs
- Emergency transportation
- Relocation services
- Transitional housing *There is a fee associated with this service*

2. The RCHA complies with the VAWA act regarding the fact that “criminal activity directly relating to domestic violence, dating violence, or stalking, engaged in by a member of a tenant’s household or any guest or other person under the tenant’s control shall not be a cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant’s family is the victim or threatened victim of that domestic violence, dating violence, or stalking.” In addition, that fact that an applicant or participant is or has been a victim of domestic violence, dating violence, or stalking is not an appropriate reason for denial of program assistance or for denial of admission, if the applicant otherwise qualifies for assistance or admission.

Randolph County Housing Authority
5 year/Annual PHA Plan
FY 2010

3. RCHA makes referrals to WAIC as a way to prevent domestic violence, dating violence sexual assault, and stalking and enhance victim safety in assisted families.

**RANDOLPH COUNTY HOUSING AUTHORITY
STRATEGIC PLAN
2005 TO 2010**

Completed October, 2004



Introduction

The West Virginia Randolph County Housing Authority (RCHA) is located in Elkins, in the eastern part of West Virginia. Randolph County is a rural area with a number of small towns and hamlets, with Elkins as its hub. RCHA also operates in five other counties (Barbour, Tucker, Lewis, Upshur, and Pendleton) with program participants coming from the whole area.

The Randolph County Housing Authority came into being as both a housing and redevelopment authority 25 years ago. The initial program was a home-repair project that was funded by a Small Cities Block Grant. Today, the RCHA offers various housing and job training opportunities as well as participates in community revitalization activities. The RCHA provides jobs to 28 people and has over three million dollars in assets. About 70% of the cost of each house that is developed is spent on materials, purchased from local vendors and sub-contractors. Area landlords receive over \$2 million in rental payments. On average, the RCHA contributes between \$3.5 and \$4 million dollars to the local economy on an annual basis. In addition, the creation of over 80 first time homebuyers/taxpayers has increased revenue for the county by about \$20,000 a year.

Much of the growth has occurred over the last twelve years under the able leadership of Executive Director, Josie Cuda and her entrepreneurial staff. Programs include the provision of affordable housing, both new and rental units, a HUD Section Eight program subsidizing rentals for families, 40% of whom are elderly or disabled, and a Youthbuild program for high school drop-outs. This last program uses young people to help build houses. They also learn small business development skills, receiving on-the-job training at the Highland Café, a lunch restaurant open to the public owned and operated by RCHA.

This strategic plan for RCHA is the result of a four month intensive planning process from July, 2004 to the end of October, 2004. It involved site visits, a Board/staff retreat, and considerable time on the part of senior management and well as program staff meetings. The process was facilitated by Christine Weiss Daugherty of Rural Strategies.

In the process, there was some visioning, a re-examination of the mission statement, the identification of some key issues for each program and management, along with the creation and re-definition of the organizational chart. The staff work was directed by executive director, Josie Cuda and deputy director, Karen Jacobsen.

The Board of Directors of RCHA is restricted by WV law to five members, appointed by the Randolph County Commissioners. The Commission does not support the organization financially. Four of the five members were active in the planning process and contributed much to the discussion on the future of the agency.

Mission and Vision

“Change, grow, or die!”

“People understand charity, but don’t understand justice or structural change.”

The Randolph County Housing Authority has broadened its vision from the early days of its creation. Its last strategic plan, created in 1999, largely reflected its role as an implementer of HUD programs. In this current strategic plan, the vision of the organization is much broader, encompassing a larger constituency within the framework of affordable housing, youth education, entrepreneurship, and community development. Within the context of its rural place, the RCHA positions itself as a major player in the center of rural development in an area that is predominantly low-income, but rapidly becoming a tourist destination for the east coast of the US. The existence of a small private college as well as major vacation resort areas within its geographic sphere give it the potential to become a major player as an advocate for affordable housing and community development benefiting low-income residents of the area.

“The mission of the Randolph County Housing Authority promotes strong communities and a healthy quality of life. RCHA fulfills its mission by:

- *Making good rental housing affordable*
- *Promoting home ownership*
- *Constructing well-built affordable homes*
- *Developing the leadership and job skills of youth*
- *Participating in community development efforts*

The vision of the RCHA is to expand its community development efforts and increase its role in the community as a catalyst for the creation of new institutions, while at the same time, increasing its own self-sufficiency. In order to do that, RCHA must become more public, bringing in new partners on the strength of its past accomplishments and promoting itself as a way to help families succeed through home-ownership and building other assets.

Goals and Objectives

RCHA’s goals for the next three to five years are organized into five different categories, focusing attention on the programs particularly affordable housing. Because the organization plans on growing and changing, there are goals for increasing self-sufficiency and evaluating the progress as they expand. And, because of the changing environment in which they work, there are goals for regional expansion and community development. Finally, because the organization is strong financially, having retained earnings and a reserve fund, it plans to use these resources to grow and continue its entrepreneurial outlook.

The goals and objectives that follow include proposed methods to carry them out, as suggested by the current staff. These may vary somewhat over the next five years as staff and the environment changes. Each of the objectives is measurable to the extent possible.

Program Goals

- Improve housing stock
 1. Rehab 5-8 owner-occupied houses per year
 2. Provide \$5000 for emergency loans for home repair per year

- Develop program to eliminate abandoned houses
 1. Build new housing units on two “demolished” lots per year

- Increase production of affordable housing units
 1. Develop 4 new rental units per year
 2. Develop 8-10 single family units per year
 3. Procure 1-2 multi-unit building sites per year
 4. Rehab and preserve 4 rental units a year beginning in 2006

These housing goals will be informed by a market study to be finished within the first year of this strategic plan, creating a housing plan for a three-county targeted area. To accomplish these goals, an additional crew will be required. Prior to this strategic plan, RCHA built 6 to 7 units per year and YouthBuild built 2 units a year. To eliminate abandoned housing in Elkins, the staff will partner with the Mayor and Economic Development Authority in Elkins to research financing and an implementation plan. Rental units will be preserved through an acquisition and rehabilitation program.

The loan program provides for emergency loans for homeowners who purchase RCHA homes and an agreement to administer it by the Home Ownership Center will be negotiated with oversight by RCHA.

- Grow the Section Eight Program
 1. Increase the number of vouchers by 10 per year for five years.
 2. Enlist three families per year in the Voucher Home Ownership program
 3. Maintain annual Lease-up rate of at least 95%

The HUD Section Eight Program has been one of the mainstays for RCHA who has operated the program for several years. Unfortunately, the HUD rules tend to change frequently and it is difficult to predict the future of this program. However, the organization has added a requirement for a minimum rent, initiated an exit interview to collect information about why people are leaving the program, and encouraged families to save for homeownership.

- Improve Job Retention and Placement at Youthbuild
 1. Place 85% of graduates in jobs or post-secondary education
 2. Place 35-40% of those graduates in construction-related jobs

3. 100% of program graduates reach a Basic Skill Level
 4. 30% of program graduates reach Mastery Level
 5. Identify 4-6 on-the-job training opportunities for YouthBuild participants, 2-4 each in construction and non-construction by 2007.
- Improve and/or maintain program completion of YouthBuild participants
 1. Graduate at least sixteen per year.
 - Expand YouthBuild educational curriculum
 1. Add a vocational component by 2010.
 - Keep connections with YouthBuild graduates
 1. Stay in regular contact with 80% of the graduates
 2. 25 to 30% of the graduates are active in an alumni association

YouthBuild has added staff and an entrepreneurial curriculum over the last two years, leading to new opportunities for its graduates. In this strategic planning time frame, YouthBuild will increase opportunities for young people to receive more education and on-the-job training using market studies to determine which vocational component to add, looking particularly at the rural tourism sector. In addition, YouthBuild will continue to support the successful Highland Café, created to provide on-the-job training to participants. Connecting the graduates to the on-going program through an alumni association could lead to internships and mentor programs.

Organizational Goals

- Improve services to increase the capacity of the RCHA constituency
 1. Twenty Section Eight voucher holders attend financial literacy classes.
 2. 100% of YouthBuild participants attain financial literacy certificates
 3. Create an Individual Development Account (IDA) program and increase the assets of 10 voucher holders and 2 Youthbuild graduates
 4. Increase by 10% the use of the Community Technology Center (CTC) by individuals and organizations

Two major programs will be added in the next five years. A financial literacy program will be added for both Section Eight and Youthbuild participants, using a curriculum recommended by NeighborWorks. Also, an IDA program will be created to increase assets among Section Eight voucher holders and Youthbuild participants, with the goal of savings for home-ownership and small business development. This will require a partnership with a bank, new funders, and will be the first one in West Virginia. Finally, the CTC will develop into a more complete resource for the community as a whole.

- Increase the self-sufficiency of the Randolph County Housing Authority
 1. Generate a minimum profit on housing sales by 5% each year
 2. Establish minimum rents on Section Eight vouchers, allowing 10 additional voucher holders

3. Develop one new source of funding for Youthbuild by 2005 and two new sources of funding by 2007
4. Organize one fundraising event each year for Youthbuild, involving the participants and graduates.
5. Create departmental three-year business plans for each department, to include a customer service plan and a capital development plan, focusing on a “family-centered practice”

As part of its 5-year plan, the agency will develop business plans for each of its departments. These plans will be used to set financial goals for the agency in the areas of liquidity, capitalization, and leverage. In addition, the agency will reduce its reliance on government funding by 3% a year, increasing private foundation/corporate grants and self-generated funds.

- Create new organizational structures as needed
 1. Establish an advisory committee for Section Eight and Youthbuild programs
 2. Establish a new/wholly-owned corporate entity with over-lapping Boards
 3. Expand Board membership to a maximum of nine.

Currently, RCHA is a county housing authority and not eligible for tax-deductible donations. Shortly, RCHA will create or become a 501-c-3 organization and explore the possibility of a for-profit arm for purposes of housing development. The Board, restricted to five members as a housing authority, will add “consulting” members and will have authority for the new structure/s as well.

- Expand Regional Outreach
 1. Increase participant Section Eight landlords in Barbour, Lewis, Pendleton, and Tucker counties by 10% in three years
 2. Increase partners in Tucker County for housing development by 1 or 2
- Create measurable evaluation systems for each of the programs, both qualitative and quantitative
 1. Create a system for documenting YouthBuild participant’s percentage of improvement in academic and other skills, job retention, and wage increases
 2. Identify the reasons why Section Eight participants leave the program and publish 4 success stories per year
 3. Create annual measurable agreements with the Home Ownership Center and Woodlands Development Group to evaluate their programs.
 4. Create and maintain a database within the organization to provide information to all programs

As part of its expansion plan, RCHA will increase its analysis of impact and outcomes of each project and program, using the information to determine effectiveness and drive growth. An organizational database will enable RCHA to track participants and provide information for public consumption.

Management Goals

- Better Financial reporting

- ✓1. Create annual management discussion and analysis reports in preparation for the annual audit.
- ✓2. Revise the use of the fee accountant, moving to quarterly use in 2006, and bringing all accounting functions in-house by 2010
- ✓3. Improve job costing reporting, assigning the responsibility to staff of the development program.
- ✓4. Improve monthly cash flows and budget to actuals for the whole agency
- Increase management capacity
 - 1. Develop list serve or secure website for staff communication by end of 2005
 - 2. Add two senior management staff within five years
 - ✓3. Update organizational chart each year as part of the process to analyze staffing needs.
 - 4. Individual staff professional development plans submitted annually

At the beginning of this strategic plan period, management staff was in danger of being over-extended. Therefore, the strategic plan calls for upgrading in-house staff, including the addition of a CFO, re-organizing the procurement and IT responsibilities, as well as adding functions for data-base management and planning. Also, as RCHA grows, it will be increasingly important to maintain good communication between programs and staff using software technology. Professional development plans will be submitted by November 1 of each year.

External Relations Goals

- Better inform the RCHA constituency about programs and success stories
 - 1. Make 6 presentations per year among RCHA's national partners and/or in the multi-county area where it is located
 - 2. Utilize technology and print media to create publicity
 - ✓3. Write and distribute an annual report
 - ✓4. Maintain networks with at least 6 state, regional, and national groups
 - ✓5. Create a web site that will enable the constituency to fill out applications as well as providing information for the general public.
- Utilize the RCHA constituency to promote the programs
 - 1. Develop a press packet annually with monthly updates.
 - 2. Celebrate RCHA's achievements with an annual reunion

Using the excellent brochure developed in the last year, RCHA will add a web site in 2006, a power point presentation, and other tools to strengthen and improve regional public awareness of the organization's resources. A semi-annual newsletter will include success stories from each program and the logo will be included on all publications. An annual reunion will serve to build the constituency of RCHA and identify leadership that can volunteer on the Board and in advisory committees.

Community Development Goals

- Build strong rural communities in the multi-county area served by RCHA

1. Increase productive relationships with partner organizations and agencies, resulting in 3 new working agreements in five years for community development projects
 2. Create annual planning documents with partner organizations, including the Home Ownership Center, Woodlands Development Group, Federation of Appalachian Housing Enterprises, etc.
 3. Serve as a catalyst for three expansions or new programs and/or institutions in the multi-county area
 4. Identify and implement one development opportunity near a resort area or tourist destination.
- Increase capital for affordable housing and community development
 1. Implement one tax credit project and/or a develop a partnership with a private for-profit developer for mixed income development.

In recent years, RCHA has created two non-profit organizations to supplement its activities, including the Home Ownership Center, responsible for homeownership counseling and loan origination and the Woodlands Development Group, creating an eligible entity in the area to utilize HOME funds. Each non-profit has subcontracting arrangements with RCHA. RCHA is a fiscal agent for MPDC as well as holding a line of credit with them for the Del Monte Hotel. This kind of co-partnering will continue as it expands the services provided by RCHA as well as creating regional outreach. Additionally, in the next five years, RCHA will explore acting as a catalyst for a community foundation and a community development financial institution, possibly partnering with the Randolph County Federal Credit Union.

The Board of Directors, representing a broad constituency of business interests, looks increasingly at RCHA's role in regional rural development, particularly as the region is projected to attract increasing numbers of tourists from east coast cities. This interest, plus requests from small towns for assistance in housing and development in the region, has driven RCHA to assist the town of Montrose in its plans, and others will follow.

Finally, to increase the potential for a major affordable housing project, RCHA will implement one tax credit project in the next five years, requiring new partners both in the housing sector in addition to banking and government.

Strategic Plan 2005-2010 Progress Report¹ September 2009

Organizational Goals

Improve services to increase the capacity of the RCHA constituency

1. Twenty Section Eight voucher holders attend financial literacy classes. (Family Self Sufficiency will serve 25 voucher holders.)
2. 100% of YouthBuild participants attain financial literacy certificates
3. Create an Individual Development Account (IDA) program and increase the assets of 10 voucher holders and 2 Youthbuild graduates
4. Increase by 10% the use of the Community Technology Center (CTC) by individuals and organizations

Increase the self-sufficiency of the Randolph County Housing Authority

1. Generate a minimum profit on housing sales of 5% each year
2. Establish minimum rents on Section Eight vouchers, allowing 10 additional voucher holders
3. Develop one new source of funding for Youthbuild by 2005 and two new sources of funding by 2007
4. Organize one fundraising event each year for Youthbuild, involving the participants and graduates.

Create new organizational structures as needed

1. Establish an advisory committee for Section Eight and Youthbuild programs
2. Establish a new wholly-owned corporate entity with over-lapping Boards

Expand Regional Outreach

1. Increase participant Section Eight landlords in Barbour, Lewis, Pendleton, and Tucker counties by 10% in three years
2. Increase partners in Tucker County for housing development by 1 or 2

Create measurable evaluation systems for each of the programs, both qualitative and quantitative

1. Create a system for documenting YouthBuild participant's percentage of improvement in academic and other skills, job retention, and wage increases—Success Measures
2. Identify the reasons why Section Eight participants leave the program and publish 4 success stories per year
3. Create annual measurable agreements with the Home Ownership Center and Woodlands Development Group to evaluate their programs.
4. Create and maintain a database within the organization to provide information to all programs

Management Goals

Better Financial Reporting

1. Create annual management discussion and analysis reports in preparation for the annual audit.

¹ Gray shading = "Completed"; Green = "Underway"

2. Revise the use of the fee accountant, moving to quarterly use in 2006, and bringing all accounting functions in-house by 2010
3. Improve job costing reporting, assigning the responsibility to staff of the development program.
4. Improve monthly cash flows and budget to actuals for the whole agency

Increase Management Capacity

1. Develop list serve or secure website for staff communication by end of 2005
2. Add two senior management staff within five years
3. Update organizational chart each year as part of the process to analyze staffing needs.
4. Individual staff professional development plans submitted annually

External Relations Goals

Better inform the RCHA constituency about programs and success stories

1. Make 6 presentations per year among RCHA's national partners and/or in the multi-county area where it is located
2. Utilize technology and print media to create publicity
3. Write and distribute an annual report
4. Maintain networks with at least 6 state, regional, and national groups
5. Create a web site that will enable the constituency to fill out applications as well as providing information for the general public.

Utilize the RCHA constituency to promote the programs

1. Develop a press packet annually with monthly updates.
2. Celebrate RCHA's achievements with a reunion

Community Development Goals

Build strong rural communities in the multi-county area served by RCHA

1. Increase productive relationships with partner organizations and agencies, resulting in 3 new working agreements in five years for community development projects
2. Create annual planning documents with partner organizations, including the Home Ownership Center, Woodlands Development Group, Federation of Appalachian Housing Enterprises, etc.
3. Serve as a catalyst for three expansions or new programs and/or institutions in the multi-county area
4. Identify and implement one development opportunity near a resort area or tourist destination.

Increase capital for affordable housing and community development

1. Implement one tax credit project and/or a develop a partnership with a private for-profit developer for mixed income development



**PHA 5-Year and Annual Plan
September 2009**

**Item 5.2.
Progress in Meeting Goals and Objectives**

1. Section 8 Tenant Based Assistance—Section 8(y) Homeownership Program

This program has been in operation since 2005 and in that time period, eight (8) HCV tenants have become homeowners using their vouchers.

2. Use of the Project-Based Voucher Program

This program has not yet been utilized, however, the same circumstances exist that prompted RCHA to plan for project-basing, namely lack of subsidized units in the Randolph County county seat, lack of accessible units and lack of units in the more rural counties, such as Tucker.

**PHA 5-Year and Annual Plan
September 2009****Item 7.****HomeOwnership Program and Project-Based Vouchers**HomeOwnership Program

The PHA will administer a Section 8 Homeownership Program in 2010 and for the next five years. The goal is to assist two tenants each year; the maximum number of participants will be ten.

The eligibility criteria for this program include the following:

- The family must not owe money to the PHA;
- No family member has been responsible for serious or repeated violations of the lease, including a HQS violation, in the past year; and
- Must be on the voucher program for one year.

Actions being planned for 2010 to implement the program include the following:

- Regular meetings with the HomeOwnership Center and Woodlands Development Group (local CHDO) staff to coordinate outreach and participation;
- Presentations about the program at briefings;
- Explaining the program to families that may qualify at re-certification;
- Tracking families that are interested as they prepare to apply for a mortgage and making sure they receive credit counseling and home buyer education; and
- Applying for FSS grant funds to expand the program.

Project-Based Vouchers

The PHA plans to “project-based” up to five (5) Section 8 vouchers in the coming year, due to the loss of subsidized units in the county seat of Elkins, the lack of accessible units and the lack of units in general, as evidenced by the long lease-up periods (more than 60 days) experienced by most voucher holders, particularly in the more rural counties served by RCHA.

The general locations of these vouchers would be in Elkins (up to three units) and in Davis—Tucker County (up to two units).

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

I. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

A. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	258		22%
Extremely low income <=30% AMI	213	83%	
Very low income (>30% but <=50% AMI)	45	17%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	138	53%	
Elderly families	15	6%	
Families with Disabilities	100	39%	
White	251	97%	
Black	4	2%	
American Indian	3	1%	
Non-ethnic	257	99.6%	
Near elderly	35	14%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 8.5			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Streamlined PHA Plan PHA Certifications of Compliance

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

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the streamlined Annual PHA Plan for PHA fiscal year beginning 1/1/10, hereinafter referred to as the Streamlined Annual Plan, of which this document is a part and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of the Streamlined Plan and implementation thereof:

1. The streamlined Annual Plan is consistent with the applicable comprehensive housing affordability strategy (or any streamlined Plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, and provided this Board or Boards an opportunity to review and comment on any program and policy changes since submission of the last Annual Plan.
3. The PHA made the proposed streamlined Annual Plan, including policy and program revisions since submission of the last Annual 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 streamlined Plan and invited public comment.
4. The PHA will carry out the streamlined Annual 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.
5. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
6. For streamlined Annual Plans that include a policy or change in policy for site-based waiting lists:
The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2):
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(b)(2).
7. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
8. 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.
9. 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.
10. The PHA has submitted with the streamlined Plan a certification with regard to a drug-free workplace required by 24 CFR Part 24, Subpart F.
11. The PHA has submitted with the streamlined Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR part 58.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.

17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
19. The PHA will undertake only activities and programs covered by the streamlined Annual Plan in a manner consistent with its streamlined Annual Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its streamlined Plan.
20. All certifications and attachments (if any) to the streamlined Plan have been and will continue to be available at all times and all locations that the PHA streamlined Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the streamlined 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 streamlined Annual Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last Annual PHA Plan (check all policies, programs, and components that have been changed):

- 903.7a Housing Needs
- 903.7b Eligibility, Selection, and Admissions Policies
- 903.7c Financial Resources
- 903.7d Rent Determination Policies
- 903.7h Demolition and Disposition
- 903.7k Homeownership Programs
- 903.7r Additional Information
 - A. Progress in meeting 5-year mission and goals
 - B. Criteria for substantial deviation and significant amendments
 - C. Other information requested by HUD
 - 1. Resident Advisory Board consultation process
 - 2. Membership of Resident Advisory Board
 - 3. Resident membership on PHA governing board

22. The PHA provides assurance as part of this certification regarding its streamlined annual PHA Plan that:
- (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA board of directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.

Randolph Co Housing Authority
PHA Name

WV 045
PHA Number

Streamlined Annual PHA Plan for Fiscal Year: 2010

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

Name of Authorized Official Betsy Klana	Title Board President
Signature X Betsy Klana	Date 10-12-09

Certification of Consistency with the Consolidated Plan

U.S. Department of Housing
and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.
(Type or clearly print the following information:)

Applicant Name: Randolph County Housing Authority

Project Name: Randolph County Housing Authority

Location of the Project: 1404 N. Randolph Avenue, Elkins, WV 26241

Name of the Federal Program to which the applicant is applying: US Department of Housing & Urban Development - Public Housing

Name of Certifying Jurisdiction: West Virginia Development Office

Certifying Official of the Jurisdiction Name: Mary Jo Thompson

Title: Director, Community Development

Signature: 

Date: 9/25/09