

PHA 5-Year and Annual Plan VERSION 2	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 Information PHA Name: <u>Village of Spring Valley Section 8 Program</u> PHA Code: <u>NY148</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2012</u>																											
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>0</u> Number of HCV units: <u>815</u>																											
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																											
4.0	PHA Consortia <i>N/A</i> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																											
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. <i>NO REVISION</i>																											
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: <i>NO REVISION</i>																											
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. <i>NO REVISION</i>																											
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <p style="text-align: center;">The following PHA Plan elements marked '<u>R</u>' have been revised since the last Annual Plan submission by the Village of Spring Valley Section 8 Program. <u>N/R</u> denotes NO REVISION and <u>N/A</u> denotes NOT APPLICABLE</p> <table style="margin-left: auto; margin-right: auto;"> <tr> <td style="text-align: center;"><u>N/R</u></td> <td>903.7(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures</td> </tr> <tr> <td style="text-align: center;"><u>R</u></td> <td>903.7(2) Financial Resources</td> </tr> <tr> <td style="text-align: center;"><u>N/R</u></td> <td>903.7(3) Rent Determination</td> </tr> <tr> <td style="text-align: center;"><u>R</u></td> <td>903.7(4) Operation and Management</td> </tr> <tr> <td style="text-align: center;"><u>N/R</u></td> <td>903.7(5) Grievance Procedures</td> </tr> <tr> <td style="text-align: center;"><u>N/A</u></td> <td>903.7(6) Designated Housing for Elderly and Disabled Families</td> </tr> <tr> <td style="text-align: center;"><u>N/R</u></td> <td>903.7(7) Community Service and Self-Sufficiency</td> </tr> <tr> <td style="text-align: center;"><u>N/A</u></td> <td>903.7(8) Safety and Crime Prevention</td> </tr> <tr> <td style="text-align: center;"><u>N/A</u></td> <td>903.7(9) Pets</td> </tr> <tr> <td style="text-align: center;"><u>N/R</u></td> <td>903.7(10) Civil Rights Certification</td> </tr> <tr> <td style="text-align: center;"><u>R</u></td> <td>903.7(11) Fiscal Year Audit</td> </tr> <tr> <td style="text-align: center;"><u>N/A</u></td> <td>903.7(12) Asset Management</td> </tr> <tr> <td style="text-align: center;"><u>N/R</u></td> <td>903.7(13) Violence Against Women Act (VAWA)</td> </tr> </table>		<u>N/R</u>	903.7(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures	<u>R</u>	903.7(2) Financial Resources	<u>N/R</u>	903.7(3) Rent Determination	<u>R</u>	903.7(4) Operation and Management	<u>N/R</u>	903.7(5) Grievance Procedures	<u>N/A</u>	903.7(6) Designated Housing for Elderly and Disabled Families	<u>N/R</u>	903.7(7) Community Service and Self-Sufficiency	<u>N/A</u>	903.7(8) Safety and Crime Prevention	<u>N/A</u>	903.7(9) Pets	<u>N/R</u>	903.7(10) Civil Rights Certification	<u>R</u>	903.7(11) Fiscal Year Audit	<u>N/A</u>	903.7(12) Asset Management	<u>N/R</u>	903.7(13) Violence Against Women Act (VAWA)
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6.0 (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.

The following are the specific locations where the public may obtain copies of the 2012 Annual Plan:

- Administrative Office – 200 N. Main Street, Spring Valley, NY 10977

6.0 PHA Plan Elements

903.7(1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures ***NO REVISION***

A. Public Housing ***NOT APPLICABLE – PHA DOES NOT ADMINISTER PUBLIC HOUSING***

B. Section 8

Section 8 HCV policies that govern participant eligibility and selection for assistance (including preferences), and procedure for maintaining waiting list.

(1) Eligibility

The PHA conducts screening to the extent of:

- Criminal or Drug-related activity only to the extent required by law or regulation
- Domestic Violence – Attempt to ascertain whether domestic violence was a factor in the poor rental and tenancy history or criminal activity and exercise discretion in determining suitability for tenancy about the circumstances that may have contributed to the negative reporting.

The Housing Authority request criminal records from the following enforcement agencies for screening purposes:

- Local law enforcement agencies
- State law enforcement agencies

The PHA shares the following information with prospective landlords:

- Last known address of participant on file
- Current and previous landlord mailing address

(2) Waiting List Organization

The Village of Spring Valley Section 8 Program’s waiting list for the section 8 tenant-based assistance is not merged with any other program waiting list:

Interested persons may apply for admission to section 8 tenant-based assistance at:

- PHA main administrative office

(3) Search Time

The PHA does give extensions on standard 60-day period to search for a unit in the following circumstances:

- Given if there is a satisfactory reason by family
- Must be in writing

(4) Preferences

The PHA does not plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of the median area income.

The PHA plans to employ the following admission preferences for admission to section 8 tenant-based assistance:

<u>Priority</u>	<u>Preference</u>
<u>2</u>	- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
<u>2</u>	- Victims of domestic violence
<u>2</u>	- Substandard housing
<u>2</u>	- High rent burden (rent is >50 percent of income)
<u>1</u>	- Residents who live and/or work in the jurisdiction

Among applicants on the waiting list with equal preference status applicants are selected by date and time of application.

The preference “Residents who live and/or work in the jurisdiction” has previously been reviewed and approved by HUD.

In relationship of preferences to income targeting requirements, the pool of applicant families ensures that the PHA will meet income targeting requirements.

(5) Special Purpose Section 8 Assistance Programs

The policies governing eligibility, selection and admissions to any special-purpose section 8 program administered by the PHA are contained in the following documents or other reference materials:

- The Section 8 Administrative Plan
- Briefing sessions and written materials

6.0

The PHA announces the availability of any special-purpose section 8 program to the public through:

- Published notices
- Religious institution

903.7(2) Financial Resources **REVISION**

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2012 grants)		
a) Public Housing Operating Fund		
b) Public Housing Capital Fund		
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	7,718,916.00	
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
NRA (HAP Reserves) (allowed for 6 mo. @ \$65,000/mo.)	487,724.00	Section 8 Rental Assistance
3. Public Housing Dwelling Rental Income		
4. Other income (list below)		
Investment income	3,300.00	Section 8 program
Fraud Recovery	8,816.00	Section 8 program
Port-Ins	8,179.00	Section 8 program
5. Non-federal sources (list below)		
Total resources	\$8,226,935.00	

903.7 (3) Rent Determination Policies **NO REVISION**

A. Public Housing NOT APPLICABLE – PHA DOES NOT ADMINISTER PUBLIC HOUSING

B. Section 8 Tenant-based Assistance

(1) Payment Standards

The PHA’s payment standard is:

- Above 100% but at or below 110% of FMR

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The PHA has chosen this level because:

- FRMs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families

The PHA reevaluates the payment standards for adequacy annually and considers the following factors in its assessment of the adequacy:

- Rent burdens of assisted families
- Budget availability
- Utility allowance
- Local rental market

(2) Minimum Rent

The PHA's minimum rent is \$50.00.

The PHA has adopted the following discretionary minimum rent hardship exemption policies:

1. The minimum rent requirement may be waived under certain circumstances. Financial hardship status is to be granted immediately for ninety (90) days in the event of the following:
 - a. The family has lost eligibility or is awaiting an eligibility determination to receive federal, state or local assistance, including a family having a non-citizen household member lawfully admitted for permanent residence and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996;
 - b. The family income has decreased due to changed circumstances such as separation, divorce, and abandonment;
 - c. One or more family members have lost employment;
 - d. The family would be evicted as a result of imposing the minimum rent requirement;
 - e. There has been a death in the family; or
 - f. There are other hardship situations determined by the PHA on a case-by-case basis, i.e. alimony, child support, etc.

Financial hardship exemption only applies to payment of minimum rent - not to rent based on the statutory formula for determining the Total Tenant Payment (TTP).

2. If tenant initiates a request for a hardship exemption that the PHA determines is temporary in nature:
 - a. If the hardship is determined to be temporary, minimum rent may be suspended; during the ninety (90) day period beginning on the day the request is made. At the end of the ninety (90) day period, the minimum rent is reinstated retroactively to the date of suspension and

6.0

the HAP is again adjusted.

- b. In the case of a temporary hardship, the PHA will allow the family a maximum of six (6) months to make payment of any delinquent minimum rent payments accrued during the suspension period. However, the family must execute a Repayment Agreement.
 - c. If the hardship is subsequently determined to be long-term, the PHA will retroactively exempt residents from the minimum rent requirement for the ninety (90)-day period.
 - d. Note that the PHA can only suspend the minimum rent contribution. If the family is residing in a unit whose Gross Rent exceeds the Payment Standard, the family will be responsible for the excess rent.
3. Hardship determinations are subject to the PHA’s Informal Hearing Process and families are exempt from any escrow deposit that may be required under regulations governing the hearing process for other determinations.

903.7(4) Operation and Management *REVISION*

(1) PHA Management Structure

- a. A brief description of the management structure and organization of the PHA

The Executive Director directs the day-to day management and operation of the Housing Authority with the assistance of the following staff.

Deputy Section 8 Administrator
 Section 8 Accountant
 Section 8 Receptionist/Secretary
 Section 8 Inspector

- b. HUD Programs Under PHA Management *REVISION*

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	N/A	N/A
Section 8 Vouchers	580	20
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	N/A
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A
Other Federal Programs(list individually)	N/A	N/A

c. Management and Maintenance Policies

The PHA has adopted the following policies that contain the Agency's rules, standards, and policies that govern management, operation, and maintenance of the Public Housing and Section 8 assistance programs.

Public Housing Management: *NOT APPLICABLE – PHA DOES NOT ADMINISTER PUBLIC HOUSING*

Section 8 Management:

- Section 8 Administrative Plan
- Section 8 Procedures Manual

903.7(5) Grievance Procedures *NO REVISION*

A. Public Housing *NOT APPLICABLE – PHA DOES NOT ADMINISTER PUBLIC HOUSING*

B. Section 8 Tenant-Based Assistance

The PHA has not established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982.

Section 8 applicants or assisted families who desire to initiate the informal review and informal hearing process should contact the following:

- PHA main administrative office

903.7(6) Designated Housing for Elderly and Disabled Families *NOT APPLICABLE – PHA DOES NOT ADMINISTER PUBLIC HOUSING*

903.7(7) Community Service and Self-Sufficiency *NO REVISION*

A. PHA Coordination with the Welfare (TANF) Agency.

1. The PHA has not entered into a cooperative agreement with the TANF Agency, to share information and /or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937.)
2. Other coordination efforts between the PHA and TANF agency include:
 - Client referrals
 - Information sharing regarding mutual clients (for rent determinations and otherwise)
 - Coordinate the provision of specific social and self-sufficiency services and programs to eligible families

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- Coordination with DSS Protective Services

B. Services and programs offered to residents and participants by the Village of Spring Valley Section 8 Program are as follows:

(1) General

a. Self-Sufficiency Policies

The PHA will employ the following discretionary policies to enhance the economic and social self-sufficiency of assisted families in the following areas:

- Section 8 admissions policies
- Preference/eligibility for section 8 homeownership option participation

b. Economic and Social self-sufficiency programs

The PHA does not coordinate, promote or provide any policies or programs for the enhancement of the economic and social self-sufficiency of assisted families.

(2) Family Self Sufficiency programs *N/A*

C. Welfare Benefit Reductions

The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by:

- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies

D. Community Service Requirement ***NOT APPLICABLE – PHA DOES NOT ADMINISTER PUBLIC HOUSING***

903.7(8) Safety and Crime Prevention ***NOT APPLICABLE – PHA DOES NOT ADMINISTER PUBLIC HOUSING***

903.7(9) Pets ***NOT APPLICABLE – PHA DOES NOT ADMINISTER PUBLIC HOUSING***

6.0 903.7(10) Civil Rights Certification ***NO REVISION***

The Village of Spring Valley Section 8 Program will carry out the Housing Choice Voucher Program 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.

903.7(11) Fiscal Year Audit ***REVISION***

The PHA is required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)).

The most recent fiscal audit was submitted to HUD. There were some findings as a result of that audit. Audit findings will be resolved by 3/31/2012.

903.7(12) Asset Management ***NOT APPLICABLE – PHA DOES NOT ADMINISTER PUBLIC HOUSING***

903.7(13) Violence Against Women Act (VAWA) ***NO REVISION***

The Village of Spring Valley Section 8 Program has incorporated in its PHA Plan goals and objectives, and policies and procedures the applicable provisions of the Violence Against Women and Reauthorization Act of 2005 (VAWA) to support or assist victims of domestic violence, dating violence, or stalking.

The PHA goal to provide an improved living environment is being met by the PHA by its effort to implement measures to assist victims of domestic violence in avoiding their abusers and continuing occupancy in public housing.

Towards its effort to meet the PHA goal to promote self-sufficiency and asset development of assisted households the PHA has partnered with the Rockland Family Shelter to provide referrals when needed.

In addition, the PHA has amended its policies and procedures to include language and applicable provisions of the VAWA. It is the PHA's intent to maintain compliance with all applicable requirements imposed by VAWA.

The PHA efforts may include to:

- Provide and maintain housing opportunities for victims of domestic violence, dating violence, or stalking;
- Create and maintain collaborative partnerships between PHA, victim service providers, law enforcement authorities, and other supportive groups to promote the safety and well-being of victims of domestic violence, dating violence, or staking (whether actual or imminent threat) who are assisted by PHA;

6.0	<ul style="list-style-type: none"> ▪ Ensure the physical safety of victims of domestic violence, dating violence, or stalking (whether actual or imminent threat) who are assisted by PHA; maintain compliance with all applicable requirements imposed by VAWA. ▪ Take appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting families or individuals assisted by PHA. <p>The Agency shall train its staff on the required confidentiality issues imposed by VAWA.</p>
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></p> <p>a. HOPE VI or Mixed Finance Modernization or Development <i>NOT APPLICABLE – PHA DOES NOT ADMINISTER PUBLIC HOUSING</i></p> <p>b. Demolition and/or Disposition <i>NOT APPLICABLE – PHA DOES NOT ADMINISTER PUBLIC HOUSING</i></p> <p>c. Conversion of Public Housing <i>NOT APPLICABLE – PHA DOES NOT ADMINISTER PUBLIC HOUSING</i></p> <p>d. Homeownership</p> <p>1. <u>Public Housing</u> <i>NOT APPLICABLE – PHA DOES NOT ADMINISTER PUBLIC HOUSING</i></p> <p>2. <u>Section 8 Tenant Based Assistance</u></p> <p>The PHA does plan to administer any homeownership programs for section 8.</p> <p>Program Description:</p> <p>The PHA will limit the number of families participating in the Section 8 homeownership option to 25 or fewer participants.</p> <p>The PHA has not established eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria.</p> <p>e. Project-based Vouchers</p> <p>Our agency is not currently operating nor intends to operate a Section 8 Project Based Voucher Program.</p>

8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. <i>NOT APPLICABLE – PHA DOES NOT ADMINISTER PUBLIC HOUSING</i>																																																																																																								
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. <i>NOT APPLICABLE – PHA DOES NOT ADMINISTER PUBLIC HOUSING</i>																																																																																																								
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. <i>NOT APPLICABLE – PHA DOES NOT ADMINISTER PUBLIC HOUSING</i>																																																																																																								
8.3	Capital Fund Financing Program (CFFP). <i>N/A</i> <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, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact”.</p> <table border="1" data-bbox="277 1014 1464 1799"> <thead> <tr> <th colspan="8">Housing Needs of Families in the Jurisdiction by Family Type</th> </tr> <tr> <th>Family Type</th> <th>Overall</th> <th>Afford-ability</th> <th>Supply</th> <th>Quality</th> <th>Access-ibility</th> <th>Size</th> <th>Loca-tion</th> </tr> </thead> <tbody> <tr> <td>Income <= 30% of AMI</td> <td>7,814</td> <td>3</td> <td>4</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> </tr> <tr> <td>Income >30% but <=50% of AMI</td> <td>4,283</td> <td>3</td> <td>4</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> </tr> <tr> <td>Income >50% but <80% of AMI</td> <td>2,704</td> <td>3</td> <td>4</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> </tr> <tr> <td>Elderly</td> <td>4,028</td> <td>3</td> <td>4</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> </tr> <tr> <td>Families with Disabilities</td> <td>3,2100</td> <td>3</td> <td>4</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> </tr> <tr> <td>White</td> <td>9,140</td> <td>3</td> <td>4</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> </tr> <tr> <td>Black/African American</td> <td>2,619</td> <td>3</td> <td>4</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> </tr> <tr> <td>Hispanic</td> <td>2,294</td> <td>3</td> <td>4</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> </tr> <tr> <td>American Indian/Alaska Native</td> <td>73</td> <td>3</td> <td>4</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> </tr> <tr> <td>Asian</td> <td>675</td> <td>3</td> <td>4</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> </tr> <tr> <td>Native Hawaiian/Other Pacific Islander</td> <td>0</td> <td>3</td> <td>4</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> </tr> </tbody> </table>	Housing Needs of Families in the Jurisdiction by Family Type								Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion	Income <= 30% of AMI	7,814	3	4	5	5	5	5	Income >30% but <=50% of AMI	4,283	3	4	5	5	5	5	Income >50% but <80% of AMI	2,704	3	4	5	5	5	5	Elderly	4,028	3	4	5	5	5	5	Families with Disabilities	3,2100	3	4	5	5	5	5	White	9,140	3	4	5	5	5	5	Black/African American	2,619	3	4	5	5	5	5	Hispanic	2,294	3	4	5	5	5	5	American Indian/Alaska Native	73	3	4	5	5	5	5	Asian	675	3	4	5	5	5	5	Native Hawaiian/Other Pacific Islander	0	3	4	5	5	5	5
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9.0

Housing Needs of Families on the Waiting List			
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	346	90%	20
Extremely low income <=30% AMI	311	90%	
Very low income (>30% but <=50% AMI)	30	9%	
Low income (>50% but <80% AMI)	5	1%	
Families with children	252	73%	
Elderly families	9	3%	
Families with Disabilities	20	6%	
White	240	69%	
Black/African American	102	30%	
Hispanic	4	1%	
American Indian/Alaska Native	0	0%	
Asian	0	0%	
Native Hawaiian/Other Pacific Islander	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A	N/A	
2 BR	N/A	N/A	
3 BR	N/A	N/A	
4 BR	N/A	N/A	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	
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)? closed since 2/2005			
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			

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. NO REVISION**

Strategies

Need: Shortage of affordable housing for all eligible populations

PHA shall maximize the number of affordable units available to the PHA within its current resources by:

- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program

PHA shall increase the number of affordable housing units by:

- Apply for additional section 8 units should they become available

Need: Specific Family Types: Families at or below 30% of median

PHA shall target available assistance to families at or below 30 % of AMI

- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work

Need: Specific Family Types: Families at or below 50% of median

PHA shall target available assistance to families at or below 50% of AMI

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

Need: Specific Family Types: The Elderly

PHA shall target available assistance to the elderly:

- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Provide assistance in accordance to local needs

Need: Specific Family Types: Families with Disabilities

PHA shall target available assistance to Families with Disabilities:

- Affirmatively market to local non-profit agencies that assist families with disabilities

9.1

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

PHA shall increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs

PHA shall conduct activities to affirmatively further fair housing

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations

Reason for Selecting Strategies

- Funding constraints
- Staffing constraints
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated 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
- Results of consultation with advocacy groups

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

(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**).

PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #1:

- Apply for additional rental vouchers if available

Progress Statement: As of August 2011, The Village of Spring Valley came out of troubled status and we are always looking for more opportunities to add new vouchers.

PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #2:

- Improve voucher management:
- Increase customer satisfaction

Progress Statement: Brief families to better inform them about how the program works. Conducting proper background checks of prospective new voucher holders at annual recertification reinforcing guidelines. Correspond with Social Services and other agencies to receive information needed to complete annual paperwork. Work with landlords and tenants on daily basis to ensure compliance and confidence in Section 8 Program.

PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES

The PHA established the following objectives to strive in meeting goal #3:

- Provide voucher mobility counseling
- Conduct outreach efforts for potential voucher landlords

Progress Statement: Encourage the tenants to look in areas that provide for the needs of their families along with providing maps of the county.

PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT

The PHA established the following objectives to strive in meeting goal #4:

- Encourage voucher holders to move to different areas

Progress Statement: We inform clients of the portability aspect of the voucher, along with providing maps and counseling when searching for a new apartment.

10.0 PHA GOAL #5: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS

The PHA established the following objectives to strive in meeting goal #5:

- Increase the number and percentage of employed persons in assisted families
- Provide or attract supportive services to improve assistance recipients' employability
- Provide or attract supportive services to increase independence for the elderly or families with disabilities

Progress Statement: Section 8 will implement a Family Self-Sufficiency Program within our Housing Agency in order to educate and assist program families to increase their levels of employability and reach desired levels of financial independence.

PHA GOAL #6: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING

The PHA established the following objectives to strive in meeting goal #6:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, familial status and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required

Progress Statement: Two rent reasonableness letters along with surveys went out to all landlords on October 1, 2011 and November 1, 2011. Comparable unassisted units are updated in computer based on surveys and newspaper listings. Since October 2011 the comparable units are updated monthly.

(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.**)

Substantial Deviations from the 5-Year Plan

- Any change to the Mission Statement;
- 50% deletion from or addition to the goals and objectives as a whole; and
- 50% or more decrease in the quantifiable measurement of any individual goal or objective.

Significant Amendments or Modification to the Annual Plan

- Any increase or decrease over 50% in the funds projected in the Financial Resource Statement;
- Any change in policy or operation that is inconsistent with the applicable Consolidated Plan.

10.0	<p>(c) PHA's must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance.</p> <p>Village of Spring Valley Section 8 Program were removed from troubled status and the only item that is being addressed is getting the FSS Program up and running. We are working on our action plan at this time.</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) <i>N/A</i></p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) <i>N/A</i></p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) <i>N/A</i></p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) <i>N/A</i></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 style="text-align: center;">Provided as attachment ny148a01</p> <p>(g) Challenged Elements – NO 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) <i>N/A</i></p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) <i>N/A</i></p>

Attachment: ny148a02
Village of Spring Valley Section 8 Program
Resident Advisory Board Consultation Process and Comments – FYB 2012

1. Resident notification of appointment to the Advisory Board

At beginning of PHA Plan process, sent out letter to all residents/participants of opportunity to serve on Resident Advisory Board - **Letters mailed out March 23, 2012, April 12, 2012 and April 30, 2012**

2. Resident Advisory Board Selection

Selection made from resident/participant response **We had no responses to the letters sent out**

3. Meeting Organization

Schedule date to meet with Resident Advisory Board for input to PHA Plan
N/A

Notify Resident Advisory Board of scheduled meeting **N/A**

Hold Resident Advisory Board meeting **N/A**

4. Notification of Public Hearing

Schedule date for Public Hearing and place ad **April 3, 2012**

Notify Resident Advisory Board **N/A**

Hold Public Hearing meeting **May 22, 2012**

5. Documentation of resident recommendations and PHA's response to recommendations

No comments received.