

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: ___James City County Office of Housing and Community Development_____ PHA Code: ___VA041_____ PHA Type: <input type="checkbox"/> Small x High Performing <input type="checkbox"/> Standard x HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): _____07/2011_____				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____ Number of HCV units: ___154_____				
3.0	Submission Type x 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
					PH HCV
	PHA 1:				
	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: <i>To promote and support the provision of affordable, decent, safe, and sanitary housing for all county residents and to upgrade housing conditions, public facilities and services, land development patterns, and environmental quality in low- and moderate-income neighborhoods.</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. 1. Improve the quality of assisted housing. Maintain/improve voucher management (SEMAP score). 2. Increase assisted housing choices. Provide voucher mobility counseling and conduct outreach efforts to potential voucher landlords. 3. Expand the supply of assisted housing. Leverage private or public funds to create additional housing opportunities. 4. Promote self-sufficiency and asset development of assisted households. Provide or attract supportive services to improve assistance recipients' employability and attract supportive services to increase independence for the elderly or families with disabilities.				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission. NONE (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. Copies are available at the PHA's main administrative office located at 5320 Palmer Lane, Suite 1A, Williamsburg, VA 23188, and James City County Office of Housing and Community Development's page on James City County's web site, www.jamescitycountyva.gov .				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <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	<p>Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Approximately two-thirds of renters in the James City County earning below 30% of AMI and half of those earning between 30% and 50% of AMI pay more than 30% of their income for housing. With a shortage of approximately 1,485 affordable units, increasing the supply of affordable units, along with maintaining the quality and accessibility of current units, will be essential to meeting the needs of voucher holders. Maintenance is becoming difficult for property owners under current economic conditions, especially rising utility costs. There is also a need for more affordable housing for seniors as evidenced by the only income restricted independent senior living community in the County which currently has a waiting list of 56. There are currently 67 applicants on the County’s voucher waiting list. Of that total, 10 (15%) are elderly and 17 (26%) are families with disabilities. Fifty-six families on the waiting list have extremely low income and ten very low income.</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. James City County continues to support developments applying for low income housing tax credits. Additionally, the County has applied for and received Community Development Block Grants to support housing rehabilitation and construction. Application for a 202 grant for additional housing for the elderly is also under consideration.</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. Progress has been made in the following areas: James City County met its goal of voucher management improvement by receiving a score of 100 on the most-recent SEMAP. The PHA has been rated as a high performing agency, and our goal is to maintain that standard of excellence. By providing counseling to voucher holders considering moves to other jurisdictions and giving presentations at monthly meetings of local landlords on being/becoming a Section 8 landlord, more/improved assisted housing options are available for voucher holders.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” The James City County Office of Housing shall define “significant amendment” and “substantial deviation/modification” as: (1) revision to rent or admissions policies or the organization of the waiting list, and (2) any change with regard to homeownership program.</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) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

