

**Huntington WV Housing Authority**

**Five Year Plan Update  
2025 - 2029**

**Huntington WV Housing Authority  
300 Seventh Avenue, West  
Huntington, WV 25701**



<b>5-Year PHA Plan</b> <b>(for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 03/31/2024</b>
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**Purpose.** 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, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																
A.1	<div> <div> PHA Name: <b><u>The Huntington WV Housing Authority</u></b> PHA Code: <b><u>WV004</u></b> </div> <div> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <b><u>07/01/2025</u></b> </div> <div> The Five-Year Period of the Plan (i.e. 2019-2023): <b><u>2025-2029</u></b> </div> <div> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission </div> </div> <div> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. 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 their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>A copy of the PHA plan is available at the Administrative Office located at 300 Seventh Avenue, West, Washington Square (1630 Artisan Avenue) Marcum Terrace (2920 Marcum Terrace), Fairfield Tower (1701 Franklin Avenue), Riverview East (225 Short Street), Madison Manor (1329 Madison Avenue) W.K. Elliot (510 Bridge Street), Trowbridge Manor (101 Eighth Avenue), and the Cabell County Public Library (455 9th Street). All sites are located in Huntington, WV.</p> </div> <div> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.) </div> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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<b>B.</b>	<b>Plan Elements.</b> Required for <u>all</u> PHAs completing this form.
<b>B.1</b>	<b>Mission.</b> 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. <b>Our Mission is To provide affordable, accessible, quality housing, and supportive services through community partnership to low, very low and extremely low-income families.</b>
<b>B.2</b>	<p><b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.</p> <ol style="list-style-type: none"> <li>1. Increase the availability of decent, safe and affordable housing. <ul style="list-style-type: none"> <li>• Leverage private and other public funds in conjunction with PHA funds to create additional housing opportunities</li> <li>• Partner with security offices to increase safety in housing communities</li> <li>• Continue to identify and support housing providers to spur development of additional affordable rental units in Public Housing and Section 8 Vouchers.</li> </ul> </li> <li>2. Improve the quality of assisted housing <ul style="list-style-type: none"> <li>• Modernize and or renovate existing public housing stock utilizing Capital Fund dollars</li> <li>• Maintain PHA owned units at a high standard during occupancy and unit turnover</li> <li>• Improve site appearance as funding allows</li> </ul> </li> <li>3. Increase Assisted Housing Choices <ul style="list-style-type: none"> <li>• Continue outreach efforts to additional landlords for participation in the voucher program and educate on participation opportunities</li> <li>• Maintain Voucher Payment standards at 100% of current HUD approved FMR</li> <li>• Install reasonable accommodation requests when applicable</li> </ul> </li> <li>4. Improve community quality of life and economic vitality <ul style="list-style-type: none"> <li>• Continue to seek funding for the Family Support Center</li> <li>• Partner with security offices to increase safety in housing communities</li> <li>• Educate residents on best health and living practices</li> </ul> </li> <li>5. Promote Self-Sufficiency and Asset Development of families and individuals <ul style="list-style-type: none"> <li>• Expand and continue relationships with local service providers</li> <li>• Identify potential partners that support training and employment</li> <li>• Maintain Step-Up job training program utilizing Capital Funds monies</li> <li>• Continue partnership with WorkForce WV</li> <li>• Market local job fairs, employment opportunities and work readiness training opportunities sponsored by local partners.</li> </ul> </li> <li>6. Ensure equal opportunity for housing for all <ul style="list-style-type: none"> <li>• Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability.</li> <li>• Continue affirmative measures to meet Fair Housing requirements</li> </ul> </li> <li>7. Provide competent, efficient staff and a well run organization to implement programs <ul style="list-style-type: none"> <li>• Stay abreast on new technology</li> <li>• Training for all staff</li> <li>• Provide oversight on all management and administrative activities</li> </ul> </li> <li>8. Provide policies, procedures and services in support of the Violence Against Women Act (VAWA) <ul style="list-style-type: none"> <li>• Continue to provide preferences, referral services, case management and other support to domestic violence victims.</li> </ul> </li> </ol>

**B.3**

**Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

The 2020-2024 Five Year and Annual Plan outlined 8 strategic goals:

1. Increase the availability of decent, safe and affordable housing.
2. Improve the quality of assisted housing
3. Increase Assisted Housing Choices
4. Improve community quality of life and economic vitality
5. Promote Self-Sufficiency and Asset Development of families and individuals
6. Ensure equal opportunity for housing for all
7. Provide competent, efficient staff and a well run organization to implement programs

Progress on 2020-2024 8 Strategic Goal:

1. Increase availability of decent, safe and affordable housing.
  - i. Capital Fund Program awarded \$10,215,950 over the five years for capital improvements at all PH sites.
  - ii. Installed security cameras at several PH sites
  - iii. Continued partnership with the City of Huntington Police Department to provide increase security.
  - iv. Continued cooperation with the City of Huntington for potential redevelopment or potential acquisition of properties.
2. Improve quality of assisted housing
  - i. Completed outlined work in the Capital Fund Program using Force Account and contracts in a timely manner
  - ii. Maintained at or close to 100% SEMAP Score and continue to improve physical score (PHAS) of PH properties.
  - iii. Provided reasonable accommodations to residents as needed.
  - iv. Upgraded agency equipment, technology and units as necessary
  - v. Provided information to WV Delegates as related to HUD housing
3. Increase assisted Housing Choices
  - i. Awarded Special Needs Assistance Program renewal funding for \$8,304,348 over the five years.
  - ii. Several PH handicap accessible units / or modifications / or reasonable accommodations have been completed during the five year term.
  - iii. PH, S8 Project Based, Mod-Rehab, Mainstream and FUP site-based waiting lists remain open, with S8 HCV waiting list opening as warranted.
  - iv. Added over one hundred new landlords to the S8 program
4. Improve community quality of life and economic vitality
  - i. Awarded over one million renewal funding over the five years for the Family Resource Center (food boxes, clothing giveaways, general supplies, baby formula, free after school education programs)
  - ii. Capital Fund Program modernization and management improvement plans were implemented
  - iii. Coordinated elderly tenant activities as well as grocery store trips for seniors.
  - iv. Provided IRS Certified VITA staff and computer lab to assist in tax preparation for State and Federal returns thousands served over the five year period.
  - v. Provide both family and elderly residents with continued referrals for mental health, housekeeping, community service, budgeting, transportation, in home health care and food boxes.
5. Promote Self-Sufficiency and Asset Development of families and individuals
  - i. Promoted "Financial Fitness" event partnering with BB&T and Financial Stability Partnership
  - ii. Promoted VITA (Volunteer Income Tax Assistance), My Free Taxes, EITC, CTC and other tax preparations.
  - iii. STEP-UP on the job training provides opportunities for residents to receive construction and building maintenance job training assistance.
  - iv. Promoted Parent-Child activities at the Family Resource Center
6. Ensure equal opportunity for housing for all
  - i. Continued to provide reasonable accommodations as necessary and justified throughout the five year period.
  - ii. Participated in Fair Housing Day in partnership with the City of Huntington
  - iii. Audit of the Housing Authority's application process resulted in good reports with no findings.
  - iv. Marketed equal housing opportunities utilizing radio spots
7. Provide competent, efficient staff and a well run organization to implement programs
  - i. The Housing Authority provided training on Smoking Cession, Identity Theft Prevention, Procurement, Internal Control, Mental Health First Aid. Employees also attended training for Payroll Law, Operating Subsidy, COVID Employment, HCV Finance, PH Finance, Section 8 Inspector and HCV Specialist, Audit Preparation, S8 and PH rent calculation, Hand and power tools, PPE, Emergency Preparedness and Planning, Employee Evaluations, Hiring, Terminating Employees, Maintenance safety, General Pest and Weed control, UPCS / REAC / NSPIRE training, RAD with HUD 223(f) Financing and other trainings.
  - ii. Provided oversight for the management and administration of the Housing Development Corporation.
  - iii. Stayed abreast of changing technology
  - iv. Continued using cost cutting measures and continued to seek ways to decrease overall agency expenses.
8. Provide policies, procedures and services in support of the Violence Against Women Act (VAWA)

\*See B.4 below

B.4	<p><b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <ul style="list-style-type: none"> <li>i. Huntington WV Housing Authority fully supports as well as complies with VAWA. Ensure all required notices of rights under VAWA are included in all application, enforcement and program termination paperwork and correspondence.</li> <li>ii. Provide policies, procedures and services in support of the Violence Against Women Act (VAWA)</li> <li>iii. Continued to provide preferences for victims of domestic violence under new HUD guidelines and the Violence Against Women Act</li> <li>iv. Provided referral services, case management support, and lease amendments for domestic violence victims.</li> </ul>
C.	<p><b>Other Document and/or Certification Requirements.</b></p>
C.1	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>The Huntington WV Housing Authority defines "<i>substantial deviation</i>" and "<i>significant amendment or modifications</i>" as they relate to the Agency plan as follows: "Significant Amendment or Modification" of the Annual Plan means:</p> <ul style="list-style-type: none"> <li>• any change to rent or admissions policies or organization of the waiting list;</li> <li>• additions of non-emergency work items when the dollar amount exceeds ten percent (10%) of the Capital Fund Budget or the amount of replacement reserve funds that exceed ten percent (10%) of the annual Capital Fund Budget;</li> <li>• Any change with regard to demolition or disposition, designation, homeownership programs, or conversion activities.</li> <li>• Changes mandated by HUD will not be considered a significant amendment</li> </ul> <p>In addition to the criteria established by the PHA, a proposed demolition, disposition, homeownership, RAD conversion, Capital Fund Financing, development, or mixed finance proposal is considered by HUD to be significant amendment to the CFP 5-Year Action Plan based on the Capital Fund Final Rule. The Huntington WV Housing Authority agrees that any changes, as cited above, shall be subject to a full public hearing and HUD review before implementation.</p>
C.2	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y    N  <input type="checkbox"/> <input type="checkbox"/> <b>complete after public comment period</b></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.3	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD-50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p><b>Required Submission for HUD FO Review.</b></p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y    N  <input type="checkbox"/> <input type="checkbox"/> <b>complete after public comment period</b></p> <p>(b) If yes, include Challenged Elements.</p>

<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>
<b>D.1</b>	<p>Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <div data-bbox="215 577 1472 961"> <p><b>Fair Housing Goal:</b></p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> </div> <div data-bbox="215 987 1472 1371"> <p><b>Fair Housing Goal:</b></p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> </div> <div data-bbox="215 1396 1472 1780"> <p><b>Fair Housing Goal:</b></p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> </div>





**Certifications of Compliance with  
PHA Plan and Related Regulations  
(Standard, Troubled, HCV-Only, and  
High Performer PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations  
including PHA Plan Elements that Have Changed**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 07/2025, in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification 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.
5. The PHA made the proposed 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 Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);



- 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 a 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 a waiting list is consistent with affirmatively furthering fair housing; and
  - 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 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
  10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
  11. 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.
  12. 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.
  13. 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.
  14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
  15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
  16. 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.
  17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
  18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
  19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
  20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
  21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the 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 PHA Plan and will continue to be made available at least at the primary business office of the PHA.
  22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

The Huntington WV Housing Authority  
PHA Name

WV004  
PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 20 25

X 5-Year PHA Plan for Fiscal Years 20 25 - 20 29

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 Executive Director: <u>Larry D. Ellis, Jr.</u>		Name Board Chairman: <u>Charles Shaw</u>	
Signature	Date	Signature	Date

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 3/31/2024

**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Patrick J. Farrell, the Mayor  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2025 - 2029 and/or Annual PHA Plan for  
fiscal year 2025 of the The Huntington West Virginia Housing Authority is consistent with  
*PHA Name*

the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to  
Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

City of Huntington  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or  
State Consolidated Plan.

Through a co-operative agreement and partnership, the Huntington WV Housing Authority plans  
to continue expanding the supply of assisted housing in the City of Huntington and Cabell County  
as well as improve the quality of assisted housing, increase housing choices and provide an  
improved living environment.

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:	Title:
Patrick J. Farrell	Mayor
Signature:	Date:

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. This information is collected to  
ensure consistency with the consolidated plan or state consolidated plan.

# Notice of Public Comment

Huntington WV Housing Authority  
PHA Annual and Five-Year Plan

The Huntington WV Housing Authority will be receiving comments on its PHA Annual and Five-Year Plans until August 26<sup>th</sup>, 2025 at 2:00 p.m. at its main office (Johnston Centre) located at 300 Seventh Avenue, West, Huntington, WV 25701, at which time and place a public meeting will be held.

The purpose of this advertisement and meeting is to provide an opportunity for members of the community, both residents and non-residents, to provide their comments regarding the Huntington WV Housing Authority's PHA Annual and Five-Year Plans.

Written comments may be mailed to the Huntington WV Housing Authority, Attn: PHA Plan at 300 Seventh Avenue West, Huntington, WV, 25701, faxed to (304) 526-4444 or emailed to [lgreen@hwwha.org](mailto:lgreen@hwwha.org). Written comments must be received at the housing authority office by 2:00 p.m. Tuesday, August 26<sup>th</sup>, 2025.

A draft copy of the Plans will be available for review upon request between the hours of 8:30 a.m. - 4:00 p.m., each business day until 2:00 p.m. on August 26<sup>th</sup>, 2025, at each of our housing communities (Washington Square (1630 Artisan Avenue) Marcum Terrace (2920 Marcum Terrace), Fairfield Tower (1701 Franklin Avenue), Riverview East (225 Short Street), Madison Manor (1329 Madison Avenue) W.K. Elliot (510 Bridge Street), Trowbridge Manor (101 Eighth Avenue), Administrative Office located at 300 Seventh Avenue West, our website ([huntingtonhousing.com](http://huntingtonhousing.com)) and the Cabell County Public Library (455 9th Street). All sites are located in Huntington, WV.

To obtain further information about the Plans, please contact Larry Ellis, Executive Director at (304) 526-4400.

# Huntington WV Housing Authority

Five Year Plan  
Fiscal Years 2025 – 2029

Annual Plan Update  
2025

Huntington WV Housing Authority  
300 Seventh Avenue, West  
Huntington, WV 25701





<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 03/31/2024</b>
--------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------	--------------------------------------------------------

**Purpose.** 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, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

**Applicability.** The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A. PHA Information.																															
A.1	<b>PHA Name:</b> <u>The Huntington WV Housing Authority</u> <b>PHA Code:</b> <u>WV004</u> <b>PHA Type:</b> <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>07/2025</u> <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) <b>Number of Public Housing (PH) Units</b> <u>800</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>1,502</u> <b>Total Combined Units / Vouchers</b> <u>2,302</u> <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission																														
	<b>Availability of Information.</b> PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection 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 their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.																														
	<b>A copy of the PHA plan is available at the Administrative Office located at 300 Seventh Avenue, West, Washington Square (1630 Artisan Avenue) Marcum Terrace (2920 Marcum Terrace), Fairfield Tower (1701 Franklin Avenue), Riverview East (225 Short Street), Madison Manor (1329 Madison Avenue) W.K. Elliot (510 Bridge Street), Trowbridge Manor (101 Eighth Avenue), and the Cabell County Public Library (455 9th Street). All sites are located in Huntington, WV.</b>																														
	<input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)																														
	<table border="1"> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>						Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																
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Lead PHA:																															

<b>B.</b>	<b>Plan Elements</b>					
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y   N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> De-concentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>(c) The PHA must submit its De-concentration Policy for Field Office review. See attached</p>					
<b>B.2</b>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y   N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization. – we currently have no need to use the MOD status, however, we would like to reserve the right to use the MOD status in the future should the need arise</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other: Updates to Policies:</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>					
<b>B.3</b>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. * See attached</p>					



<b>B.4</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p><b>Five Year Plan for 2024-2028 was approved on 7/03/2024</b></p>
<b>B.5</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y   N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>
<b>C.1</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y   N  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. * See attached</p>
<b>C.2</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.3</b>	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.4</b>	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y   N  <input type="checkbox"/> <input type="checkbox"/> - <b>complete after public comment period</b></p> <p>If yes, include Challenged Elements.</p>
<b>C.5</b>	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y   N   N/A  <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>

D.1

**Affirmatively Furthering Fair Housing (AFFH).**

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

**Fair Housing Goal:**

*Describe fair housing strategies and actions to achieve the goal*

**Fair Housing Goal:**

*Describe fair housing strategies and actions to achieve the goal*

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*Describe fair housing strategies and actions to achieve the goal*

# Attachment to HUD 50075-ST

## Annual Plan Elements

### Availability of PHA Plan:

A copy of the PHA plan is available at the Administrative Office located at 300 Seventh Avenue, West, Washington Square (1630 Artisan Avenue) Marcum Terrace (2920 Marcum Terrace), Fairfield Tower (1701 Franklin Avenue), Riverview East (225 Short Street), Madison Manor (1329 Madison Avenue) W.K. Elliot (510 Bridge Street), Trowbridge Manor (101 Eighth Avenue), and the Cabell County Public Library. All sites are located in Huntington, WV.

**B.1 Revision of PHA Plan Elements** – No revisions made

**B.2 New Activities** – see 50075-ST

**B.3 Progress Report**

### Goal one: Increase the availability of decent, safe and affordable housing

- Capital Fund Program grant funds awarded totaling \$2,152,062.00
- Capital Funds: Roof replacement at Riverview East, new windows at Marcum Terrace, boiler system replacement at Marcum Terrace, Elevator upgrade at Trowbridge Manor various roof repairs and site work.
- Continued partnership with Huntington Police Department to provide officers after hours in troubled areas
- Continued cooperation with the City of Huntington, regarding the potential sell and redevelopment of property located at Northcott Court.
- Expended all CFP funds timely

### Goal two: Improve the quality of assisted housing

- Completed all work outlined in the Capital Fund Program plan using Force Account and contracts
- Achieved 97 percent on SEMAP and n/a on PHAS (unavailable at this time). Continue to work to improve Physical Score of 70 year old properties as funds allow
- Provided reasonable accommodations to residents as needed
- Maintained security force with public housing developments
- Marketed and disseminated public information through the use of brochures, radio spots, and participated in area events
- Upgraded agency equipment and software as necessary and stayed abreast of changing technology; applications can now be submitted online.
- Provided services in an efficient, ethical and professional manner
- Maintained multiple management systems for PH, S8 HCV, VASH, Mod Rehab, Mainstream, FUP, SPC, HMIS, PBV, Capital Funds and Grant Funded programs
- Provided information to WV Delegates as relates to HUD housing

### Goal three: Increase assisted housing choices

- Awarded Special Needs Assistance Program renewal funding of \$1,620,953
- A few PH handicap accessible units and /or modifications have been completed during the fiscal year
- Payment Standards are being utilized at 110 % of the FMR
- PH, S8 Project-Based and Mod-Rehab, Mainstream and FUP site-based waiting lists remained open; HCV list is currently closed.

- 63 new landlords were added to S8 program during CY 2024

**Goal four: Improve community quality of life and economic vitality**

- Awarded renewal funding of \$250,000 for the Family Support Center with Marcum Terrace
- Maintained a full security force
- The Family Support Center has expanded its services to include a monthly food pantry, clothing pantry, baby pantry, hygiene pantry, cleaning supplies, parenting classes, and drug prevention classes, collectively serving approximately 4,380 adults and children annually (some participants may be duplicated). An average of 40 (unduplicated) children participate each month in the FSCs free after-school educational programs, where a warm meal is provided daily, thanks to their partnerships with Sheetz, Kroger, and the Facing Hunger Food Bank. Every Friday, FSC children also receive a snack bag to take home. Through The FSCs daily walk-up service window, they provide milk, bread, and sandwiches to approximately 350 individuals each month. Additionally, the Family Support Center distributes 120 food boxes monthly to families in need and hosts an annual baby shower, serving 50 new mothers in Cabell County.
- Capital Fund Program modernization and management improvement plans were implemented
- Provide both family and elderly residents with continued referrals for mental health, housekeeping, community service, budgeting, transportation, in home health care and food boxes
- Provided IRS Certified VITA staff and computer lab to assist in tax preparation for State and Federal returns. The Family Support Center prepared, for free, over 600 tax returns for low income Families in Cabell County. Saving each family, on average, \$300.00 per return.
- The Family Support Center baby pantry provided baby formula and diapers to those in need over 50 times last year.
- Provided Home Buyer education, Building Credit and Credit Repair Assistance programs
- Provided Free Flu Shot Clinics, Immunization clinics and Health Fair Events at the FRC on a monthly basis.
- Provided and/or promoted guideline adherence and quarantine specifications.
- Provided education on importance of vaccination and information on where to acquire vaccine as well as transportation if necessary.
- Health and wellness fairs once monthly at each high rise, checking blood pressure and assessing for home health needs.
- Continuing with service support to assist with DHHR paperwork, SSA paperwork, Unemployment filing, Mountaineer Rental Assistance filing assistance.
- Continuing to assist with technology and cell phone support and/or procurement of government phones.
- The Family Resource Center continued distribution of fresh produce during growing season from their community garden and distributed over 100 senior food boxes each month thanks to their partnership with the Facing Hunger Food Bank.
- Walmart and grocery store trips on the bus with assistance provided to visually impaired individuals to complete shopping.
- Hosted blood pressure clinics
- Partnered with area agencies/businesses for holiday meals and pantry delivery.
- Providing support to encourage the formation and implementation of Resident Councils to increase tenant quality of life and social engagement.
- Coordinate elderly tenant activities i.e., BINGO and karaoke to increase socialization and community engagement.
- Provided support and assistance to acquire home health and navigate the ADW process.

**Goal five: Promote Self-Sufficiency and Asset Development of families and individuals**

- Several FSS participants served with some building escrow accounts



- STEP-UP on-the-job training provides opportunities for residents to receive construction and building maintenance job training assistance. Recruited/employed applicants for vacancies utilizing STEP-UP trainee program
- VITA, My Free Taxes, EITC CTC, and financial literacy education at the Family Support Center tax sites.
- Parent-Child activities and parenting classes at Family Support Center.

**Goal six:        Ensure equal opportunity for housing for all**

- Reasonable accommodations in public housing were provided throughout the year as necessary and justified
- Participated in Fair Housing Day in partnership with the City of Huntington
- Marketed equal housing opportunities utilizing radio spots
- Audit of the Housing Authority's application process resulted in good report with no findings
- Continue to work with area agencies to educate on all types of housing availability

**Goal seven:     Provide competent, efficient staff and a well run organization to implement programs**

- The Housing Authority provided training on Smoking Cession, Identity Theft Prevention, Protecting Personal Identifying Information, Procurement, Equipment, Internal Control, Mental Health First Aid. Employees also attended the following trainings: HCV Specialist, Payroll Law, Excel, HR Law, PH FASS, HCV Finance, HCV EHV, CFP Finance, PHAS and several training sessions on Emphasys software, Operating Subsidy, COVID Employment, PH Finance, Section 8 Inspector and HCV Specialist, Audit Preparation, RAD-Tax Credit 101, Harassment in Housing, Advanced Rent Calculation, Gas Line Certification, Procurement, HUD Secure Systems EIV, Top Five Governance Risks, Voucher Mobility, PH Repositioning Alternatives, Impactful Mobility Strategies, Moving On, Collaborative Efforts to House Homeless Youth, Relocation Rights, Project Based Rental Assistance, RAD with HUD 223 (f) Financing, UPCS/REAC, Wage Payment & Collection Act, S8 & PH Rent Calculation, Hand & Power Tools, PPE, Welding and Hot Work, Emergency Planning, Employee Evaluations, Hiring, Terminating Employees, Trauma Informed Care, Excel, payroll law, BDO PHA Finance, HCV Funding, GASB 96 & 87 Implementation, HCV Financials, Lease Accounting, HOTMA, NSPIRE, Capital Fund and Operating Subsidy for Public Housing. Maintenance staff had training / recertification classes in general pest control and industrial weed control.
- Provided oversight for the management and administration of the Housing Development Corporation
- Continued using cost cutting measures and continued to seek ways to decrease overall agency expenses

**Goal eight:     Provide policies, procedures and services in support of the Violence Against Women Act (VAWA)**

- Continued to provide preferences for victims of domestic violence under new HUD guidelines and the Violence Against Women Act.
- Provided referral services, case management support and lease amendments for domestic violence victims

### ***Strategy for Addressing Housing Needs***

Huntington WV Housing Authority is well aware of the shortage of decent, safe and sanitary affordable housing for all eligible populations and in order to maximize the number available for use operating within the resources that we have available we plan the following:

- Minimize the number of public housing units off-line through effective and efficient practices, procedures and policies
- Reduce turnover time for vacated public housing units through management and maintenance coordinated efforts
- Continue to seek resources to replace units lost through HUD approved demolition and disposition
- Seek resources other than public housing or Section 8 tenant-based assistance
- Continue partnerships with other organizations to increase supply of affordable housing
- Apply for new housing vouchers (VASH, SPC units) as funding becomes available
- Utilize Capital Fund Program dollars for MOD Development to construct replacement public housing units
- Utilize COCC funding to acquire additional rental housing units
- Work in cooperation with the City of Huntington and land bank entities to implement the approved revitalization plan for Fairfield West utilizing in-fill housing in the slum and blight designated areas
- Recruit new Section 8 property owners' participation by providing landlord education mini-sessions
- Maintain up to 100% of Fair Market Rent (FMR), subject to HUD approval and available funding
- Develop additional PH units up to Public Housing Faircloth limit to capacity of 975 total units by leveraging 3.79 acres at Northcott Court
- Continue to work with City of Huntington as relates to Choice Neighborhoods Planning and Implementation Grants



## **B.1C – Deconcentration Policy**

### **DECONCENTRATION OF POVERTY AND INCOME-MIXING**

The HHA's admission policy is designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects.

Nothing in the deconcentration policy relieves the HHA of the obligation to meet the income targeting requirement.

Gross annual income is used for income limits at admission and for income-mixing purposes.

### **Deconcentration and Income-Mixing Goals**

The HHA's deconcentration and income-mixing goal, in conjunction with the requirement to target at least 40 percent of new admissions to public housing in each fiscal year to "extremely low-income families", will be to admit families above the HHA's Established Income Range (EIR) to developments below the EIR, and families below the HHA's EIR to developments above the EIR.

### **Project Designation Methodology**

Annually, the HHA will determine the average income of all families residing in general occupancy developments

The HHA will then determine the average income of all families residing in each general occupancy development.

The HHA will then determine whether each general occupancy development falls above, within or below the Established Income Range (EIR).

The EIR is 85 percent to 115 percent (inclusive of 85 percent and 115 percent) of the PHA-wide average income for general occupancy developments.

If a covered development is both below the 30 percent area-wide median and above the 115 percent income average for HHA-wide covered developments, it will be considered to be within the EIR.

The HHA will then determine whether or not developments outside the EIR are consistent with local goals and strategies in the HHA Plan. Any deconcentration policy as needed is described in the HHA Plan.

### **Deconcentration Policy**

If, at annual review, there are found to be developments) with average income above or below the EIR, and where the income profile for a general occupancy development above or below the EIR is not explained or justified in the PHA Plan, the HHA shall list these covered developments in the PHA Annual Plan.

The HHA shall adhere to the following policies for deconcentration of poverty and income mixing in applicable developments:

**Skipping a family on the waiting list to reach another family in an effort to further the goals of the HHA's deconcentration policy:**

**Skipping of families for deconcentration purposes will be applied uniformly to all families.**

### **Deconcentration Compliance**

If, at annual review, the average incomes at all general occupancy developments are within the Established Income Range, the HHA will be considered to be in compliance with the deconcentration requirement.

## **C.1 – RAB COMMENTS**

### **IN LIEU OF RAB COMMENTS (no active RAB councils) RESIDENT AND STAFF SUGGESTIONS FOR PHA PLAN / CAPITAL FUNDS**

#### **AMP 1 (Washington Square & Carter G. Woodson)**

##### **Washington Square:**

- Additional side walk repairs
- Pull out clothes lines / level with ground
- New 20" ranges for ½ unit apartments
- Replace laundry room door and jamb
- Replace boiler room door and jamb
- Move sewer / repair – replace
- Replace basement door and jamb
- Repair / replace porch roofs

##### **Carter G. Woodson:**

- no suggestions received

#### **AMP 2 (Marcum Terrace)**

- Camera upgrades (cameras and wiring)
- Vehicle (4x4 truck) / Gator / side by side
- Storm Doors
- Concrete Mixer
- Remove all outside steps / handrails and reform / replace
- Handicapped curb cuts
- Replace parking lot – Maintenance shop
- Pave beside maintenance shop
- Update outside porch lights to LEDs
- Porch Roofs
- Outside building maintenance area (storage)
- Updated flooring Office
- Large filing cabinet office area
- Kubota – to lift furniture / heavy appliances etc.
- Tree removal
- Refrigerators
- Stoves
- Dusk to dawn lights / additional lighting
- build a storage deck 1500 basement.
- Landscaping office area, entrance etc.
- Air conditioning for apartments
- Awning / lean to for Maintenance area – to cover equipment.
- Rubber stairsteps in units
- Tub wall surrounds in apartments
- Gate for maintenance shop
- Scraper for the current Gator / salt spreaders also (all sites)

#### **AMP 3 (W.K. Elliot, Acquisition Homes, HHA Townhouses, Fairfield Scattered, Dotson Courtyard)**

### **W.K. Elliot:**

- Gutters / downspouts
- Leaf guard for gutters
- New storm doors for the units
- Tile replacement in units (not floating floors)
- Repave lot
- Pressure wash buildings

### **Acquisition Homes, HHA Family Townhouses, Fairfield Scattered Sites, Dotson Courtyard**

- No suggestions received

### **AMP 4 (Fairfield Tower & Riverview East)**

#### **Fairfield Tower:**

- new fans on roof
- new wallpaper for the first floor
- elevator upgrade
- new / repair roof (in plan, move up?)
- Paint balconies
- New camera system
- Entry phone replacement
- Cameras in the hallways and elevators
- New / replace exhaust fans
- New heating element for boilers

#### **Riverview East:**

- new a/c units in apartments
- replace 9 rooftop exhaust fans
- new kitchen cabinets and countertops in community room
- replace patio doors 5<sup>th</sup> – 9<sup>th</sup> floors
- additional conversion of bathrooms for roll in showers
- replace elevator car and controls / upgrade elevator
- add on a/c to unit servicing hallways
- new drop ceilings

### **AMP 5 (Madison Manor & Trowbridge Manor)**

#### **Madison Manor**

- Replace bathtubs
- Replace / repair garden boxes
- New floors 2-7 hallways
- Upgrade elevators

### **Trowbridge Manor**

- Replace front door entryway doors and back sliding glass doors entrance
- Replace windows
- New floors on each level / hallways and common areas
- Replace or remove wallpaper on each level
- Fix concrete slab in trash room
- New concrete pad for outside dumpster
- Replace and or repair garden boxes

### **AMP 6 (NSP properties )**

No suggestions received

### **AMP 7**

No suggestions received

**All resident and staff suggestions are collected, recorded and included as part of this document. All suggestions are reviewed and prioritized with key points in mind such as health and safety, advantageousness to residents and staff, cost effectiveness as well as building maintenance, among other considerations. These are carefully considered for potential work items in current or upcoming grant work items. Some suggestions however are cost prohibitive or considered unnecessary.**