

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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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. 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 of 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, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 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 exceeds 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	<p> PHA Name: DANVILLE REDEVELOPMENT & HOUSING AUTHORITY PHA Code: VA010 PHA Type: <input type="checkbox"/> Standard PHA <input checked="" type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2020 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 492 Number of Housing Choice Vouchers (HCVs) 1556 Total Combined Units/Vouchers 2048 PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. PHAs must have the elements listed below in sections B and C 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. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th data-bbox="186 1428 446 1501" rowspan="2">Participating PHAs</th> <th data-bbox="446 1428 568 1501" rowspan="2">PHA Code</th> <th data-bbox="568 1428 852 1501" rowspan="2">Program(s) in the Consortia</th> <th data-bbox="852 1428 1112 1501" rowspan="2">Program(s) not in the Consortia</th> <th colspan="2" data-bbox="1112 1428 1421 1501">No. of Units in Each Program</th> </tr> <tr> <th data-bbox="1112 1501 1258 1543">PH</th> <th data-bbox="1258 1501 1421 1543">HCV</th> </tr> </thead> <tbody> <tr> <td data-bbox="186 1543 446 1585">Lead PHA:</td> <td data-bbox="446 1543 568 1585"></td> <td data-bbox="568 1543 852 1585"></td> <td data-bbox="852 1543 1112 1585"></td> <td data-bbox="1112 1543 1258 1585"></td> <td data-bbox="1258 1543 1421 1585"></td> </tr> <tr> <td data-bbox="186 1585 446 1627"></td> <td data-bbox="446 1585 568 1627"></td> <td data-bbox="568 1585 852 1627"></td> <td data-bbox="852 1585 1112 1627"></td> <td data-bbox="1112 1585 1258 1627"></td> <td data-bbox="1258 1585 1421 1627"></td> </tr> <tr> <td data-bbox="186 1627 446 1669"></td> <td data-bbox="446 1627 568 1669"></td> <td data-bbox="568 1627 852 1669"></td> <td data-bbox="852 1627 1112 1669"></td> <td data-bbox="1112 1627 1258 1669"></td> <td data-bbox="1258 1627 1421 1669"></td> </tr> <tr> <td data-bbox="186 1669 446 1711"></td> <td data-bbox="446 1669 568 1711"></td> <td data-bbox="568 1669 852 1711"></td> <td data-bbox="852 1669 1112 1711"></td> <td data-bbox="1112 1669 1258 1711"></td> <td data-bbox="1258 1669 1421 1711"></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.	Annual Plan Elements																																										
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B.2	<p>New Activities*</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <table border="0"> <tr> <td>Y</td> <td>N</td> <td></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Hope VI or Choice Neighborhoods.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Mixed Finance Modernization or Development.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Demolition and/or Disposition.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Designated Housing for Elderly and/or Disabled Families.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Conversion of Public Housing to Tenant-Based Assistance.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Conversion of Public Housing to Project-Based Assistance under RAD.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Occupancy by Over-Income Families.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Occupancy by Police Officers.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Non-Smoking Policies.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Project-Based Vouchers.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Units with Approved Vacancies for Modernization.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</td> </tr> </table> <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>	Y	N		<input type="checkbox"/>	<input checked="" type="checkbox"/>	Hope VI or Choice Neighborhoods.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Mixed Finance Modernization or Development.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Demolition and/or Disposition.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Designated Housing for Elderly and/or Disabled Families.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conversion of Public Housing to Tenant-Based Assistance.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Conversion of Public Housing to Project-Based Assistance under RAD.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Occupancy by Over-Income Families.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Occupancy by Police Officers.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Non-Smoking Policies.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project-Based Vouchers.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Units with Approved Vacancies for Modernization.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).			
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B.3	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>																																										
B.4	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <table border="0"> <tr> <td>Y</td> <td>N</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table> <p>(b) If yes, please describe:</p> <p>A few of the audited HCV client files had a document or two missing in the areas of original application (3 files), citizen declaration (2 files), HUD-9887 (2 files), LB paint form (5 files), rent reasonableness (2 files), annual inspection (2 files), 50058 (3 files). The HA will make corrective actions where appropriate.</p>	Y	N	<input checked="" type="checkbox"/>	<input type="checkbox"/>																																						
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B.5	<p>Progress Report.</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.</p> <p>Please see attached documents</p>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y <input checked="" type="checkbox"/> N <input type="checkbox"/></p> <p>(c) 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.</p>
B.7	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <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.8	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/> N/A <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
C.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>The most recent HUD-approved 5-Year Action Plan was CFP Grant No. VA36P01050119. It was approved by HUD in August 2019.</p>

DANVILLE REDEVELOPMENT AND HOUSING AUTHORITY
2020-2024
GOALS AND OBJECTIVES

1. The Danville Redevelopment and Housing Authority will manage the existing public housing program in an efficient and effective manner and strive to qualify as a high performer under the Public Housing Assessment System (PHAS).
2. The Danville Redevelopment and Housing Authority shall provide continuous training and ensure that all staff requiring certifications will meet that criteria within the guidelines described in their job description.
3. The Danville Redevelopment and Housing Authority will strive to achieve average vacancy rates of 3% or less in an effort to keep the vacancy rate as low as possible.
4. The Danville Redevelopment and Housing Authority will continue to assist our community in increasing the availability of affordable, suitable housing for families in the very-low income range, cited as a need in the City's *Consolidated Plan*, leveraging federal, private or other public funds to create additional affordable and suitable housing opportunities in partnership with the City of Danville
5. The Danville Redevelopment and Housing Authority will continue to work towards a goal of assisting as many families that are interested to become homeowners.
6. The Danville Redevelopment and Housing Authority shall remove all graffiti within seventy-two (72) hours of discovering it.
7. The Danville Redevelopment and Housing Authority shall continue to strive for proper curb appeal for its public housing developments by improving landscaping, keeping grass trimmed, cleaning up litter, and other actions.
8. Manage the Danville Redevelopment and Housing Authority's tenant-based program in an efficient and effective manner, and continue to qualify as a high performer under the Section 8 Management Assessment Program (SEMAP).
9. The Danville Redevelopment and Housing Authority will strive to maintain a Housing Choice Voucher program utilization rate of at least 98%.
10. Reduce vacancy turnover time from current level of an average of 45 days per turnover to an average of 25 days or less per vacancy turnover.
11. Transfer as much as 10% of Capital Fund program funds to operations.
12. Through the DRHA Housing Voucher Program and Administrative Plan, utilize project-based vouchers, where applicable, to assist veterans, disabled, and other low-income individuals and families to have available affordable housing opportunities.

**SECTION B2 – NEW ACTIVITIES FOR
DANVILLE REDEVELOPMENT & HOUSING AUTHORITY
(DRHA)**

Non-Smoking Policies:

Based on new HUD guidelines regarding no smoking in or in close proximity to units in the public housing low-income program or buildings listed in the HUD inventory, the DRHA has implemented non-smoking policies in July 2018 as required by HUD. Residents have been given adequate notice of the non-smoking policy change and the implementation date. DRHA staff continues to offer smoking cessation classes and other support to help residents who want to quit smoking. To date, no resident has been evicted due to the policy. Generally, residents do go off site to smoke. Staff continue to monitor the non-smoking policy.

Project Based Vouchers:

DRHA will work to identify new affordable housing opportunities by utilizing project based vouchers where applicable. Currently, DRHA is working on a specific project at 608 Upper Street that will use project-based vouchers, with units designated for veterans, intellectually and developmentally disabled individuals and low-income individuals and families. At this point, it would involve the utilization of 10 project based vouchers. Construction should be complete by January 2020 and residents moving in shortly thereafter.

New Vouchers:

In 2018 DRHA has received approval for forty-one (41) Mainstream Vouchers that targets non-elderly disabled individuals and families. In 2019, DRHA has applied for seventy-five (75) more mainstream vouchers, but have not yet received word on approval or not. DRHA also applied for 50 additional Family Unification Program Vouchers in 2018. In late December DRHA was notified that twenty-seven (27) FUP vouchers were awarded.

Community Center:

DRHA is planning to build a new community youth/adult learning center near our Cardinal Village property. This building will have 6,000 square feet which will include a physical activity area (2,000 square feet), four offices, an exercise room, a computer room and a library. The estimated project cost is \$1.325 million. DRHA has set aside \$600,000 from two Capital Fund years (2018 & 2019), the City of Danville has contributed \$175,000 and the Danville Regional Foundation has approved up to \$550,000 in a grant awarded to DRHA in September 2019.

The Center will provide both adult and youth services and programs.

SECTION B5 – PROGRESS REPORT

The Danville Redevelopment and Housing Authority (DRHA) has been consistent in meeting its 5-Year Plan Mission and Goals as submitted in its 2015-2019 Agency Plans. The following narrative is not a comprehensive list, but several examples of how the Authority has met its goals:

In 2019 the DRHA was designated in the PHAS scoring matrix as a Troubled Performer for Fiscal Year 2018 with a score of 54. DRHA appealed the score due to the fact that in the past the Seeland Crossing site, AMP 5, had always been included in the scoring matrix. Then in 2017 this stopped and was not noticed at the time. The appeal was rejected with the reason that mixed-finance developments are not included in PHAS scoring. Even though DRHA's mixed-finance development had been included for a number of years. If AMP 5 would have been including the score would have been well above 60.

However, in 2018 DRHA experienced a high number of vacancies, with long periods before they were reoccupied. Also, collections were suffering with too many residents not paying as required. This fact led to evictions for non-payment and added to the vacancy problems. In 2019 we have taken a more aggressive approach to unit turnaround and total vacancy days have substantially decreased. We continue to press residents to pay their balances. Of course, some still do not, and are evicted.

The DRHA has achieved and will maintain proper curb appeal for its public housing developments by improving the landscaping, keeping the grass cut, making the properties litter-free and other actions. The DRHA has continued its contract with lawn care contractors to help meet this goal. Contractors have also been providing tree trimming and landscaping at DRHA complexes.

A flower-gardening and landscaping program has been developed and maintained. The DRHA is continuing this program at all sites by maintaining flowerbeds and providing topsoil on a periodic basis.

The DRHA is continuing its efforts to improve the appearance of its lobbies and waiting areas by displaying informative materials and maintaining potted plants. In the main lobby of the James A. Slade Building, an informative computer monitor is advertising miscellaneous information. The information is on display for residents and visitors to see. In the lobbies of the Public Housing Manager's offices, information boards are kept up-to-date with information.

The DRHA's goal has continued to be an occupancy rate of 97%. As of the fiscal year ending December 31, 2018 due to some operational issues particularly at two sites, the Authority had an occupancy rate of 90.93%. Occupancy rates for the previous five years were 94.68% in 2017, 95.76% in 2016, 96.67% in 2015, 97.79% in 2014 and 98.05% in 2013. Through September 30, 2019 DRHA has an occupancy rate of 94.1%, a big improvement over 2018, but still a ways to go.

DRHA received a SEMAP score of 125% for FY 2018. The HCV program began administration of the City of Martinsville's HCV program as of July 1, 2015. Their vouchers have now been folded into the existing DRHA program. Overall as of September 2019 DRHA has 98% of all the HCV's leased.

As of September 1, 2019, DRHA had 25 families on our FSS list of participants.

Streamlined PHA Plan PHA Certifications of Compliance

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

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the streamlined Annual PHA Plan for PHA fiscal year beginning 2020, hereinafter referred to as the Streamlined Annual Plan, of which this document is a part and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of the Streamlined Plan and implementation thereof:

1. The streamlined Annual Plan is consistent with the applicable comprehensive housing affordability strategy (or any streamlined Plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, and provided this Board or Boards an opportunity to review and comment on any program and policy changes since submission of the last Annual Plan.
3. The PHA made the proposed streamlined Annual Plan, including policy and program revisions since submission of the last Annual Plan, and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the streamlined Plan and invited public comment.
4. The PHA will carry out the streamlined Annual Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
5. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
6. For streamlined Annual Plans that include a policy or change in policy for site-based waiting lists:
The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(b)(2).
7. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
8. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
9. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
10. The PHA has submitted with the streamlined Plan a certification with regard to a drug-free workplace required by 24 CFR Part 24, Subpart F.
11. The PHA has submitted with the streamlined Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.

17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.

18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).

19. The PHA will undertake only activities and programs covered by the streamlined Annual Plan in a manner consistent with its streamlined Annual Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its streamlined Plan.

20. All certifications and attachments (if any) to the streamlined Plan have been and will continue to be available at all times and all locations that the PHA streamlined Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the streamlined Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its streamlined Annual Plan and will continue to be made available at least at the primary business office of the PHA.

21. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last Annual PHA Plan (check all policies, programs, and components that have been changed):

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

22. The PHA provides assurance as part of this certification regarding its streamlined annual PHA Plan that:

(i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;

(ii) The changes were duly approved by the PHA board of directors (or similar governing body); and

(iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.

Danville Redevelopment and
Housing Authority

PHA Name

VA010

PHA Number

Streamlined Annual PHA Plan for Fiscal Year: 2020

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

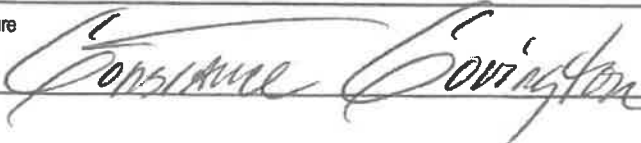
Constance Covington

Title

Chairman, Board of Commissioners

Signature

X



Date

October 24, 2019

**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 2/29/2016

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

I, Earl B. Reynolds, Jr., the Deputy City Manager,
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Danville Redevelopment and Housing Authority
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

City of Danville, Virginia
Local Jurisdiction Name
pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

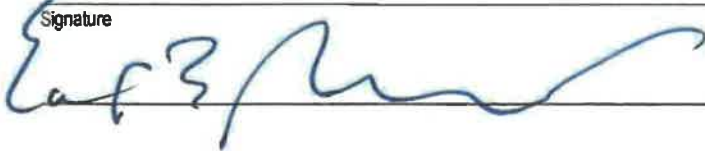
The Danville Redevelopment and Housing Authority's Annual PHA Plan is consistent with the
City's Plan with revitalization of distressed housing areas, creation of additional affordable housing
opportunities, and working to improve access to housing for all.

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

Earl B. Reynolds, Jr.

Signature



Title

Deputy City Manager

Date

November 11, 2019

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

DANVILLE REDEVELOPMENT AND HOUSING AUTHORITY

Program/Activity Receiving Federal Grant Funding

LOW-INCOME PUBLIC HOUSING/OPERATING SUBSIDY/CAPITAL FUND/ROSS

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

CARDINAL VILLAGE, 651 CARDINAL PLACE, CEDAR TERRACE, 127 CEDAR PLACE, PLEASANT VIEW, 101 PLEASANT VIEW AVE., INGRAM HEIGHTS 149 NEW INGRAM ROAD, SEELAND CROSSING 299 GARFIELD ST., JAMES SLADE BUILDING, 135 JONES CROSSING.

ALL SITES LOCATED IN DANVILLE, VIRGINIA 24540 AND 24541

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

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)

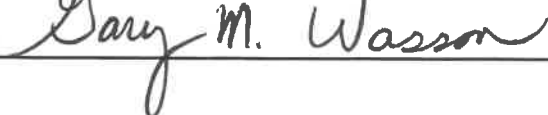
Name of Authorized Official

GARY M. WASSON

Title

CEO/EXECUTIVE DIRECTOR

Signature

X 

Date

NOVEMBER 21, 2019

Certification of Payments to Influence Federal Transactions

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

OMB Approval No. 2577-0157 (Exp. 01/31/2014)

Applicant Name

DANVILLE REDEVELOPMENT AND HOUSING AUTHORITY, DANVILLE, VIRGINIA

Program/Activity Receiving Federal Grant Funding

LOW-INCOME PUBLIC HOUSING/OPERATING SUBSIDY/CAPITAL FUND/ROSS

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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)

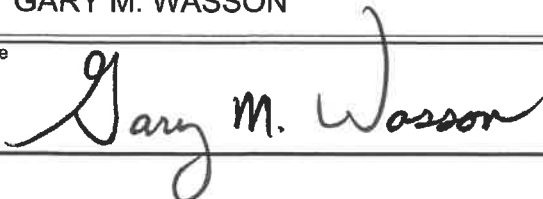
Name of Authorized Official

GARY M. WASSON

Title

CEO/EXECUTIVE DIRECTOR

Signature



Date (mm/dd/yyyy)

NOVEMBER 21, 2019

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 08/30/2011

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

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, 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.

Danville Redevelopment and Housing Authority
PHA Name

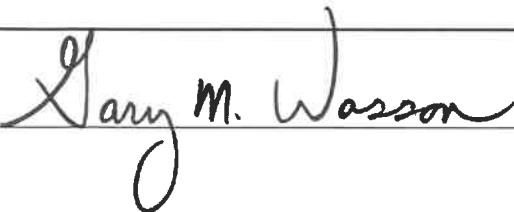
VA010
PHA Number HA Code

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 Gary M. Wasson

Title CEO/Executive Director

Signature



Date November 21, 2019

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C.1352

Approved by OMB

4040-0013

1. * Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. * Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input checked="" type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. * Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> SubAwardee * Name: DANVILLE REDEVELOPMENT AND HOUSING AUTHORITY * Street 1: P.O. BOX 1476 Street 2: * City: DANVILLE State: VA: Virginia Zip: 24543 Congressional District, if known: FIFTH		
5. If Reporting Entity in No.4 is Subawardee, Enter Name and Address of Prime:		
6. * Federal Department/Agency: DEPARTMENT OF HOUSING-URBAN DEVELOPMENT	7. * Federal Program Name/Description: LOW INCOME PUBLIC HOUSING CFDA Number, if applicable: 14.850a	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant: Prefix: * First Name: Middle Name: * Last Name: Suffix: * Street 1: Street 2: * City: State: Zip:		
b. Individual Performing Services (including address if different from No. 10a) Prefix: * First Name: Middle Name: * Last Name: Suffix: * Street 1: Street 2: * City: State: Zip:		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure. * Signature: Gary M. Wasson * Name: Prefix: * First Name: GARY Middle Name: MICHAEL * Last Name: WASSON Suffix: Title: CEO/EXECUTIVE DIRECTOR Telephone No.: 434-799-8380 Date: 11/22/2019		
Federal Use Only:		Authorized for Local Reproduction Standard Form - LLL (Rev. 7-97)

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.**

The following strategies will be used by the Danville Redevelopment and Housing Authority to address the housing needs of the renter families in our jurisdiction in the coming year. We will continue our current outreach efforts which include conducting group briefings for potential applicants, attending community-wide functions displaying the services available at the Housing Authority, advertising our services in area newspapers and resident newsletters, and leaving flyers and miscellaneous information at Social Services and various other public agencies in the area. We will also continue distributing flyers to area churches and post information on public bulletin boards regarding the services available at the Housing Authority.

The following additional strategies have been implemented by the Section 8 department of the Danville Redevelopment and Housing Authority to address the housing needs of families in the jurisdiction and on the waiting list:

1. The Section 8 department has obtained permission from the Board of Supervisors of Pittsylvania County to allow the participants of the Danville Section 8 program to lease in the county. The DRHA also has participants from Halifax County, Henry County and the City of Martinsville. The purpose of this action is to allow the participants a wider selection of housing and to deconcentrate housing developments in the Danville city area.
2. The Section 8 department has implemented annual meetings for all participants and landlords/agents to keep them updated on all changes in the Section 8 program.
3. The Section 8 department has implemented a Section 8 homeownership program. This enables those on the waiting list and those who are applying to either choose to participate in homeownership or rental assistance.
4. The Section 8 department is currently coordinating with other agencies in surrounding areas to increase awareness of the program. These agencies include Danville-Pittsylvania Community Services, Piedmont Independent Living, West Piedmont Better Housing Coalition, etc.
5. The DRHA has developed as part of mixed-financing and mixed-income efforts, 115 tax credit affordable units in the past ten years. DRHA is also close to completing a 10 units project that will have project-based vouchers for veterans and disabled families and individuals. If affordable housing funding opportunities become available through HUD, DRHA will seek to apply for additional affordable housing.
6. If creation of affordable housing opportunities can be accomplished by project basing vouchers, then DRHA will consider assigning vouchers.
7. The DRHA has modified our waiting list preference points to include families who have been identified by the Danville School District as eligible for benefits under McKinney-Vento and we have given preference points to veterans of U.S. military service.

8. DRHA will continue to explore new opportunities to create affordable housing by whatever means. Possibilities include partnering with the City of Danville in various efforts as well as a newly created Danville Neighborhood Development Corporation. Currently DRHA is considering a 48-unit project for seniors that will utilize low-income housing tax credits. Also, a homeownership project with manufactured housing is underway. The plan will be to build the homes and sell the houses. This project will be under construction during 2020.

9. DRHA has applied for 75 additional Mainstream vouchers for disabled families and individuals. Also, DRHA was invited to apply for five VASH Vouchers.

DESCRIPTION OF DRHA HOMEOWNERSHIP PROGRAMS

The Danville Redevelopment and Housing Authority has several homeownership programs. Through ROSS, HOPE VI and Housing Choice Vouchers we provide numerous opportunities for lower income families to become homeowners.

The HOPE VI Liberty View Revitalization Plan has several avenues to homeownership. First, we built in Phase I, ten homes that were sold directly to qualified buyers at below 80% of AMI. Additionally, as part of the plans in Phase I, we built 14 lease-to-purchase homes where we have placed families that have committed to purchase their housing unit within a five year period. Six homes have been sold to date, leaving eight to be sold in the future. The grant also funded a Homeownership Coordinator that assists interested families in getting ready for homeownership. This includes but is not limited to the areas of credit restoration, increased income, additional educational needs, mortgage counseling and actual purchase of a home.

Additionally, as part of HOPE VI, we had a house on Paxton Street that we have sold. Also, at 125 Lincoln, which is located in our Seeland Crossing revitalization area, a house was sold to a low-income resident. One of the original 10 HOPE VI houses, 327 Lincoln, was bought by DRHA at auction as the resident who lived there became ill and lost the house through foreclosure. We have rehabbed the house and another family has now purchased the home.

DRHA also has partnered with the City of Danville and Telemon Corporation in a lease-to-purchase program for 14 properties. DRHA's Homeownership Coordinator will assist in getting people ready to buy the units within a 2 year period. This program has resulted in three home sales in 2015, two home sales in 2016, three home sales in 2017 and two home sales in 2018. The remaining properties were placed back under Telemon's management in June 2018.

The Housing Choice Voucher program has been operating a homeownership program for several years. To date we have 45 people who have purchased homes through this program. Many though have "graduated" and have paid off their mortgages or their income is sufficient enough they no longer require HCV assistance to make their monthly mortgage payments.

DANVILLE REDEVELOPMENT AND HOUSING AUTHORITY

FY 2020 AGENCY PLAN

SUMMARY FOR RESIDENTS

Each year DRHA puts together an Agency Plan for the next fiscal year. In the plan we put changes to what we normally have or new programs that are coming.

In 2019 we did receive a new housing choice voucher program called Mainstream. DRHA received 41 new vouchers. This voucher program is targeted for non-elderly people with disabilities. DRHA has applied in August 2019 for 75 additional Mainstream vouchers. DRHA has also applied for 5 VASH vouchers which are for veterans.

In 2020 we will have more Capital Fund dollars to work with then we have had in the past. In 2019 our Capital Fund was approved for an amount of \$1,126,614. Included is a list of projects currently planned as well as for the next several years.

The HUD required no smoking transition has now been underway all DRHA properties for several years.

DRHA has received an additional 27 Family Unification Program vouchers. These vouchers are for those families facing homelessness.

The Upper Street project is nearing completion. Ten total units with project-based vouchers for veterans and people with disabilities are included in the project.

DRHA is considering a low-income housing tax credit project for seniors. The project would be built in the Seeland Crossing area.

We welcome any comments about these items or other ideas and comments residents may have for other considerations.

CARDINAL VILLAGE CAPITAL FUND PROJECTS 2018-2023

2018		
Catholic Protection Survey	4,400.00	
New Exterior Lighting	14,000.00	
Security Cameras Upgrade	22,571.00	
Utility Meters - Replace	13,500.00	
Sanitary Sewer Line Maintenance	5,000.00	
Repave Driveway	20,000.00	
Painting of Units - 5 or more years	12,000.00	
Refrigerator Replacement (7)	6,000.00	
Cardinal Village Youth Center	250,000.00	
Bathroom Exhaust Fans	33,000.00	
Bathroom Medicine Cabinet	15,000.00	395,471.00

2019		
Catholic Protection Survey	4,200.00	
Storm Drain Maintenance	12,000.00	
New Steps Behind Office	9,800.00	
Resurface Bathtubs	20,000.00	
Water Heater Replacement (15)	10,000.00	
Install Mini-Blinds	45,000.00	
Cabinets Under Bathroom Sinks	12,000.00	
Fence Cover over A/C Area	30,000.00	
Upgrade Insulation - Scattered Sites	6,000.00	
Interior Painting of Apartments (20)	15,000.00	
Cardinal Village Youth Center	250,000.00	
Extend Cardinal Village Shelter Cover	15,000.00	429,000.00

2020		
Catholic Protection Survey	4,200.00	
Resurface Bathtubs	30,000.00	
Door Bells	15,000.00	
Dryer Hookups	15,000.00	
Sanitary Sewer Line Maintenance	14,800.00	
Replace Exterior Doors (25%)	29,000.00	
Vinyl Replacement Windows	180,000.00	
Interior Painting of Apartment (20)	18,000.00	306,000.00

2021		
Catholic Protection Survey	4,200.00	
Security Camera Maintenance	7,000.00	
Storm Drain Maintenance	15,000.00	
Landscaping/Tree Trimming	7,000.00	
Sidewalks/Steps Repairs	50,000.00	
Interior Painting of Apartment (20)	10,000.00	93,200.00

2022		
Catholic Protection Survey	4,200.00	
Landscaping/Tree Trimming	7,000.00	
Sanitary Sewer Maintenance	15,000.00	
Replace Kitchen Cabinets/Countertops	350,000.00	
Interior Painting of Apartment (20)	10,000.00	386,200.00

2023		
Catholic Protection Survey	4,200.00	
Landscaping/Tree Trimming	10,000.00	
Storm Drain Maintenance	15,000.00	
Replacement of Floor Tiles	100,000.00	
Water Heater Replacement	60,000.00	
Interior Painting of Apartment (20)	10,000.00	199,200.00

TOTAL FUNDS 2018-2023		1,809,071.00
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CEDAR TERRACE CAPITAL FUND PROJECTS 2018-2023

2018		
Cathodic Protection Survey	3,800.00	
New Exterior Lighting	14,000.00	
Security Cameras Upgrade	5,258.00	
Utility Meters - Replace	13,500.00	
Sanitary Sewer Line maintenance	5,000.00	
Vinyl Replacement Windows	150,000.00	
Repair/Replace Dampers for HVAC ductwork	28,000.00	
Bathroom Exhaust Fans	33,000.00	
Refrigerator Replacement (10)	10,000.00	
Cedar Terrace Community Shelter	27,000.00	
Water Saver Shower Heads (7 Sites)	1,000.00	
Water Saver Bath/Kitchen Faucets (7 Sites)	3,000.00	
Upgrade Insulation (7 Sites)	8,000.00	
New Light Fixtures (7 Sites)	5,000.00	
Deck Stain/Seal (7 Sites)	5,000.00	
New Faucets and Bathroom Upgrades	14,000.00	
Painting of Units - 5 or more years	12,000.00	
Upgrade Smoke Detectors (7 Sites)	1,500.00	339,058.00
2019		
Cathodic Protection Survey	3,600.00	
Closet Doors	10,000.00	
Water Heater Replacement (15)	10,000.00	
Storm Drain Maintenance	12,000.00	
Upgrade Insulation	25,000.00	
Interior Painting of Apartment (20)	15,000.00	
Replace Interior Doors (25%)	25,200.00	
Paint Exterior Doors	6,000.00	
Gravel Pits for Condensation Lines	10,000.00	
Cabinets Under Bathroom Sinks	13,000.00	
Formica Around Range	20,000.00	
Resurface Bathtubs	25,000.00	
Replace Outside Faucet Bibs - Keyed	10,000.00	
Interior Painting - Scattered Sites	5,000.00	
Upgrade Insulation - Scattered Sites	14,000.00	
Paving Parking Lot	9,200.00	
Fence Cover A/C Over Area	30,000.00	243,000.00
2020		
Cathodic Protection Survey	3,600.00	
Sanitary Sewer Line maintenance	15,000.00	
Replace Metal Chase Covering Electric to Conduit	40,000.00	
Dryer Hookups	15,000.00	
Resurface Bathtubs	20,000.00	
Interior Painting of Apartment	15,000.00	
Replace Exterior Doors (25%)	30,400.00	139,000.00
2021		
Cathodic Protection Survey	3,600.00	
Storm Drain Maintenance	15,000.00	
Security Camera Maintenance	7,000.00	
Storage Units for Apartments	26,000.00	
Interior Painting of Apartment	15,000.00	
Replace Interior Doors (25%)	25,000.00	
Install Door on Closets	43,000.00	
Landscaping/Tree Trimming	7,000.00	
Install Sewer Line Clean Outs Behind Apt. Bldgs	18,000.00	
Sidewalks/Steps Repairs	50,000.00	
Replace Kitchen Cabinets	350,000.00	559,600.00
2022		
Cathodic Protection Survey	3,600.00	
Sanitary Sewer Maintenance	15,000.00	
Landscaping-Tree Trimming	8,000.00	
Interior Painting of Apartment	15,000.00	
Replace Interior Doors (25%)	25,000.00	66,600.00
2023		
Cathodic Protection Survey	3,600.00	
Storm Drain Maintenance	15,000.00	
Replace Kitchen Countertops	173,000.00	
Landscaping-Tree Trimming	10,000.00	
Replacement of Floor Tiles	110,000.00	
Water Heater Replacement	60,000.00	
Refinish Hardwood Flooring at 426 Northmont (2019 job)	3,000.00	
Interior Painting of Apartment	15,000.00	
Replace Interior Doors (25%)	25,000.00	414,600.00
TOTAL FUNDS 2018-2023		1,347,258.00

INGRAM HEIGHTS CAPITAL FUND PROJECTS 2018-2023

2018

Cathodic Protection Survey	1,000.00	
Clean/Seal Concrete Hallway & Paint Walls	10,000.00	
Sanitary Sewer Line Maintenance	3,000.00	
New Exterior Lighting	5,000.00	
Security Cameras Upgrade	3,002.00	
Painting of Units - 5 or more years	8,000.00	
Utility Meters - Replace	7,169.00	37,171.00

2019

Cathodic Protection Survey	800.00	
Storm Drain Maintenance	7,200.00	
Water Heater Replacement (10)	7,500.00	
Interior Painting of Apartment	5,000.00	
Weather Stripping on Exterior Doors	8,000.00	28,500.00

2020

Cathodic Protection Survey	800.00	
Interior Painting of Apartment	5,700.00	
Entry Door Replacement (50% of units)	12,000.00	
Sanitary Sewer Line Maintenance	7,500.00	
Countertop and Formica in Kitchen	96,000.00	
Refrigerator Replacement (10)	10,000.00	
Pave/Restrip Parking Lot	40,000.00	172,000.00

2021

Cathodic Protection Survey	800.00	
Interior Painting of Apartment	5,700.00	
Clean/Seal Concrete Floors	7,000.00	
Landscaping/Tree Trimming	4,000.00	
Storm Drain Maintenance	7,200.00	
Security Camera Maintenance	5,000.00	29,700.00

2022

Cathodic Protection Survey	800.00	
Interior Painting of Apartment	6,700.00	
Sanitary Sewer Maintenance	7,200.00	
Landscaping-Tree Trimming	4,000.00	18,700.00

2023

Cathodic Protection Survey	800.00	
Interior Painting of Apartment	5,700.00	
Storm Drain Maintenance	7,100.00	
Landscaping-Tree Trimming	7,000.00	20,600.00

TOTAL FUNDS 2018-2023

306,671.00

PLEASANT VIEW CAPITAL FUND PROJECTS 2018-2023

2018		
Cathodic Protection Survey	1,200.00	
Clean/Seal Concrete Hallway & Paint Walls	14,000.00	
New Exterior Lighting	8,000.00	
Utility Meters - Replace	9,000.00	
Landscaping	6,500.00	
Painting of Units - 5 or more years	6,000.00	
Sanitary Sewer Line Maintenance	2,000.00	
Fencing Around 26 Pleasant View Ave	6,000.00	52,700.00

2019		
Cathodic Protection Survey	1,000.00	
Water Heater Replacement (10)	7,500.00	
Storm Drain Maintenance	7,000.00	
New Bathtubs (30 units)	40,000.00	
Cabinets Under Bathroom Sinks	10,000.00	
Entry Door Replacement (35 units)	18,000.00	
Bathroom Tub Faucets Replaced	15,000.00	
Sub-Floor Repairs (est. 20 units)	15,000.00	
Insulation Upgrade - Scattered Sites	6,000.00	
Interior Painting of Apartment	10,000.00	129,500.00

2020		
Cathodic Protection Survey	1,000.00	
Sanitary Sewer Line Maintenance	7,000.00	
Refrigerator Replacement (10)	10,000.00	
Backsplash Formica around Stove	40,000.00	
Entry Door Replacement (50% of units)	18,000.00	
Interior Painting of Apartments	12,000.00	
New Bathtubs (40 units)	72,000.00	
Seal/Restrip Parking Lot	20,000.00	
Roof Maintenance	10,000.00	190,000.00

2021		
Cathodic Protection Survey	1,000.00	
Storm Drain Maintenance	8,000.00	
Painting of Building Hallway	7,000.00	
Landscaping/Tree Trimming	6,000.00	
Interior Painting of Apartments	12,000.00	
Security Camera Maintenance	6,000.00	40,000.00

2022		
Cathodic Protection Survey	1,000.00	
Sanitary Sewer Maintenance	8,000.00	
Interior Painting of Apartments	12,000.00	
Water Heater Replacement	53,000.00	
Landscaping-Tree Trimming	5,000.00	79,000.00

2023		
Cathodic Protection Survey	1,000.00	
Storm Drain Maintenance	8,000.00	
Re-Wire Exhaust Fan Switches (2019 Job)	1,200.00	
Re-Wiring/Moving Smoke Alarms (2019 job)	3,400.00	
Countertops Replaced	50,000.00	
Over Stove Microwave	38,000.00	
Brick Cook-Out Grill	10,000.00	
Interior Painting of Apartments	12,000.00	
Landscaping-Tree Trimming	7,000.00	130,600.00

TOTAL FUNDS 2018-2023	621,800.00
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RESIDENT COMMENTS ON AGENCY PLAN

DRHA management staff attends resident council meetings in order to discuss various issues, policies and future plans, including the Agency Plan. One of the items in the Plan relates to the non-smoking policy that HUD has required to be implemented throughout the public housing programs across the nation. As you may imagine, that item got the most comments. Below are responses:

September 10, 2019 -Residents from Cardinal Village:

A copy of the Agency Plan highlights and the Capital Fund Program projects for Cardinal Village Terrace for 2018-2019 -2020-2021-2022-2023 were handed out to the residents. The various projects were reviewed. The construction and timing of the new youth center for Cardinal Village was discussed. DRHA hopes to have the project underway by the first of the year in 2020. Residents were very excited about this project. Replacement of windows was also well received. Several residents also asked if it was possible to consider a laundromat at some location at Cardinal Village. This has been discussed in the past. The difficulty is where to place it.

The Upper Street project was discussed. There will be five units for disabled and five units for veterans.

Other than the laundromat there were no other resident comments about the Agency Plan.

September 16, 2019 - Residents from Cedar Terrace:

A copy of the Agency Plan highlights and the Capital Fund Program projects for Cedar Terrace for 2018-2019 -2020-2021-2022-2023 were handed out to the residents. The item that got the most comments was a question on when do we plan to start the vinyl window replacement project. Residents at Cedar Terrace have complained about those for some time now. The cameras have been installed and provide better security.

There still complaints regarding the no-smoking policy. The new mural project was also discussed and there seemed to be a positive reaction to the murals. The remaining big topic was the rehab of the unit at the 141 building as an addition to the current youth center that is in the other half of that building. No comments on the Agency Plan itself.

DRHA Response:

Staff told the residents the scope for the youth center is being developed. We hope to be out for bid by November. The window project may start in spring of 2020.

September 19, 2019 - Residents from Pleasant View:

A copy of the Agency Plan highlights and the Capital Fund Program projects for 2018-2019-2020-2021-2022-2023 were discussed. Pleasant View has a new laundromat that was completed with 2016 CFP funds and many residents expressed thanks for that project. The new camera system has been installed. New bathtubs are planned in the 2019 and 2020 CFP grants. Residents seemed pleased with that. The smoking on the property issue came up again. Residents have to walk off the property to smoke and they do not believe that is fair and is against their rights. Residents were also told that the breezeways in all of the buildings were going to be power-washed and then painted. The residents were pleased and said it was about time. This should happen in late 2019. They did not have any comments directly about the Agency Plan.

DRHA Response:

DRHA staff once again explained the no-smoking policy was not something that DRHA had initiated but that it was a HUD mandate that we had to implement. DRHA had elected to have smokers go off the property entirely in order to smoke. The way Pleasant View is designed it is too difficult to get at least 25 feet away from a building unless a resident goes to the children's playground area to smoke, and neither staff nor residents thought that was a good idea.

September 25, 2019 - Residents from Ingram Heights:

As with the other resident meetings, the Agency Plan highlights and Capital Fund Projects for 2018-2019-2020-2021-2022-2023 were handed out. The residents did have comments about security at the site, as well as some complaints about the site assistant property manager. No other comments on the Agency Plan were received.

DRHA Response:

DRHA explained why security was now at Ingram Heights. It was relayed that there have been some non-residents caught with bringing marijuana on the site. DRHA did say they would look into the situation with security allegedly blocking the entrance to Ingram Heights. DRHA will review with the assistant property manager's supervisor if there are any concerns.

September 26, 2019 - Seeland Crossing

Seeland Crossing currently has a resident council but while there was a scheduled meeting, only two officers were in attendance. The Agency Plan was given to them. No comments were given.

DANVILLE REDEVELOPMENT & HOUSING AUTHORITY

NOVEMBER 2019

