

<b>PHA 5-Year and Annual Plan</b>		<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>		<b>OMB No. 2577-0226 Expires 4/30/2011</b>	
<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Housing Authority of the County of Franklin</u> PHA Code: <u>PA26-034</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/01/2014</u>				
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>366</u> Number of HCV units: <u>311</u>				
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.				
<b>5.1</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>To provide comprehensive, affordable, decent, safe housing services for the community in a cost efficient and efficient manner.</b>				
<b>5.2</b>	<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 and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <ol style="list-style-type: none"> <li>1. Assist persons living in Franklin County whose earnings are 50% less of the median county income limits as the highest priority.</li> <li>2. Develop tenant self-sufficiency opportunities to encourage tenant growth and independence.</li> <li>3. Provide educational and recreational activities for the youth of the housing communities.</li> <li>4. Maintain the Housing Authority's High Performer status recognized by HUD.</li> <li>5. The Maintenance Department of the Public Housing developments will continually conduct a comprehensive preventative maintenance program for all units – ongoing.</li> <li>6. The public housing developments will earn a minimum of 90% on the maintenance inspection of the PHAS evaluation for 2014 inspection round.</li> <li>7. The Public Housing developments will maintain a yearly average occupancy of 98% to ensure 100% funding of operating subsidy and Capital Fund grant.</li> <li>8. The Section 8 program will maintain a designation of high performer on the SEMAP for 2014.</li> <li>9. The Section 8 program will maintain occupancy at 97% at a minimum and strive to meet 98% occupancy rating– ongoing as long as HAP funding is available to support the vouchers.</li> <li>10. Maintain a smoke-free environment in all FCHA developments.</li> <li>11. The FCHA will serve the needs of child and adult victims of domestic violence, dating violence, sexual assault or stalking providing them protections under the VAWA Act.</li> <li>12. FCHA will continue to work with the Public Housing residents to seek out new members and develop a strong Tenant Council Association.</li> <li>13. Offer a variety of housing options to participants in the Section 8 program.</li> <li>14. Ensure organizational sustainability through succession planning.</li> <li>15. Maximize staff performance in achieving goals and objectives through improved training and development opportunities for all staff members.</li> <li>16. Improve Customer Satisfaction.</li> </ol>				
<b>6.0</b>	<b>PHA Plan Update</b> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Housing Needs, Financial Resources, Capital Improvement Needs, Audit, Organizational Chart, Flat Rents. (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. The PHA Plan for the Franklin County Housing Authority is available for review at the main administrative office at 436 West Washington Street, Chambersburg, PA and at our Waynesboro office at 202 Elder Avenue, Waynesboro, PA				
<b>7.0</b>	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i>				
<b>8.0</b>	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable. Please see the Capital Fund tables at the end of this document for Parts 8.1-8.3.				
<b>8.1</b>	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. <i>N/A</i>				

8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. N/A</p>																																																																																																
8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>																																																																																																
9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>The PHA has analyzed the housing needs of low-income and very low-income families who reside in the PHA's jurisdiction. Included in the analysis are housing needs of extremely low-income families, elderly families and families with disabilities, and households of various races and ethnic groups residing in the jurisdiction.</p> <p>The housing needs of each of these groups have been identified separately. The identification of housing needs took into account issues of affordability, supply, quality, accessibility, size of units and location.</p> <p>The PHA is not located in a city or county with its own Consolidated Plan. However, the State's Consolidated Plan accurately describes the housing needs of the jurisdiction. Applicable portions of the State's Consolidated Plan are attached.</p> <p>The PHA's analysis of housing needs was obtained by the following method: Review of the Pennsylvania Draft Consolidated Plan 2006-08 data collected by the NLIHC, U. S. Census Bureau American Fact Finder 2008 American Community Survey, SOCDs CHAS Data.</p> <table border="1" data-bbox="256 867 1490 1459"> <thead> <tr> <th colspan="8">Housing Needs of Families in the Jurisdiction by Family Type</th> </tr> <tr> <th>Family Type</th> <th>Overall</th> <th>Affordability</th> <th>Supply</th> <th>Quality</th> <th>Accessibility</th> <th>Size</th> <th>Location</th> </tr> </thead> <tbody> <tr> <td>Income &lt;= 30% of AMI</td> <td>2245</td> <td>5</td> <td>5</td> <td>4</td> <td>5</td> <td>5</td> <td>N/A</td> </tr> <tr> <td>Income &gt;30% but &lt;=50% of AMI</td> <td>4334</td> <td>4</td> <td>4</td> <td>3</td> <td>5</td> <td>4</td> <td>N/A</td> </tr> <tr> <td>Income &gt;50% but &lt;80% of AMI</td> <td>3265</td> <td>2</td> <td>2</td> <td>2</td> <td>5</td> <td>2</td> <td>N/A</td> </tr> <tr> <td>Elderly</td> <td>3148</td> <td>4</td> <td>3</td> <td>2</td> <td>5</td> <td>3</td> <td>N/A</td> </tr> <tr> <td>Families with Disabilities</td> <td>Unknown</td> <td>3</td> <td>5</td> <td>5</td> <td>5</td> <td>5</td> <td>N/A</td> </tr> <tr> <td>Black Households</td> <td>1544</td> <td>4</td> <td>4</td> <td>4</td> <td>5</td> <td>4</td> <td>N/A</td> </tr> <tr> <td>Hispanic Households</td> <td>831</td> <td>5</td> <td>5</td> <td>4</td> <td>5</td> <td>5</td> <td>N/A</td> </tr> <tr> <td>Race/Ethnicity</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Race/Ethnicity</td> <td></td> <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> <td></td> <td></td> </tr> </tbody> </table>	Housing Needs of Families in the Jurisdiction by Family Type								Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location	Income <= 30% of AMI	2245	5	5	4	5	5	N/A	Income >30% but <=50% of AMI	4334	4	4	3	5	4	N/A	Income >50% but <80% of AMI	3265	2	2	2	5	2	N/A	Elderly	3148	4	3	2	5	3	N/A	Families with Disabilities	Unknown	3	5	5	5	5	N/A	Black Households	1544	4	4	4	5	4	N/A	Hispanic Households	831	5	5	4	5	5	N/A	Race/Ethnicity								Race/Ethnicity															
Housing Needs of Families in the Jurisdiction by Family Type																																																																																																	
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location																																																																																										
Income <= 30% of AMI	2245	5	5	4	5	5	N/A																																																																																										
Income >30% but <=50% of AMI	4334	4	4	3	5	4	N/A																																																																																										
Income >50% but <80% of AMI	3265	2	2	2	5	2	N/A																																																																																										
Elderly	3148	4	3	2	5	3	N/A																																																																																										
Families with Disabilities	Unknown	3	5	5	5	5	N/A																																																																																										
Black Households	1544	4	4	4	5	4	N/A																																																																																										
Hispanic Households	831	5	5	4	5	5	N/A																																																																																										
Race/Ethnicity																																																																																																	
Race/Ethnicity																																																																																																	
9.1	<p><b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <ol style="list-style-type: none"> <li>1. Maximize the number of affordable units available to the PHA within its current resources by employing effective management policies to minimize the number of public housing units off line, reducing turnover time for vacated public housing units, reducing the time to renovate public housing units and participating in the Consolidated Plan development process to ensure coordination with broader community strategies.</li> <li>2. Increase the number of affordable housing units by applying for additional Section 8 units should they become available and pursuing housing resources other than public housing or Section 8 tenant-based assistance.</li> <li>3. Target available assistance to families at or below 30% of AMI by continuing rent policies to support and encourage work.</li> <li>4. Target available assistance to families at or below 50% of AMI by employing admissions preference aimed at families who are working and continuing rent policies to support and encourage work.</li> <li>5. Target available assistance to the elderly by applying for special-purpose vouchers targeted to the elderly, should they become available.</li> <li>6. Target available assistance to families with disabilities by applying for special-purpose vouchers targeted to families with disabilities, should they become available.</li> <li>7. Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs by affirmatively marketing to races/ethnicities shown to have disproportionate housing needs.</li> <li>8. Conduct activities to affirmatively further fair housing by counseling Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units.</li> </ol>																																																																																																

10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>Goals from the 2009-2013 Five Year Plan Progress Report:</p> <ol style="list-style-type: none"> <li>1) Reduced public housing vacancies – occupancy rates have been 98% or more for the past 5 years. Unit Turnaround time had been reduced significantly as it has been a main focus of property management.</li> <li>2) Improve the Quality of Assisted Housing by: Improve PHAS score – FCHA achieved high performer status in 2012; Received SEMAP designation as High Performer – FCHA achieved this goal for 2010, 2011 &amp; 2012.</li> <li>3) Promote self-sufficiency and Asset Development by: Partnering with local agencies to bring prevention and education programs to developments – FCHA achieved through cooperative activities with the Boys &amp; Girls Club, Waynesboro Communities That Care, and other community organization; Develop Resident Councils in both family developments – Over a 5 year period the Valley View Development has held elections for Resident Councils three times. Sustainability of the elected council continues to be a challenge. Meadow Creek Development has held elections for Resident Councils and sustained the Council. This council manages their Resident Participation Funding.</li> <li>4) FCHA was awarded a three year ROSS grant in 2012.</li> </ol> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” – Definition is attached.</p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <ol style="list-style-type: none"> <li>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</li> <li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li> <li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li> <li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li> <li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li> <li>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</li> <li>(g) Challenged Elements</li> <li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li> <li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li> </ol>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated there under 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

Attachment  
9.0 Continued

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	130		
Extremely low income <=30% AMI	91	70%	
Very low income (>30% but <=50% AMI)	31	24%	
Low income (>50% but <80% AMI)	8	6%	
Families with children	36	28%	
Elderly families	26	20%	
Families with Disabilities	17	13%	
Hispanic	20	15%	
Black	27	21%	
Multi-Racial	1	1%	
Other	1	1%	
Characteristics by Bedroom Size (Public Housing Only) 0	9	7%	
1BR	83	64%	
2 BR	21	16%	
3 BR	15	12%	
4 BR	1	1%	
5 BR	1	1%	
5+ BR	-		
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
<b>HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?</b>			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No			
<input type="checkbox"/> Yes			

**Housing Needs of Families on the Waiting List**

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	238		
Extremely low income <=30% AMI	165	67%	
Very low income (>30% but <=50% AMI)	83	33%	
Low income (>50% but <80% AMI)	1	0%	
Families with children	149	60%	
Elderly families	35	14%	
Families with Disabilities	76	31%	
Hispanic	31	12%	
Black	77	31%	
Multi-Racial	5	2%	
Other	4	2%	

Characteristics by  
Bedroom Size (Public  
Housing Only)

1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)?  No  Yes If yes:

**HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 9**

Does the PHA expect to reopen the list in the PHA Plan year?  No  Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?  No

Yes