

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 8/30/2011
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1.0	PHA Information PHA Name: Laconia Housing & Redevelopment Authority PHA Code: NH007 PHA Type: <input checked="" 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): 04/2015					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 98 Number of HCV units: 407					
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
	PHA 1:				PH	HCV
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <ol style="list-style-type: none"> 1. Provide and maintain decent, safe, sanitary and affordable housing for low and very low income families/seniors/disabled and handicapped individuals. 2. Assist families, elderly and disabled/handicapped individuals in attaining self-sufficiency and independent living through various program options. 3. Work closely with the City of Laconia and other agencies in evaluating local community needs, economic development, housing opportunities and neighborhood revitalization, so that creative solutions may be formulated to meet those needs. 4. Contribute to the community with various staff expertise wherever possible. 					

5.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

LHRA continues to work on the PHA goals and objectives as listed below:

- Work to expand the supply of assisted housing or improve existing assisted housing by leveraging private or other public funds.
- Improve the quality of assisted housing by improving public housing and voucher management. LHRA will strive to maintain high PHAS and SEMAP scores by hiring experienced staff and the continued training of existing staff.
- Improve the quality of assisted housing by renovating or modernizing public housing units. LHRA has completed various projects within the Public Housing complex including but not limited to; modernization of the community kitchen, improving the accessibility of the building from two existing doorways, upgrading the community laundry room, painting units, repairing walkways and ramps and adapting units for accommodation requests to include cutting down of tubs, lowering of kitchen cabinets, etc.
- Continue in the next five years to modernize the public housing units by completing various projects including but not limited to; upgrading and painting of common areas, repairing the balcony masonry, installation of new kitchen cabinets and countertops, roofing improvements, motion detector lights in stairways and hallways, roof fans, and new sliders in all units. Work will also continue adapting units for accommodation requests to include the cutting down of tubs, lowering of kitchen cabinets, etc.
- Provide a safer living environment by upgrading the security camera, and keyless entry systems.
- Increase assisted housing choices by conducting outreach efforts to potential voucher landlords.
- Continue to improve the quality of life for public housing tenants with increased support services. LHRA maintains 30 plus individuals on the Congregate Housing Services Program, 15 individuals on the New Hampshire Choices for Independent Living Programs. Many other individuals purchase meals, housekeeping, and laundry services on a private pay basis. A supportive service/education coordinator works directly with all the residents of Sunrise Towers and provides referrals to many outside agencies and linkage to many services.
- Pursue the repositioning of the Sunrise Towers public housing project utilizing HUD's Streamlined Voluntary Conversion option. See Section 7.0.

6.0

PHA Plan Update

- (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:
- (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements Section 6.0 of the instructions.

(a) PHA PLAN ELEMENTS THAT HAVE BEEN REVISED BY THE PHA SINCE LAST ANNUAL PLAN SUBMISSION ARE LISTED AS FOLLOWS:

- Guest Policy: A guest can remain in the assisted unit no longer than 14 consecutive days or a total of 60 cumulative calendar days during a 12-month period.
- Mandatory denial of assistance: Increased from 3 to 5 years the mandatory denial of an otherwise-eligible family who was evicted from federally assisted housing for drug-related activity of the person who committed the crime unless the person who committed the crime is no longer living in the household.
- Denial for felony convictions: To clarify denial for felony convictions.
- Denials for criminal activity: To clarify denial for criminal activity.
- HCV selection method: To clarify preferences for HCV Program.
- PH selection method: To clarify preferences for public housing units.
- Voucher term, extensions, and suspensions: Removed automatic 30-day extension of voucher term and added requirement of written request from family.
- Suspension of voucher term: The term of voucher will be suspended while the PHA processes requests for tenancy approval
- Utility reimbursement: Utility reimbursements will be paid directly to the family rather than to the utility provider
- Scheduling of reexaminations: Annual reexaminations will be conducted by mail or personal interview
- HQS and local requirements: The PHA will require in some circumstances landlords to provide a current and signed Rental Property Certificate of Compliance from the municipality in which the property is located prior to the Housing Authority scheduling the applicable unit HQS inspection.
- **Amended the Housing Choice Voucher Administrative Plan to create a Project Based Voucher component. See attached Section 17 of the HCV Administrative Plan.**

- (b) The Five Year and Annual Plan, and supporting documents are available at the Main offices of the Laconia Housing Authority, 25 Union Avenue, Laconia, NH 03246

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</p> <p>Laconia Housing and Redevelopment Authority will pursue repositioning of the Sunrise Towers public housing project under the Streamlined Voluntary Conversion program. Each of the 98 households will be offered a Tenant Protection Voucher (TPV) to replace the rent subsidy provided through the public housing program. Tenants who wish to move from Sunrise Towers may do so with their TPV when the conversion is complete. Tenants who do not plan to move from Sunrise Towers will be encouraged to accept a Project Based Voucher (PBV) while remaining at Sunrise Towers. Tenants accepting the PBV option will be able to move with their voucher one year after the conversion is complete. At the present time, all existing tenants qualify for either a TPV or PBV. Although no involuntary relocation is anticipated, Laconia Housing will provide relocation assistance as necessary.</p> <p>In order to secure reliable cash flow over time, it is in the best interest of Laconia Housing to convert as many of the 98 households to PBV as possible. This will be explained to tenants prior to conversion to encourage them to select the PBV option. Units vacated by a household holding a TPV in the first five years following the conversion will be filled with a PBV as part of Laconia Housing’s Housing Choice Voucher PBV program. It is Laconia Housing’s intent to maintain all 98 Sunrise Towers units as affordable to low and very low income households.</p> <p>The ownership of Sunrise Towers will, for technical reasons, likely be transferred to a limited liability corporation (LLC). Laconia Housing, however, would be the sole member of the LLC in order to retain control of Sunrise Towers. Laconia Housing will continue to manage the property and maintain the current supportive service programs including Choices for Independence (CFI) and Congregate Housing Services Program (CHSP).</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><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

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Housing needs of Families on LHRA Section 8 tenant based waiting list and Public Housing;

	Section 8 Tenant Based		Public Housing	
	# of families	# of families	# of families	# of families
WAITING LIST TOTAL	606		190	
Extremely Low Income	517	85%	164	86%
Very Low Income	83	14%	23	12%
Low Income	6	1%	3	2%
Families with Children	288	48%	13	6%
Elderly Families	66	10%	52	27%
Families with Disabilities	182	30%	87	46%
Waiting List	Open		Open	
Race Ethnicity - White	502	82%	161	85%
Race Ethnicity - Hispanic	36	6%	0	0
Race Ethnicity - Black	15	2%	2	1%
Race Ethnicity – Asian/Native American	3	1%	0	0
Size of Units – one bedroom	446		175	
Size of Units – two bedroom	55		15	
Size of Units – three bedroom	18		41	-0- BR
Size of Units – four bedroom	3			

9.1

Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

LHRA Public Housing – Maintain high occupancy and low turnover days to help minimize waiting lists

Section 8/HCV - LHRA issues the highest possible vouchers within the budgetary constraints. LHRA closely monitors size of units, rents, family size, etc.

10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>LHRA works to meet its’ mission of serving low and very low income families/seniors/disabled as evidenced by the waiting list in both the public housing and Section 8 tenant based voucher program. LHRA staff work closely with the City of Laconia and many other agencies to promote development/housing opportunities, as well as supportive services for its clients.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>LHRA defines a Substantial Deviation from the Five Year Plan or a Significant Amendment or Modification to the Annual Plan to be as follows:</p> <p>A work item or activity that exceeds \$25,000 and is not the result of the following factors:</p> <ol style="list-style-type: none"> 1. A consultation or request from residents if LHRA deems the issue to be a safety concern or a Reasonable Accommodation Request. 2. An emergent safety issue that was not known nor foreseen at the time of the most current submission or modification of the Annual Plan or Five Year Plan.
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11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>
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