



# 5-Year Plan FYB2020 – FYB2024

and

# FYB2020 Annual Plan



<b>5-Year PHA Plan</b> <b>(for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 02/29/2016</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

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

<b>A. PHA Information.</b>																																						
<b>A.1</b>	<b>PHA Name:</b> <u>Roanoke Housing Authority</u> <b>PHA Code:</b> <u>AL065</u>																																					
	<p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>07/2020</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>Roanoke Housing Authority's (RHA) proposed 5 Year and Annual Plan, PHA Plan Elements and all information relevant to the public hearing and proposed PHA Plan are available for inspection by public at the Roanoke Housing Authority Administrative Office, 231 Avenue A, Roanoke, Alabama 36274. Hours of operation are posted at the administrative office and on the Auburn Housing Authority and Roanoke Housing Authority website at <a href="http://www.auburnhousingauth.org">www.auburnhousingauth.org</a>.</p> <p>The public may obtain additional information on the PHA policies and elements contained in the 5 Year Plan and Annual Plan, but excluded from their streamlined submissions at the Roanoke Housing Authority office located at 231 Avenue A, Roanoke, Alabama 36274 and by appointment only at the Auburn Housing Authority Administrative Office, 931 Booker Street, Auburn, Alabama 36832.</p>																																					
<input type="checkbox"/>	<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																												
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<b>B.</b>	<b>5-Year Plan.</b> Required for all PHAs completing this form.
<b>B.1</b>	<p><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.</p> <p>The Roanoke Housing Authority’s (RHA) mission is to provide safe, decent, and sanitary housing conditions for individuals and families. The RHA’s objective is to provide personal, economic, and social upward mobility to provide individuals and families the opportunity to make the transition from subsidized to non-subsidized housing.</p> <p><b>See HUD-50075-5Y Attachment for additional information regarding the HA mission.</b></p>
<b>B.2</b>	<p><b>Goals and Objectives.</b> Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. <b>Please see revisions highlighted on the following pages.</b></p> <ul style="list-style-type: none"> <li>• Improve housing quality, renovating units, and increasing inspection scores.</li> <li>• Promote decent and affordable housing.</li> <li>• <b>Convert public housing units to PBRA to stabilize income and increase income potential.</b></li> <li>• Continue to maintain low vacancy rates and improve maintenance turnaround time.</li> <li>• The HA will continue to be proactive regarding the Violence Against Women Act (VAWA).</li> <li>• RAD specific conversion goals attached.</li> </ul>
<b>B.3</b>	<p><b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <ul style="list-style-type: none"> <li>• Improve housing quality, renovating units, and increasing REAC scores.</li> <li>• Promote decent and affordable housing.</li> <li>• Continue to maintain low vacancy rates and improve maintenance turnover time.</li> <li>• The Housing Authority will take a proactive stance regarding the Violence Against Women Act (VAWA)</li> <li>• RAD PBRA Conversion (5-Year Plan Amended to include RAD conversion.)</li> </ul> <p><b>Please see revisions highlighted on the following pages.</b></p>
<b>B.4</b>	<p><b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The HA continues to make tenants aware of the VAWA including providing documentation at move in. VAWA policies and contact information is posted on the Resident Bulletin Board and incorporated in the lease, lease addendums, and ACOP. The HA works with the local police department in reference to domestic violence reports and incidents. RHA has a VAWA Transfer Policy as required by HUD and VAWA Reasonable Accommodation requests are addressed with highest-priority.</p>
<b>B.5</b>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p><b>Significant Amendment/Modification:</b> RHA considers a <u>significant amendment/modification</u> from the approved Plan to be changes from the Plan that impacts over 75% of its participants. This impact could be for financial or policy implementation reasons. Mandated changes imposed by HUD or internal procedural changes are not considered a significant amendment/modification from the Plan.</p> <p><b>Substantial Deviation:</b> RHA considers a <u>substantial deviation</u> from the approved Plan to be changes from the Plan that impacts over 75% of the participants. This impact could be for financial or policy implementation reasons. Mandated changes imposed by HUD or internal procedural changes are not considered a substantial deviation.</p> <p><b>See HUD-50075-5Y Attachment for additional information regarding the RAD Significant Amendment and Definition.</b></p>
<b>B.6</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N  <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>(b) RAB comment cards and meeting minutes have been attached.</p> <p><b>See HUD-50075-5Y Attachment for additional information.</b></p>
<b>B.7</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a> <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

# Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

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## A. PHA Information 24 CFR §903.23(4)(e)

**A.1** Include the full PHA Name, PHA Code, , PHA Fiscal Year Beginning (MM/YYYY), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

## B. 5-Year Plan.

**B.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. (24 CFR §903.6(a)(1))

**B.2 Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. (24 CFR §903.6(b)(1)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

**B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. (24 CFR §903.6(b)(2))

**B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR §903.6(a)(3))

**B.5 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

### B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.17(a), 24 CFR §903.19)

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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 the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 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 thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

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HUD -50075-5Y Attachment

**B.1 Mission Continued**

Toward achievement, we will:

- Recognize residents as our ultimate customer.
- Improve Housing Authority Management and service delivery efforts through effective and efficient management of HA staff and resources.
- Seek problem-solving partnerships with residents, community and government leadership.
- Apply Housing Authority resources to the effective and efficient management and operation of public housing programs while taking into account changes in federal funding.
- **Stabilize funding through the RAD program and convert public housing units to PBRA or PBV units to ensure property and unit viability.**

**B.2 FYB2020 – FYB2024 Goals and Objectives - REVISED**

**Goal 1: Improve housing quality, renovating units, and increasing inspections scores.**

Objective: Utilize 100% of Capital Fund Program funds to renovate units and achieve 90 - 100 Physical Condition Score during REAC inspection.

**Goal 2: Promote decent and affordable housing.**

Objective: Desire to change the public's perception of subsidized housing by implementing various marketing strategies to include but is not limited to the following:

- a. Post 10 – 20 electronic communication notices monthly: via website, social media platforms, electronic notifications via texts and email, etc.
- b. Participate in at least 2 community events annually.
- c. Participate in at least 2 public speaking engagements annually.
- d. Develop 2 public and private partnerships annually.
- e. Publish and distribute newsletters 3 times each fiscal year.

**Goal 3: Convert public housing units to PBRA to stabilize income and increase income potential.**

Objective: Convert the Seymour and Avenue A sites to RAD PBRA during FYB2020.

- a. Complete Financing Plan by 09/01/20.
- b. Close RAD transaction by 12/31/20.
- c. Convert 50 units to RAD PBRA b 01/02/21.

**Goal 4: Continue to maintain low vacancy rates and improve maintenance turnaround time.**

Objective: Maintain an average 96 - 100 occupancy rate each fiscal year

- a. 100% of applicants apply online.

- b. Develop an online orientation process for new residents by 06/30/21.
- c. Purge the waiting list annually.

Objective: Improve maintenance turnaround time

- a. 10-day turnaround time on “make ready” units.
- b. Monthly worker order completion rate 98% or higher.

#### **Goal 5: Proactive regarding Violence Against Women Act (VAWA)**

Objective: Ensure residents are aware of VAWA protections.

- a. Provide VAWA policy at move to 100% of applicants.
- b. Review VAWA protection with 100% of residents during recertification.
- c. Collaborate with local police department annually regarding VAWA and resident protection.
- d. Review VAWA policies and referral information annually and ensure postings are current and accurate.
- e. Review banning list quarterly and update accordingly.

### **B.2 (a) RAD Specific Goals and Objectives**

#### **Goal: Conversion of Public Housing under the Rental Assistance Demonstration (RAD) Program**

RHA is firmly committed to improving the quality of life for its residents. Through the RAD program, RHA continues to own its properties and provide its residents with expanded choices and opportunities. RHA will continue to serve the same population. The RAD program has offered RHA an opportunity to transition from its current public housing funding platform to a more stable, predictable and sustainable funding source, the Project Based Rental Assistance (PBRA) program, administered by HUD. RHA hereby declares Harvey Enlow Homes (RHA AL 065) including both Avenue A and Seymour sites intend to convert from Public Housing program to RAD PBRA during the FYB2020-2024 5-Year Plan.

As a result, the Roanoke Housing Authority will be converting to Project Based Rental Assistance under the guidelines of PIH Notice 2019-23 (HA), Rev-4 and any successor Notices. Upon conversion to the Authority will adopt the resident rights, participation, waiting list, and grievance procedures prescribed by HUD. Additionally, the RHA certifies that it is currently compliant with all fair housing and civil rights requirements.

RHA will comply with site selection requirements set forth in PIH Notice 2012-23 Revision 1, the Fair Housing Act, Title VI of the Civil Rights Act of 1964 including implementing regulations at 24 CFR 1.4(b)(3), Section 504 of the Rehabilitation Act of 1973 including the implementing regulations at 24 CFR 8.4(b)(5), and the American with Disabilities Act and any future notices.

RHA does not anticipate displacement of residents or a change in the types or number of units during or after the RAD conversion.

RHA will not offer Choice Mobility Option and has received HUD approval to opt out of the Choice Mobility Option.

Upon conversion to the Authority will adopt the resident rights, participation, waiting list, and grievance procedures prescribed by HUD. Additionally, the RHA certifies that it is currently compliant with all fair housing and civil rights requirements.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing RHA with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority’s Capital Fund Budget will be reduced pro share of public Housing Developments converted as part of the Demonstration, and that RHA may also borrow funds to address their capital needs. The RHA will be contributing Capital Funds in the amount of \$196,212.11 towards the conversion. At this time we do not intend to use funds from Operating Reserves but may/may not utilize a portion of the reserves depending on the conversion needs assessment and availability of CFP. The RHA does not currently have any debt under the Capital Fund Financing Program. The RHA does not currently have any debt under an Energy Performance Contract.

**HA rental Assistance Demonstration Rev-4 Final Implementation Requirements**

1. Description of units to be converted
  - a. RHA intends to convert all 50 public housing units to PBRA units.
  - b. Bedroom distribution chart below.
  - c. Family type units.

Roanoke Housing Authority Property Information										
Site	Name	Location	Bldg Type	# of Bldgs	Total Units	1 Bed	2 bed	3 Bed	4 bed	Total Bedroom
AL065-1	Avenue A	Avenue A	Multifamily	6	26	4	12	8	2	60
AL065-2	Seymour	Seymour	Duplex & MultiFamily	8	24	4	8	7	4	57

2. Changes in number of units
  - a. No reduction in number or units.
  - b. No changes.
  - c. No changes.

**RAD Specific Objectives**

- Modernize aging properties and grounds.
- Stabilize property revenue.
- Rehabilitation of units per Needs Assessment.
- Streamline operations.

**RAD Residents Rights and Participation**

Under RAD, RHA residents will continue to receive many of the same protections as they did under the RHA Public Housing program. These protections include, but are not limited to:

- Right to Return
  1. Any resident that may need to be temporarily relocated to facilitate rehabilitation or construction will have a right to return to an assisted unit at the development once rehabilitation or construction is completed. RHA does not anticipate displacement.
- No rescreening of current residents.
  1. At conversion, current households are not subject to rescreening, income eligibility, or income targeting provisions. Consequently, current households will be grandfathered for conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion.
- HUD continues to subsidize their rent for qualified residents while the resident pays 30% of income toward rent.
- Resident Advisory Board can continue to meet and advocate for residents.
- Families may stay in and under/over occupied unit until an appropriate size becomes available.
  1. If a family is in an under-occupied unit at the time of conversion, the family may remain in the unit until an appropriate sized unit become available in the covered Project, the family living in the under/over housed unit must move to the appropriate size unit within a reasonable period of time.
- Phase in of tenant rent increased by 10% or \$25.00 purely as a result of the conversion.
- The rent phase in will be over a 3-year period.
- Current residents who receive Earned Income Disregard (EID) exclusion will continue to receive the exclusion.
- Resident Procedural Rights.
  1. The grievance hearing procedure and termination notification for clients converted under RAD are outlined in the Auburn Housing Authority HCV Administrative Plan and lease.
- Transfer of Assistance. ***Not applicable.***
- Impact on existing voluntary compliance agreements, consent orders, or consent decrees for final judicial rulings or administrative rulings or decision. ***None exists.***
- RAD conversion compliance with all applicable site selection and neighborhood reviews stands and procedures.
- The PHA shall notify the public that the current and future Capital Fund Program Grants Budgets will be reduced as a result of the project conversion.
  1. The RHA receives approximately \$196,212.00 annually from HUD from the Capital Fund Program. Capital Fund Program grants will no longer be available for converted sites.
  2. The RHA does not have an existing Energy Performance Contract for converting projects.
- This 5-Year and Annual Plan submission will include the following:
  1. Comments from Resident Advisory Board
  2. Public Comments and challenged elements
  3. Responses
  4. Required Certifications



**B.3 FYB2015 – FYB2019 Progress Report – REVISED v2**

**Goal 1: Improve housing quality, renovating units, and increasing REAC scores.**

**Accomplishments:**

- a. Avenue A, 5 units were modernization: Units #17, #19, #21, # 04, and #26
- b. Seymour, 2 units were modernization: Units #04 and #13
- c. Avenue A, windows replaced in all units
- d. Avenue A, replaced sidewalks due to tripping hazards
- e. Seymour, removed tripping hazards and erosion
- f. Administrative Office, installed alarm system

FYB2015 – FYB2019 REAC/PHAS Physical Scores

Fiscal Year	Score	Maximum Score
FYB202015 (July 2015 – June 2016)	40	40
FYB202016 (July 2016 – June 2017)	40	40
FYB202017 (July 2017 – June 2018)	35	40
FYB202018 (July 2018 – June 2019)	35	40
FYB202019 (July 2019 – June 2020)	35	40

\*FYE2020 will not change due to COVID-19 waivers per PIH NOTICE 2020-05.

**Goal 2: Promote decent and affordable housing.**

**Accomplishments:**

Roanoke HA promoted decent and affordable housing by maintaining a High Performer rating for FYB2015 – FYB2019.

FYB2015 – FYB2019 PHAS Scores

Fiscal Year	Score	Designation
FYB202015 (July 2015 – June 2016)	96	High Performer
FYB202016 (July 2016 – June 2017)	100	High Performer
FYB202017 (July 2017 – June 2018)	95	High Performer
FYB202018 (July 2018 – June 2019)	95	High Performer
FYB202019 (July 2019 – June 2020)	95	High Performer

\*FYE2020 will not change due to COVID-19 waivers per PIH NOTICE 2020-05.

**Goal 3: Continue to maintain low vacancy rates and improve maintenance turnover time.**

**Accomplishments:**

Roanoke HA maintained high occupancy rates and high maintenance work order completion rates during FYB2015 – FYB2019.

Fiscal Year	Average Occupancy Rate	Average Maintenance Turnover Time
FYB202015 (July 2015 – June 2016)	99%	81%
FYB202016 (July 2016 – June 2017)	98%	99%
FYB202017 (July 2017 – June 2018)	97%	100%
FYB202018 (July 2018 – June 2019)	98%	98%
FYB202019 (July 2019 – June 2020)	96%	97%

**Goal 4: The Housing Authority will take a proactive stance regarding the Violence Against Women Act (VAWA)**

**Accomplishments:**

The following were accomplished related to VAWA during FYB2015 – FYB2019.

- a. Provided VAWA policy at move in to 100% of residents.
- b. Collaborated with local police department regarding resident protection.
- c. Reviewed banning list regularly and updated accordingly.
- d. Applied for Security Grant.

**Goal 5: RAD PBRA Conversion (plan amended to include RAD)**

- a. Received CHAP 06/21/19
- b. Completed the following RAD conversion milestones (streamline version):

Description	Status
<b>Type of Conversion</b>	<b>Complete (PBRA)</b>
<b>Conditional Needs Assessment</b>	Procurement complete; report pending
<b>Environmental Review</b>	Procurement complete; report pending
<b>Fair Housing and Relocation Checklist</b>	<b>Complete</b>
<b>Sources and Uses</b>	Underway
<b>Operating Pro Forma</b>	Underway
<b>Significant Amendment</b>	<b>Complete</b>
<b>Fair Housing Marketing Plan</b>	Underway
<b>HAP Subsidy</b>	Operating Subsidy and CFP
<b>Resident Comments</b>	<b>Complete</b>
<b>Title Report</b>	Underway
<b>Financing Plan</b>	Underway

**B.4 Violence Against Women Act (VAWA) Goals**

- See form HUD-50075-SY

**B.5 Significant Amendment/Modification and Substantial Deviation Continued**

It is the intent of the RHA to adhere to the mission, goals, and objectives outlined in the Five Year Strategic Plan. The Plan, however, will be modified and submitted to HUD should a substantial deviation from the overall objectives of the Plan occur. The RHA will use a 75% overall financial modification as a standard deviation from the CFP 5 Year Action Plan when determining a significant amendment or modification to the Plan. In addition to the criteria established by the PHA, for the purpose of the Capital Fund Program, a proposed demolition, disposition, homeownership, Capital Fund Financing, development, or mixed finance proposal are considered by HUD as well as the RHA to be significant amendments to the CFP 5 Year Action Plan based on the Capital Fund Final Rule.

**B.5 RAD-Specific Significant Amendment to the PHA Plan**

It is the RHA’s intent to convert 50 public housing units to PRBA during the FYB2020-FYB 2024 5-Year Plan and FYB2020 Annual Plan. A significant amendment to the Plans will not be necessary since the proposed conversion will occur during the Plan period.

**RAD Significant Amendment Definition**

As part of the Rental Assistance Demonstration (RAD), Roanoke Housing Authority is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- a. Changes to the Capital Fund Budget produced as a result of each approved RAD conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- b. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- c. Changes to the financing structure for each approved RAD conversion.
- d. Changes from PBV or PBRA of from PBRA to PBV based on financial feasibility.

**Roanoke Housing Authority  
FYE2020-2024 5 Year and Annual Plan**

**Housing Needs and Strategy for Addressing Housing Needs**

The RHA has made application for RAD conversion and has received CHAP. The RHA intends to convert 50 public housing units to Project-Based Rental Assistance (PBRA) units under the Rental Assistance Demonstration (RAD) Program. The PBRA conversion will allow the agency to be financially stable and ensure our property and housing program remains viable.

Roanoke Housing Authority Public Housing Wait List as of January 2020

Wait List (WL) Information	# of Families	% of Families	Annual Turnover 7/1/2019-1/13/2020 Move Ins
Total on WL	73	100%	4
Extremely low-income Less than or = 30% MFI	61	84%	100%
Very Low-income Greater than 30% but less than or = 50% of MFI	6	8%	0
Low Income Greater than 50% but less than 80% of MFI	5	7%	0
Families with children	45	62%	4
Elderly families	3	4%	0
Families with disabilities	5	7%	0
Race/ethnicity (Black)	62	85%	100%
Race/ethnicity (White)	11	15%	0%
Race/ethnicity (Other)	0	0%	0%

Roanoke Housing Authority Public Housing HUD-51234  
January 2020

Project Number	Project Units	Available Units	Vacant Units	Low Income	Very Low Income	Above Limits	Elderly	Disabled
AL065-1	26	26	0	1	24	1	2	11
AL065-2	24	24	1	3	20	0	1	8



**U. S. Department of Housing and Urban Development**  
Birmingham Office  
Region IV  
Medical Forum Building, Suite 900  
950 22<sup>nd</sup> Street, North  
Birmingham, Alabama 35203-5301

July 23, 2020

Ms. Sharon N. Tolbert  
Chief Executive Officer  
Roanoke Housing Authority  
931 Booker Street  
Auburn, AL 36832

Subject: Annual/Five-Year PHA Plan for Fiscal Year Beginning July 1, 2020  
Plan Approval

Dear Ms. Tolbert:

This letter is to inform you that your Annual Civil Rights Certification has been received and the Five-Year Plan submission (version 3) for the PHA Fiscal Year beginning July 1, 2020, is approved. This approval of the Five-Year Plan does not constitute an endorsement of the strategies and policies outlined in the Plan. In providing assistance to families under programs covered by this Plan, the PHA will comply with the rules, standards, and policies established in its approved Plan, as provided in 24 CFR Part 903 and other regulations. Your approved Plan and all required attachments and documents must be made available for review and inspection at the principal office of the PHA during normal business hours.

If you have any questions, please contact Andrea T. Cooper, Portfolio Management Specialist, at (205) 745-4408 or at [Andrea.T.Cooper@hud.gov](mailto:Andrea.T.Cooper@hud.gov).

Sincerely,

A handwritten signature in blue ink that reads "Velma Byron".

Velma Byron  
Director, Office of Public Housing  
Birmingham Field Office

***HUD's mission is to create strong, sustainable, inclusive communities and quality, affordable homes for all.***

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