

**5-Year PHA Plan
(for All PHAs)**

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

OMB No. 2577-0226
Expires: 02/29/2016

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.

A. PHA Information.

A.1 PHA Name: Dover Housing Authority _____ PHA Code: nh003

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2020

PHA Plan Submission Type: 5-Year Plan Submission Revised 5-Year Plan Submission

Availability of Information. 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.

The Public Hearing Notice was published by Seacoast Media, the local newspaper, the Seacoast Media online news, and on the official Dover Housing Authority website.

Notices were posted in all common areas to inform residents of the Resident Advisory Board (RAB) Meeting for the Annual Plan. The notices informed residents that a copy of the Plan would be available for review at the Administrative Office, 62 Whittier Street, Dover. Flyers were posted in the common rooms and/or laundry rooms of Central Towers, 279 Central Ave.; Niles Park Hall, 58 Union Street; Union Park; Edgar Bois Terrace; Waldron Towers, 3 Green St.; St. John's Housing, 18 Chapel Street; and in the Office Lobby, 62 Whittier Street.

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

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:					

B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.
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. The Dover Housing Authority, an independent municipal corporation, opens doors to opportunities. We are driven to collaborate with public and private community partners to provide supportive services and quality housing for people with limited incomes.
B.2	<p>A. 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.</p> <p>A. <u>Work cooperatively with public and private partners to increase the availability of quality housing opportunities</u></p> <ul style="list-style-type: none"> • Partner with investors and collaborators to develop and or manage LIHTC programs and housing opportunities including but not limited to groups involving survivors of sexual and domestic violence and individuals with disabilities • Apply for additional rental vouchers when available • Employ innovative methods to streamline admissions and move-out procedures to decrease vacancies • Promote Section 8 HCV Program to area landlords using landlord incentives • Update the Section 8 HCV Landlord list on a regular basis • Inform Section 8 HC Voucher holders of portability options • Promote the concept of increased density and other zoning changes to increase affordable housing <p>B. <u>Improve quality of life for residents and the community</u></p> <ul style="list-style-type: none"> • Continue to collaborate with the Dover Police Department to provide a Police Liaison at the Dover Housing properties and to employ other security measures (i.e. lighting, security cameras) • Modernize Public Housing units; repositioning measures • Provide common spaces for residents to socialize and hold meetings • Meet with residents to address resident concerns about the housing properties <p>C. <u>Promote and secure supportive services for eligible persons with limited incomes</u></p> <ul style="list-style-type: none"> • Continue to provide supportive services through the Resident Service Coordinator, Senior Services Coordinator and the Family Self-sufficiency Program • Continue to offer youth and family programs through the Seymour Osman Community Center, including educational, social and enrichment programs • Establish a sustainable revenue base for programming <p>D. <u>Ensure Equal Opportunity in Housing</u></p> <ul style="list-style-type: none"> • Include "Equal Opportunity Housing" (EOH) language in all advertising and outreach efforts • Promote EOH among residents, applicants and landlords <p>E. <u>Maintain positive relationships with Board of Commissioners and City Officials</u></p> <ul style="list-style-type: none"> • Review Dover Housing policies and procedures with the Board of Commissioners on an ongoing basis • Review with the Board all financial budgets, statements and audit to maintain transparency • Collaborate with the City on preparation of the Consolidated 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. Attached.

<p>B.4</p>	<p>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.</p> <p>Pursuant to the enactment of Public Law 109-162, the Dover Housing Authority has incorporated the provisions of VAWA in its Public Housing Admissions and Continued Occupancy Policy and Section 8 Administrative Plan.</p> <p>To further the objectives outlined in the VAWA, the Dover Housing Authority will offer services or programs either directly or in partnership with appropriate service providers (1) to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; (2) that help children or adult victims of domestic violence, dating violence, sexual assault, or stalking to obtain or maintain housing; (3) to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety.</p> <p>Detailed information on VAWA is provided to all assisted housing program applicants and participants, including landlords and property owners.</p> <p>VAWA is also covered in the ACOP, Chapter 13 and the Admin Plan, Chapter 12.</p>
<p>B.5</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>The Housing Authority considers the following to be significant amendments or modifications:</p> <ul style="list-style-type: none"> • Changes to rent or admissions policies or organization of the waiting list; • Additions of non-emergency work items (items not included in the current Annual Statement or 5-year Action Plan) or change in use of replacement reserve funds under the Capital Fund. • Additions of new activities not included in the current Public Housing Drug Elimination Program Plan (PHDEP); • Any change with regard to demolition or disposition, designation or homeownership programs or conversion activities. An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD. <p>As part of the Rental Assistance Demonstration (RAD) program, the Dover Housing Authority has redefined the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:</p> <ul style="list-style-type: none"> •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; •Changes to the construction and rehabilitation plan for each approved RAD conversion; and •Changes to the financing structure for each approved RAD conversion.
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 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.7</p>	<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>

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

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)

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.

Progress Report

in Meeting the Mission and Goals from Amended 5-Year PHA Plan FYB 07/2015

Mission Statement: The Dover Housing Authority, an independent municipal corporation, opens doors to opportunities. We are driven to collaborate with public and private community partners to provide supportive services and quality housing for people with limited incomes.

Progress

A. Work cooperatively with public and private partners to increase the availability of quality housing opportunities:

- Two new properties have been acquired over the last year to be used for low-income housing.
- Families that were over-housed that were part of the RAD project, were moved to smaller units, allowing larger families to rent.
- Management and staff meet with groups that are dedicated to helping people find permanent, affordable housing
- HCV Officers meet monthly with a local Landlord Association to network and encourage participation in the program.
- Office staff provide Community Resource Packets and information to individuals in need.

B. Improve quality of life for residents and the community

- Police Liaison provides security and is good for Police/Resident relations
- Educational sessions
- Resident Community Gardens
- Family activities-Bike Show, Parade Float
- Van use for Senior trips
- Organize social events with seniors such as Karaoke
- Playgrounds, basketball courts

Building Improvements also add to the quality of life

- Sprinklers were put into all units of the building that had the fire at Edgar Bois Terrace
- Waldron Towers exterior doors were replaced with push bar doors for safety and easier use
- RAD units were insulated (in addition to other renovations)
- High rise buildings' plumbing was improved

C. Promote and secure supportive services for eligible persons with limited incomes.

Resident Service Coordinator connects works with families to connect them to services and programs

Programs provided to families and children:

- Traveling Tales: summer reading, story program
- PAWS Clinic: affordable pet clinic
- Vendor Truck-Farmer's Market: on site in summer
- Seymour Osman Community Center: after school and Summer Programs
- Free breakfast and lunch offered on property to children 5 days a week in summer
- Service Coordinator hand delivers newsletters to families. This serves as an opportunity to connect with families and get feedback on programs that are used and find out families' concerns.

The Senior Services Coordinator grant was renewed. The Coordinator works daily with the Seniors to help them get services they need and to improve their quality of life.

Programs that are provided to the elderly are:

- Meals on Wheels
- PAWS Clinic affordable pet clinic (also offered to families)
- Commodity Foods
- Fall Prevention by the NH Fall Prevention Task Force
- Advance Directives presented by Wentworth Douglass Hospital
- Medicare Updates (open enrollment) presented by ServiceLink
- Gossip and Bullying Programing by REAP
- Keep Moving, a presentation on healthy aging through movement.
- Busy Hands Workshops. Groups of residents 'crafting' with various materials or coloring as a group weekly.
- Alzheimer's and Dementia presentation by the Alzheimer's Association.

Family Self Sufficiency Coordinator works with families to achieve individual goals and ultimately become self-sufficient. Programs they have provided include:

- Recruiting events with the US Census Bureau
- Financial workshops through our partnership with New Hampshire Federal Credit Union
- Referrals to New Hampshire Employment Services for training and job opportunities
- Referrals to New Hampshire Housing and Finance Authority & The Housing Partnership to prepare families for home ownership
- Budgeting skills to teach families about paying bills, creating savings, and building assets
- Resources to work on credit repair
- Referrals for Education Supports and GED testing

D. Ensure Equal Opportunity in Housing:

Vacant units are offered to next qualified applicant on wait list according to time/date stamp.
Reasonable Accommodation requests are evaluated and responded to in a timely manner.

E. Maintain positive relationships with Board of Commissioners and City Officials:

Board Meetings are held monthly to review check manifests, financials statements, staff reports, and policies.
Meetings are held with City Officials for sharing of information about the needs of community and strategies to improve the community for all.

**Resident Advisory Board Meeting
February 12, 1 p.m.
Central Towers, 279 Central Ave., Dover NH**

Staff in attendance: Allan Krans, Executive Director; Eric Sanderson, Capital Improvements Coordinator; Myra Maurice, Housing Officer; Kathy Noel, Administrative Assistant.

Residents in attendance: Henry Bulfinch., CT 606; Mary Mitchell, CT 304; Phil Lapete, CT 508; Carol Cavannough, CT 202; Don French, CT 208; Nancy Kennedy, CT 206; Glenda Salisbury, CT 207; Sheila Neathawk, CT 207; Guizhen Jiang, CT 301; Lori Brown, CT 602.

The PHA 5-year and Annual Plan FYB 2020 was presented by Kathy Noel. Eric Sanderson presented the 5-year Capital Fund Plan FYB 2020. Allan Krans and staff answered resident questions.

Question: The seniors at Waldron Towers have organized outings using the DHA van. Can we do the same at our building?

Answer: Yes, there is opportunity to do trips from Central Towers if there is a driver available. The Senior Service Coordinator can see about organizing that.

Question: Can Central Towers add a community garden if there is interest?

Answer: There may be some space behind the building to put in a couple raised garden beds and we will look into doing that.

Question: Why are there no fans in the bathrooms at Central Towers? Is that something that can be added?

Answer: When the building was built, it was not in the design. There are vents in the bathrooms, but we will look into what the set-up is to exhaust the air out of the building and if that can be improved.

Question: We've seen some new Maintenance Staff around the building. How can we know who they are?

Answer: Maintenance staff now have photo IDs and wear them on an armband. You can ask them to show it to you.

Question: New construction is everywhere in Dover. Why are there so many luxury apartments being built? Isn't there still a need for affordable housing?

Answer: Private Investors are renovating and constructing buildings for high-end rentals. There is still a need for affordable rents. Our funds are limited, but Dover Housing is dedicated to exploring financial options to improve and expand housing for low income families.

The meeting ended at 1:45 a.m. and Mr. Krans thanked everyone for attending.

**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, Michael Joyal, the City of Dover Manager
Official's Name Official's Title

certify that the Annual and 5-Year PHA Plan 2020-2024 of the

Dover 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 Dover NH
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 City of Dover Consolidated Plan closely mirrors the Goals and Objectives of the Dover Housing Authority. Both Plans identify the need for coordination between public and private services to make best use of existing resources to assist low and very low-income residents. The City Plan identifies the need to increase housing opportunities and related human services. The Housing Authority seeks to increase its housing stock for low income residents and employs staff who provide services to residents and voucher holders. Present households served is 877.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Title

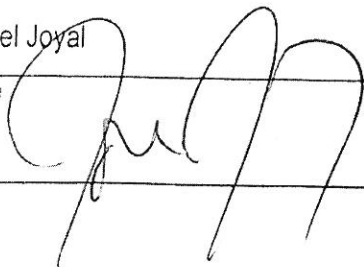
Michael Joyal

City Manager

Signature

Date

X



3/25/20