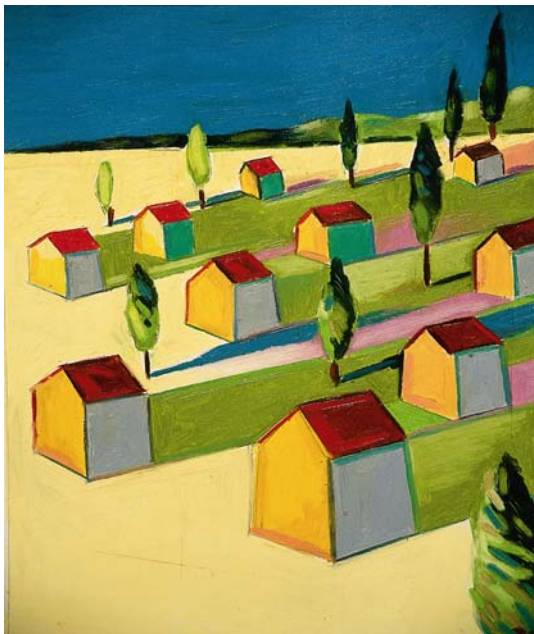


THE HAMPTON REDEVELOPMENT AND HOUSING AUTHORITY

ELDERLY-ONLY DESIGNATED HOUSING PLAN



Submitted to:

U.S. Department of Housing and Urban
Development
Office of Public Housing Programs
451 7th Street SW, Room 4222
Washington, DC 20410

Submitted by:

The Hampton Redevelopment and Housing
Authority
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TABLE OF CONTENTS

A. Introduction	1
B. Justification for Designation	1
C. Project Description.....	2
UFAS-Compliance Data	3
Need/Demand for Housing.....	3
Occupancy Data and Analysis	3
D. Alternative Resources for Impacted Populations	3
E. No Eviction or Lease Termination Due to Designation	5
F. Voluntary Relocation Because of the Designation	5
G. Inapplicability of Uniform Relocation Assistance and Real Property Acquisition Policy	5
H. Eligibility of Near-elderly Families	5
APPENDIX A.....	6
APPENDIX B.....	7
APPENDIX C.....	8
APPENDIX D.....	10
APPENDIX E	11

A. Introduction

The Hampton Redevelopment and Housing Authority (HRHA) is submitting this application requesting designation of one (1) floor within one (1) of the buildings it owns and operates as mixed-population, as authorized by Section 7 of the U.S. housing Act of 1937 (42 U.S.C. 1437e), as amended; and in compliance with 24 CFR 945.203(c). This building currently houses a mix of family types, **including non-elderly, non near-elderly, and non-disabled.**

The Hampton Redevelopment and Housing Authority (HRHA) was created in 1958 and provides housing assistance to 7,362 Hampton residents or 5% of the population. Within its jurisdiction, HRHA owns and manages 521 units of public housing and 20 homeownership units, and administers 2,618 housing choice vouchers including 165 units for veterans and 75 units for people with disabilities, as well as various low income tax credit housing projects and other housing units. Additionally, in partnership with the City of Hampton, using HUD Community Development Block Grant funds, they have acquired over 500 blighted properties and have constructed 192 wheelchair ramps, and using HUD HOME funding, have provided grants to 352 low-income homeowners to repair their homes. As one of the seven major cities in the Virginia Beach-Norfolk area (better known as the Hampton Roads area of southeast Virginia), the City of Hampton serves primarily as a residential hub to the more urban center of Norfolk to the south.

B. Justification for Designation

The 1974 Housing and Community Development Act (HCDA) codified the definition of an elderly family to include disabled heads of household. This legislation allowed non-elderly, disabled families to reside in high-rise buildings which were once exclusively for the elderly. For many years, this change in regulations negatively impacted HRHA and many other PHAs across the country by requiring the admission of non-elderly residents to buildings once exclusively for the elderly. The result of mixing elderly with young disabled has been social discontent and friction among the groups as a result of their different lifestyles and values.

In response to these issues and in response to the housing needs and goals established by the City of Hampton in its Consolidated Plan for Housing and Community Development for 2011-2014, HRHA has developed a Designated Housing Plan for one (1) of eight (8) floors within the Lincoln Park Towers mixed-population high-rise building.

The housing goals of Hampton over the next five years as described in the consolidated plan are:

- Provide decent housing by preserving the affordable housing stock;
- Increase the availability of affordable housing; reducing discriminatory barriers;
- Increase the supply of supportive housing for those with special needs; and
- Transition homeless persons and families into housing.

The city has also identified the elderly as being among those special needs individuals who face the greatest challenges and who should receive high priority in the expenditure of federal funds. The City also seeks to address community concerns such as supportive services that increase the ability of seniors, persons with disabilities and others with special needs to live independently.

One of the objectives in HRHA's Annual Plan is to coordinate delivery of available services to enable elderly/disabled residents to continue to live independently. HRHA's Designated Housing Plan will help both the City and HRHA to meet their goals by:

- Ensuring that future housing needs of the elderly are met;
- Increasing the rental housing available to low-income senior citizens; and
- Consolidating the community supportive services made available to elderly residents residing in a single area of the development and also making it easier to identify additional supportive services that may be needed.

C. Project Description

HRHA is requesting through this proposed Designated Housing Plan to convert one (1) floor within the Lincoln Park Towers mixed-population high-rise building to elderly-only, residents age 62 and older. Lincoln Park Towers is an eight-story building consisting of 112 one-bedroom units. The facility design was originally constructed as elderly housing and offers accessibility to public transportation and close proximity to drug stores, super markets, etc., making this a suitable choice for partial designation. The resident population of this development currently consists of elderly, near-elderly, and young disabled residents. The mixing of tenant populations has resulted in a variety of intergenerational conflicts and social issues over the years due to lifestyle incompatibilities between the different age groups residing in the building. The designation will include a total of 16 one-bedroom dwelling units (14% of the total units), which is consistent with the average number of elderly residents occupying the building over the past three years. The elderly residents of Lincoln Park Towers will continue to receive the same supportive services as in the past that are provided by several agencies throughout the community with which HRHA has established cooperative agreements. A list of agencies with services provided can be found in Appendix C. HRHA is proposing that the second floor be designated as it will make evacuations in the event of an emergency easier. The building proposed for partial designation as elderly-only is Lincoln Park Towers (VA 17-2A) located at 1139 LaSalle Avenue, Hampton VA 23669.

The proposed 16-unit designation will permit HRHA to:

- Improve service delivery to elderly residents residing at Lincoln Park Towers;
- Facilitate communication and notification of particular interest and relevance to elderly residents;
- Reduce the isolation of elderly residents otherwise situated in scattered locations;
- Improve the efficiency of service delivery by HRHA community partners who provide services designed for the elderly;
- Assist HRHA staff in identifying service needs;
- Foster a stronger sense of community, safety and security among older residents as they confront the challenges of aging;
- Enhance the ability of elderly residents to maintain their independent living status;
- Permit HRHA to better plan for and ensure the safe and orderly evacuation of elderly residents in the event of an emergency; and
- Reduce the number of life-style driven conflicts between neighbors that housing management must deal with.

At the same time the proposed plan for very limited elderly-designation of just one floor of the eight-story structure, ensures that the number of units available to non-elderly disabled individuals will not be diminished.

UFAS-Compliance Data

Of the 16 units proposed for designation, 1 unit is accessible. Across all properties within the Lincoln Park community there are a total of 29 accessible units. Within the family projects there are a total of 21 accessible units, none of which are UFAS compliant. In the elderly designated building there are a total of 8 accessible units, none of which are UFAS compliant.

Need/Demand for Housing

Currently 44 (3%) of the 1266 applicants on the public housing waiting list are elderly, and 242 (19%) are disabled. Currently 55 (2%) of the 1975 applicants on the housing choice voucher waiting list are elderly, and 22 (1%) are disabled. HRHA has no HOPE VI units in its inventory. A total of 4 applicants have requested one-bedroom units with accessible features.

Occupancy Data and Analysis

Lincoln Park Towers has a total of 5 elderly, 3 near-elderly, and 8 non-elderly disabled residents currently residing on the second floor. Of the 16 units on the second floor, none are vacant. HRHA will offer near-elderly residents residing on the second floor the option to remain in-place upon approval of the Designation Plan leaving only 8 residents that will require relocation. There are 127 elderly and 56 non-elderly disabled persons living in other developments not included in this plan. There are 207 elderly and 461 non-elderly disabled tenants currently receiving housing choice voucher assistance. HRHA operates a site-based waiting list and does not give preference to non-elderly disabled applicants on the public housing or HCV waiting list. The chart below details the number of elderly and non-elderly disabled residents currently living in other properties not included in the Designation Plan.

Development Name	Type of Development	Resident	Bedroom Size	
			1	2
Langley Village	Elderly-only	Elderly	125	15
		Non-elderly Disabled	6	0
North Phoebus	Family Development	Elderly	2	6
		Non-elderly Disabled	2	5
Lincoln Park Towers	Mixed Population	Elderly	15	0
		Non-elderly Disabled	19*	0
Lincoln Park (low-rise)	Family Development	Elderly	N/A	0
		Non-elderly Disabled	N/A	16

22/3 bdrm, 5/4 bdrm

*residents currently living in units not included on the floor proposed for designation

D. Alternative Resources for Impacted Populations

Residents impacted by the proposed designation will have several options to assist with a move to a new unit or development. By and large, Hampton’s rental market is extensive and diverse. Rental communities offer a variety of unit types and price points throughout various neighborhoods of the city. The overall vacancy rate in Hampton is stable at 6.4 percent as of a survey conducted in December 2009. Residents of the affected population deciding not to move to other HRHA-managed properties have

options in the existing stock. The number of elderly residents in Lincoln Park Towers (15) nearly matches the number of units being requested for designation, which means that none of the residents currently living in a unit on the floor proposed for designation will have to relocate outside of the building. However, HRHA will offer several options to assist residents should they exercise their right to move. Options for affected residents are as follows:

- **Transfer to other Public Housing Units (current residents).** One key component of HRHA’s age-specific housing strategy is to provide the opportunity to the non-elderly residents **on the designated floor** to voluntarily transfer to family developments managed by HRHA. Immediately upon Plan approval by HUD, HRHA will send letters to all impacted residents notifying them of the designation and explaining the available relocation benefits should they decide to move. This letter will also outline all housing resources available as outlined in this Plan. These transfer requests will be treated as “high priority” transfer requests. Reasonable relocation assistance and moving expenses will be provided to impacted residents exercising the transfer option; however, these moves are considered voluntary and therefore do not fall under the purview of the Uniform Relocation Act.
- **Waiting List Placement.** Applicants in the impacted groups will not lose their place on the waiting list and will be offered a unit in one of HRHA’s family developments. For the elderly-only developments, preference for admission will be given to elderly families. Near-elderly applicants will be housed when there **is an** insufficient number of elderly applicants on the waiting list. Unit assignment procedures for impacted applicants will be made in accordance with HRHA’s Admissions and Continued Occupancy Policy (ACOP).

The ACOP currently states that a full range of bedroom sizes will be maintained in HRHA’s family developments and units at these developments will be available to elderly families (head or spouse or sole member is 62 years of age or older), disabled families (head or spouse or sole member is a person with disabilities), and other families depending on unit size requirements of the particular applicant.

Chapter 2-II.K of the Authority’s ACOP states the following:

“When an accessible unit becomes vacant, and before offering such units to a non-disabled applicant HRHA must offer such units:

First, offer the unit to a current occupant with disabilities in the same development that requires the accessibility features of the vacant accessible unit and occupying a unit not having those accessibility features,

Second, if there is no current resident in the same development who requires the accessibility features of the vacant, accessible unit, the PHA will offer the unit to a current resident with disabilities residing in another development that requires the accessibility features of the vacant, accessible unit,

Third, if there is no current resident who requires the accessibility features of the vacant, accessible unit, then the PHA will offer the vacant, accessible unit to an eligible, qualified applicant with disabilities on the PHA’s waiting list, and

Fourth, if there is not an eligible qualified resident or applicant with disabilities on the waiting list who wishes to reside in the available, accessible unit, then the PHA should offer the available accessible unit to an applicant on the waiting list who does not need the accessible features of the unit.”

HRHA’s ACOP further states that it may require the applicant to execute a lease that requires the resident to relocate, at the PHA’s expense, to a non-accessible unit within thirty (30) days of notice by the PHA that there is an eligible applicant or existing resident with disabilities who requires the accessibility features of the unit (24CFR 8.27).

Transfer requests to accessible units from non-elderly disabled residents of the targeted buildings proposed for elderly-only designation are considered required transfer requests (as outlined in Chapter 12 of HRHA’s ACOP) and will take priority over new admissions.

HRHA will, as needed, retrofit additional units with the necessary adaptations to accommodate the needs of persons with disabilities should the demand for such units exceed the current inventory of accessible units.

- **Relocation Assistance.** HRHA will offer reasonable assistance **as defined by the Authority** to relocate affected residents at Authority expense which will include moving costs, utility hook-up fees, accessibility accommodations and other directly related hard costs. Since relocation from the proposed building is voluntary, resident requests to move will not be covered by the Uniform Relocation Act. However, HRHA will provide reasonable moving assistance to impacted residents exercising the move option. HRHA has an annual allocation of 2,403 vouchers. The waiting list for section 8 is currently closed and vouchers are not specifically set aside for non-elderly disabled persons.

E. No Eviction or Lease Termination Due to Designation

No lawful tenants of public housing dwelling units will be evicted or have their leases terminated because of the designation.

F. Voluntary Relocation Because of the Designation

A notice was distributed to all non-elderly residents in the development proposed for designation describing their rights due to designation and the relocation benefits each non-elderly resident would receive. In addition, a public hearing was held where residents, resident councils, organizations and the general public were encouraged to provide comments. Draft copies of the Designation Plan were made available for review and inspection in multiple locations throughout the community for 30 days.

G. Inapplicability of Uniform Relocation Assistance and Real Property Acquisition Policy

Tenants will not be considered displaced for purposes of the Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970 due to designation of any existing project or building, or portion thereof, of public housing.

H. Eligibility of Near-elderly Families

Residents who have reached their 60th birthday at the time of approval of the designation plan will not be required to move to other units.

APPENDIX A

**Hampton Redevelopment and Housing Authority
Summary of Public Housing and Non-Subsidized Housing Stock**

Development No.	Development Name	# of Bldgs	Units by Bedroom Size					Total Units	Number of Accessible Units
			1	2	3	4	5		
VA 17000001	North Phoebus	49	12	26	46	14	2	100	5
VA 17000002	Lincoln Towers	1	112					112	7
VA 17000002	Lincoln Park	17		40	98	21	4	163	9
VA 17000004	Langley Village	21	131	15				146	8
VA 17000001	Scattered Sites	20			20			20	
Tax Credit Non Tax Credit but fo Low to Moderate Income	Grant Circle	3		6				6	
Tax Credit Same as Grant Circle.	Langley Village II	2		10				10	
Tax Credit	Monterey Apartments	3		40				40	
Tax Credit	Shell Gardens	2		48				48	
Total		121	255	185	167	35	6	648	29

APPENDIX B

**Hampton Redevelopment and Housing Authority
Vacancy Data by Development**

Project No.	Development Name	# of Units	# of Vacancies	% Occupied	# of units that became vacant and available for occupancy		
					2007	2008	2009
VA 17000001	North Phoebus	100	0	100	16	11	26
VA 17000002	Lincoln Towers*	112	2	98	33	29	26
VA 17000002	Lincoln Park	163	5	97	37	37	25
VA 17000004	Langley Village	146	1	99	21	19	23
VA17000001	Scattered Sites	20					
Tax Credit	Grant Circle	6					
Tax Credit	Langley Village II	10					
Tax Credit	Monterey Apartments	40					
Tax Credit	Shell Gardens	48					

***Building targeted for elderly-only designation**

APPENDIX C

Hampton Redevelopment and Housing Authority Community and Supportive Services Partners

ARMY COMMUNITY SERVICE: FORT EUSTIS, VA

Services: Assistance with battered spouses, child abuse and neglect; financial planning child development

ASSOCIATION FOR RETARDED CITIZENS OF THE PENINSULA: HAMPTON, VA

Services: Rehabilitation and training of the disabled; early prevention and intervention for children; parent counseling and advocacy

COMMONWEALTH HEALTH CARE OF THE PENINSULA: NEWPORT NEWS, VA

Services: Complete nursing and therapy service at home

HAMPTON-NEWPORT NEWS COMMUNITY SERVICES BOARD; NEWPORT NEWS, VA

Services: Planning and administration for comprehensive mental health; case management; information and referrals

DEPARTMENT OF REHABILITATION SERVICES: NEWPORT NEWS, VA

Services: Assistance for persons with handicaps or emotional problems; vocational training and evaluations; personal work adjusted counseling

HAMPTON SOCIAL SERVICES: HAMPTON, VA

Services: Assistance with food stamps; nutrition program for low-income households

FOSTER GRANDPARENT PROGRAM: HAMPTON, VA

Services: Provides opportunities for elderly to secure their community; one-on-one substitute parenting

HEALTH CARE FOR THE HOMELESS: HAMPTON, VA

Services: Provides physicals, prescriptions, pregnancy testing; assistance with applications for food stamps, SSI, etc; referrals to other agencies

HAMPTON HEALTH DEPARTMENT: HAMPTON, VA

Services: Provides adult acute care; family planning, home health services; WIC vouchers and nutrition counseling

HAMPTON HOME DELIVERED MEALS: NEWPORT NEW, VA

Services: Home delivered meal service

ARCADIA HEALTH SERVICES: HAMPTON, VA

Services: Medical and surgical care

MEDICAID PERSONAL CARE: NEWPORT NEW, VA

Services: Assistance with light housekeeping, laundry, meal preparation, other tasks related to activities and daily living

HAMPTON-NEWPORT NEWS COMMUNITY SERVICES BOARD: NEWPORT NEWS, VA

Services: Provides screening, coordinating and recommendations for mentally retarded/developmentally disabled children and adults

HAMPTON-NEWPORT NEWS COMMUNITY SERVICES BOARD; NEWPORT NEWS, VA

Services: Planning and administration for comprehensive mental health; case management; information and referrals

PENINSULA AIDS FOUNDATION: NEWPORT NEWS, VA

Services: Provides client services for people with AIDS and their friends/family; education in awareness and prevention of HIV infection

PENINSULA AGENCY ON AGING: NEWPORT NEWS, VA

Services: Outreach services; congregate and home delivered meals; recreational programs and transportation

RETIRED AND SENIOR VOLUNTEER PROGRAM: NEWPORT NEWS, VA

Services: Provides a coordinating service linking elderly volunteers with a wide variety of community organizations

RIVERSIDE HOSPICE: NEWPORT NEWS, VA

Services: Provides a comprehensive home care and in-patient program of hospice care and support

PENINSULA TRANSPORTATION DISTRICT COMMISSION: HAMPTON, VA

Services: Public transportation services within Hampton

VIRGINIA DEPARTMENT OF THE VISUALLY HANDICAPPED: NORFOLK, VA

Services: Vocational rehabilitation; educational services and workshops

~~VIRGINIA SCHOOL FOR THE DEAF AND BLIND: HAMPTON, VA~~ ****FACILITY IS CLOSED.***

~~Services: Residential and day educational and training~~

UNITED CEREBRAL PALSY OF SE VIRGINIA: VIRGINIA BEACH, VA

Services: Provides a resource center for clients, family and the general public; community based programs

APPENDIX D

Summary of Public Comments

APPENDIX E

Public Hearing

Public Notice is hereby given that a public hearing will be held by the Hampton Redevelopment and Housing Authority (HRHA) to discuss the proposed Allocation Plan to designate one (1) floor of a mixed population building to Elderly-only, as authorized by Section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) as amended; and in compliance with 24 CFR 945.203(c). These developments currently house a mix of family types, including elderly, near-elderly, and young disabled.

The proposed Elderly-only designation is planned for the 2nd floor within the following HRHA property:

Development Name: Lincoln Park Towers
Project Number: ~~VA-17-2A-~~VA17000002
Address: 1139 LaSalle Avenue, Hampton VA 23669

The Public Hearing will be held **Insert date/time** at **insert location**.

Draft copies of the Allocation Plan to designate the developments Elderly-only will be available for review and inspection by the public at the buildings listed above and the Village and City Halls listed below from **insert date** through **insert date**.

Venue

Address

Public housing residents, resident councils, organizations and the general public are encouraged to attend and provide comments. For information regarding the Public Hearing, please call the HRHA ~~Central Management~~ **Administrative** Office at (757) 727-6337.

Hampton Redevelopment and Housing Authority

Edith Peters
Director of Housing