

**VILLAGE OF FAIRPORT
OFFICE OF COMMUNITY + ECONOMIC DEVELOPMENT
URBAN RENEWAL AGENCY
HOUSING CHOICE VOUCHER PROGRAM
5 YEAR PLAN**

Mission Statement

The Village of Fairport has contracted with the Fairport Office of Community + Economic Development Urban Renewal Agency's Housing Program (hereinafter "FHP") to administer the Section 8 Choice Voucher Housing Programs for Eastern and Southeastern Monroe County.

It is the mission of the FHP to promote adequate and affordable housing, economic opportunity, and a suitable living environment without discrimination for all tenants within our service area.

Goals + Objectives:

The FHP has also established Goals and Objectives, which guide discretionary policies within the programs. Over the next five years these Goals and Objectives will include:

- ◆ Preserve and increase the supply of affordable rental housing units
- ◆ Increase housing choice and discourage the stratification of housing types
- ◆ Promote social and economic diversification and integration
- ◆ Maximize the impact of housing assistance funding and leverage other public funds/services
- ◆ Encourage families to be economically self sufficient

The approach of the FHP to preserve and increase the supply of affordable rental housing units will be to present the Section 8 program to potential landlords as a way to maintain occupancy and access other program benefits. Technical assistance will be offered to existing and potential landlords for local, state and other programs (such as those providing weatherization) that preserve property. The FHP feels that one of the best ways to quantify this objective is by lease-up percentage. The FHP maintains a high lease-up percentage (in fact the agency has received Utilization Awards in the past) and will maintain at least a 98% lease-up rate.

FY-2010

In addition, the agency will continue to apply for fair share/mainstream or any preservation vouchers (within our service area) if and when available. The goal is to expand the program by 100 units over 5 years in order to increase the supply and accessibility of affordable rental housing units.

Another goal is to increase housing choice and discourage stratification and or concentration of housing types, and to promote social and economic integration. To accomplish this, FHP will make special efforts to encourage participation from owners with scattered-site units. These efforts might include media ads or direct mail contact or direct outreach through housing partnerships.

The FHP has for some time provided the widest choice in housing opportunities. The agency participates in a voluntary mobility program through an inter-jurisdictional mobility agreement with a large surrounding Public Housing Authority. In addition, The FHP has successfully integrated very low-income families – even within a HUD exception rent area- outside of the typical low-income projects. To demonstrate this assertion, only 38% of total units administered are under lease within subsidized housing projects. Therefore, 62% of the total units are in existing housing scattered throughout the service area. It is the objective of the FHP to maintain and expand its mobility agreements with local Housing Authorities and to achieve a 70% total lease-up rate for scattered-site (non-subsidized projects) units in our service area.

To maximize the impact of housing assistance funding, the FHP will maintain payment standards (within HUD statutes) at a high enough level to ensure that recipients have access to the widest possible housing choices; however, levels will be low enough to ensure that the maximum amount of families will be assisted. Occupancy standards will be streamlined (within HUD Regulations) so to maximize housing assistance through consolidated bedroom mixes. The FHP will maintain current information related to the Monroe County CHAS, census data, local planning documents, and other housing or demographic data. This information will be used to guide decisions about the mix of program assistance provided. The data will also determine the nature of applications for additional units, and where regulatory discretion is allowed, to solve local housing needs. In addition, the FHP will streamline its procedures and introduce efficiencies whenever possible to stay within HUD funding. The agency will also attempt to leverage other public funding.

At present the Industrial Development Agency provides financial backing in a form of a temporary loan up to \$50,000 for the Fairport Section 8 Program. It is the objective of the FHP to increase this amount and secure other non-monetary commitments like staff time to reduce costs for program administration.

It has been and continues to be a top priority of the FHP to promote self – sufficiency and economic independence. For many years – even before the FSS program was created – the FHP has administered an Operation Bootstrap Program. Now with the creation of the Section 8 Home Ownership Program the FHP hopes to incorporate same into its portfolio of self sufficiency programs. Recently, the agency has entered into a memorandum of understanding with a local bank to provide credit counseling and home ownership education for our family self-sufficiency graduates. This will be an important first step towards the goal of establishing a home ownership program.

The FHP will also strive to expand efforts to provide services beyond basic rent subsidy payments to eligible families. For example, the FHP has formed a partnership with a local Fair Housing Organization to perform professional counseling services to promote economic independence, and to provide counseling to help families moving from areas of minority and poverty concentration to our service area. In addition, the agency has an agreement with The Office of Adult and Community Education (BOCES), which provides job training and career counseling. These services can advance FHP objectives by increasing families' discretionary income, encouraging economic self-sufficiency, and minimizing HAP amounts and empowering families to make suitable choices. The FHP goal is to continue its partnerships, and to continue to identify impediments to housing choices, and remedy them whenever possible. Self-sufficiency objective remains to maintain maximum Section Eight Management Assessment Program points including bonus de-concentration points.

The Fairport Urban Renewal Agency as Housing Program will comply and conform its agency plans with title VI of the Civil Rights Act of 1964, the Age Discrimination Act of 1975, The Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, public law 109-162, Violence Against Women Act of the Department of Justice Reauthorization Act of 2005.

Finally, the FHP will comply with all Section 8 statutes, regulations and policies and act responsibly as a Section 8 administering agency.