

Rutland Housing Authority – Significant Amendment to the 2015-2019 Five-Year Plan

Disposition/Retention of Certain Public Housing Real Property **Free from Public Housing Use Restrictions**

The Rutland Housing Authority (RHA) is amending its 2015-2019 PHA Five-Year Plan because it anticipates becoming a successful applicant for the disposition and retention of certain real property located at the old Forest Park site in Rutland, VT (VT003000001). The lot, which contains .43 acres, represents surplus real property that is no longer used for public housing dwelling purposes. Located on Hickory Street in the City of Rutland, VT, the property will be retained by the RHA without compensation to the U.S. Department of Housing & Urban Development pursuant to Notice PIH 2016-20 issued on November 29, 2016 and updated PRA on May 2, 2018 which reads as follows:

6) Exceptions to Compensation Requirement in Retentions. In accordance with 2 CFR 200.102(b), HUD may, on a case-by-case basis with good cause and in its discretion, grant a PHA an exception to the compensation requirement if requested by a PHA. HUD will only consider a PHA's request for an exception to the requirement to compensate HUD if the public housing real property proposed for retention will:

- a) include development of rental housing or homeownership units that will be operated as housing affordable to low-income families (e.g., families with incomes at or below 80% of area median income (AMI) with rents generally not to exceed 30% of 80% of AMI). These units may be operated with other federal and/or local government assistance, including low -income housing tax credits (LIHTC). The number of proposed units must be a quantity acceptable to HUD based on the size (acreage) of the site and other relevant factors; or**
- b) allow for a non-dwelling use that primarily serves or supports the service of low-income families (e.g., community centers, playgrounds, job training facilities, and administrative buildings). These non-dwelling uses may serve the general public, but must include a preference, target, and/or be reserved for use by low-income families. HUD does not consider general public benefits (e.g., schools, libraries, fire stations, police stations and bridges) to be approvable non-dwelling uses that primarily serve low-income families.**

It is anticipated that the RHA will partner with local agencies to develop affordable housing pursuant to section 6a of the notice. Because retention of the property is considered a Significant Amendment to the RHA Annual and Five-Year Plan it is subject to HUD requirements for resident comment and a Public Hearing.

For more information please contact Kevin L. Loso, Executive Director: kloso@rhavt.org, 802-775-2926 ext. 13, or by mail at the Rutland Housing Authority, 5 Tremont Street, Rutland, VT 05701.