

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
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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.

A.	PHA Information.
A.1	<p>PHA Name: <u>Clermont Metropolitan Housing Authority</u> PHA Code: <u>OH038</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2020</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>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.</p> <p>Pursuant to 42 USC 1437c-1 (i) (5), CMHA made public a copy of the 2020 PHA Annual Plan and 2020-2024 Five-Year Plan at the Clermont Metropolitan Housing Authority's Administrative Office located at 65 S Market St Batavia, OH 45103 and the Community Room located at Bethel Woods 610 Easter Rd Bethel, OH 45106. The required PHA Plan Elements were also made available to the Public at these offices and on the PHA's website at www.clermontmha.org.</p> <p>A 45-Day Public Comment period for the draft of the 2020 PHA Annual Plan and 2020-2024 Five-Year Plan was waived under PIH 2020-05 due to COVID19 outbreak. Instead, letters regarding the proposed plan changes were mailed to all HCV and LIPH residents on 8/24/20 giving them until 09/10/20 to respond in writing with any questions or concerns they had with regards to proposed changes. The public comments were addressed and posted to the PHA's website ahead of implementation. The final draft of changes and comments were presented to the CMHA Board of Commissioners for approval at the 09/28/20 Board of Commissioner's Meeting.</p>

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 all 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 mission of the Clermont Metropolitan Housing Authority is to assist low-income families, including those who are elderly or disabled, with safe, decent and affordable housing opportunities as they strive to achieve self-sufficiency and improve the quality of their lives. The Clermont Metropolitan Housing Authority is committed to operating the Authority in the caring, efficient, ethical, and professional manner. The Clermont Metropolitan Housing Authority will create and maintain partnerships with its clients and appropriate community agencies in order to accomplish this mission.

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.

PHA Goal #1: Expand the Supply of Affordable Housing in Clermont County

- a. Obtain additional vouchers as buildings convert from public housing.
- b. Grow the existing voucher program and pursue opportunities for new programs.
- c. Apply for 4%, 9%, FHA, HOME, CDBG and philanthropic funds to help support the development and preservation of affordable housing.
- d. Work with Clermont County and other government agencies to determine the housing needs of the entire jurisdiction.
- e. Expand CMHA's current Project-Based Voucher (PBV) program by partnering with local & national non-profits to provide housing solutions
- f. Convert a community room at Monroe Woods into 2 fully ADA units.
- g. Transform identified Public Housing units through Rental Administration Demonstration (RAD) or Streamline Voluntary Conversion (SVC).

PHA Goal #2: Improve Processes and Efficiency

- a. Continue to review/update and create policies and procedures as it pertains to HUD's instruction and develop checklists to ensure compliance.
- b. Establish clear internal controls to deter theft and to be a good steward of public funds.
- c. Update system software to include a module for applicant, participant, landlord and vendor portals.
- d. Continue to improve service delivery model by redesigning the Authority's website, creating a Facebook and Linked-In Account to do better outreach with the community.
- e. Develop a risk management process to identify, analyze, evaluate, and monitor risk with regards to funding, asset management and procurement duties.
- f. Update job descriptions and provide staff clear job responsibilities
- g. Create a compliance department to complete internal audits of all duties.
- h. Implement a preventative maintenance schedule for all CMHA properties.
- i. Provide training and resources to employees to support succession planning and career ladders.
- j. Provide additional training and increase participation of the Board of Commissioners.

PHA Goal #3: Promote Quality Communities

- a. Maintain SEMAP and PHAS High Performer Status
- b. Develop a better tracking system with regards to closure of work orders and inventory controls.
- c. Utilize the 5 Year Capital Fund Program by obligating, expending, and updating information within the EPIC and LOCCS system timely.
- d. Improve landlord program awareness and communication to increase and sustain participation in the HCV Programs.
- e. Install innovative features and amenities for new and rehabbed communities.
- f. Maintain elderly designation at Bethel Woods complex.
- g. Foster and encourage partnerships with agencies to provide supportive services to our program residents.

PHA Goal #4: Promote Self Sufficiency of Families

- a. Enhance senior and disabled living by connecting participants to the services they need and facilitating access to other housing choices along a continuum of care as appropriate.
- b. Economically empowering people to assist participants to increase their economic security, skills, income, assets, and financial well-being.
- c. Support youth achievement to promote young children, youth and young adults that increase educational performance, college and career readiness and encourage lifelong well-being.
- d. Apply for a new Family Self Sufficiency Grant to start a program in Clermont County.
- e. Implement best practices to ensure exemplary Section 3 participation.
- f. Develop relationships with outside partners for apprenticeship, training, and job placement.
- g. Expand homeownership opportunities by fostering relationships with organizations in the region.

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.

PHA Goal 1: Expand the Supply of Assisted Housing

The Authority actively continues its program which encompasses property acquisition, development, and management activities of non-federal Business-Type Activities similar to those found in private sector counterpart. Its purpose to begin developing a non-federal affordable housing portfolio aimed to increase housing opportunities for low-income families in the PHA's jurisdiction and preserve needed units. The PHA intends to Project Base approximately 56 vouchers to secure by way of development, one-bedroom permanent supportive housing units within its jurisdiction of Clermont County. Currently these types of units are unavailable to the PHA's clients.

PHA Goal 2: Improve the Quality of Assisted Housing

The PHA maintained its "high performing" status on its most recent SEMAP.

The PHA upgraded the financial records in the fall of 2019.

The CFP Grant has been approved by HUD through 2021. All monies have been obligated and expended timely. Finance and Maintenance update EPIC quarterly and LOCCS monthly as required.

PHA Goal 3: Increase Assisted Housing Choices

The PHA holds regular landlord meetings and actively seeks new landlords.

The PHA participates in several housing associations and on affordable housing committees.

PHA Goal 4: Provide An Improved Living Environment for Our Residents

The PHA's elderly designation was renewed at the Bethel Woods complex for an additional two years and CMHA has worked closely with Clermont Senior Services to provide senior friendly activities and life learning activities at its community room. The PHA is submitting a development plan to convert a community room to two fully ADA unit for accessibility. The PHA will continue to increase accessibility in its public housing units' funds as opportunities permit.

PHA Goal 5: Promote Self-Sufficiency and Asset Development of Families

The PHA continuously posts job opportunities, makes referrals and continues-with its summer youth work program.

PHA Goal 6: Ensure Equal Opportunity and Affirmatively Further Fair Housing

The PHA, in partnership with county Fair Housing Personnel and HOME, performs ongoing employee and tenant training, as necessary.

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.

Clermont Metropolitan Housing Authority has adopted multiple policies including:

- Emergency Transfer Move Plan
- Notice to Housing Choice Voucher Owners and Managers
- VAWA Policy and Procedures on how to handle claims made by applicants, residents and participants.
- Annual training will be supplied to all employees of CMHA.
- VAWA Notice of Occupancy Rights under the Violence Against Women Act posted on website and mailed to all families on the program.
- Extensive coverage in the HCV's Administrative Plan and Public Housing's ACOP.

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.

The Clermont Metropolitan Housing Authority defines the following circumstances will constitute a significant amendment/modification to the Authority's PHA Plan:

- Changes made to the admissions policies, organization of the wait list and/or tenant rent payments.
- Addition of non-emergency work items (items not included in the current Annual Statement or 5-Year Action Plan) or changes in use of replacement reserve funds under the Capital Fund in the amount of 20% or more of the annual grant.
- Any changes regarding demolition or disposition, designation or conversion activities.

A substantial deviation may be defined as a loss and/or inadequate funding for a program, reallocation of funding to sustain programs and/or a change in regulatory requirements governing a program, thus requiring the PHA to amend its agency plan.

As part of the Rental Assistance Demonstration (RAD), CMHA is including the definition of a substantial deviation from the PHA Plan to include the following RAD-specific items per PIH Notice 2012-32 Rev 3.

- The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance.
- 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.

For units determined not to be part of the RAD Conversion, CMHA will utilize the Streamlined Voluntary Conversions (SVC) for the remaining LIPH units in the portfolio not part of the RAD conversion. CMHA is including the definition of a substantial deviation from the PHA Plan to include the following SVC-specific items per PIH Notice 2019-05.

- Pursue conversion of 195 units at CMHA to Section 8 housing via the Streamlined Voluntary Conversion process authorized under HUD's Asset Repositioning initiative.
- Conversion from LIPH to a long-term HCV contract will help CMHA attract private investment to make needed improvements at the developments. CMHA will undertake the conversion of the previously planned conversion of our Scattered Sites units under the Section 18-Scattered Sites program.
- Units located at Bethel Woods will continue to serve disabled adults and seniors and will continue to serve seniors aged 62 and older. CMHA will continue to serve these populations after conversion.
- Conversion may require tenant relocation and will be outlined in a tenant relocation plan if that is required.
- After conversion, current residents will receive a Tenant Protection Voucher (TPV) and will have the option of using that to rent privately owned property in accordance with

	<p>regulations governing the TPV program or converting the voucher to a Project Based Voucher (PBV) program and maintaining their units.</p> <ul style="list-style-type: none"> • Proposed demolition or disposition must be included in a PHA Annual Plan per PIH 2018 04 guidance and must comply with 24 CFR 970.13 and have environmental clearance. • PHAs are responsible for providing the Responsible Entity or local Office of Public Housing (Field Office) with a full description of the activities in connection with the demolition and/or disposition (including relocation, known future use of the site, use of disposition proceeds) to comply with aggregation requirements. • In addition to resident consultation for PHA Plans, PHAs must comply with resident consultation requirements under 24 CFR 970.9, including consultation with: (i) residents who may be affected by the demolition or disposition action; (ii) resident organizations for the affected project, if any; (iii) PHA-wide resident organizations, if any; and (iv) the Resident Advisory Board or equivalent body. PHAs must ensure communications and materials are accessible.
<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>Yes</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>