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| Streamlined Annual PHA Plan <i>(High Performer PHAs)</i> | U.S. Department of Housing and Urban Development Office of Public and Indian Housing | OMB No. 2577-0226 Expires 03/31/2024 |
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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, including changes to these policies, 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. The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

| A. | PHA Information. | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| A.1 | <p>PHA Name: <u>Clermont Metropolitan Housing Authority</u> PHA Code: <u>OH038</u> PHA Type: <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2023</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>195</u> Number of Housing Choice Vouchers (HCVs) <u>965</u> Total Combined <u>1160</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual 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 of 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 website. PHAs are also encouraged to provide each resident council with a copy of their PHA Plans.</p> <p>The public may review a copy of the 2023 Annual Plan and all the PHA Plan Elements at the Clermont Metropolitan Housing Authority's Administrative Office located at 65 S Market St Batavia, OH 45103, the office located at Bethel Woods Community Center 610 Easter Rd Bethel, OH 45106, and the Maintenance Shop at 620 Easter Rd Bethel, OH 45106. The PHA Annual Plan and its elements are also available on the PHA's website at www.clenntmha.org. The Public Meetings will be held on May 9, 2023, at 10 am at Bethel Community Center in Bethel, OH and on May 16, 2023 at 5 pm at the Monroe Woods Community Center in Amelia, OH. CMHA hereby gives notice the proposed Annual Plan will be considered for approval at a public hearing of the CMHA Board on Monday June 26, 2023 at 9:00 am at CMHA 65 S Market St Batavia, OH 45103.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | 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: | | | | | | | | | | | | | | | | | |
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B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Homeownership Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Substantial Deviation.
- Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each element below:

CMHA has been approached by the Clermont County Public Defenders office to become a referring agency to the wait lists for the Public Housing Authority.

CMHA will apply for HOME funds, which will be available in Clermont County for the first time, toward an investment into a new construction project which will blend PBVs, Market Rent, and Transitional Housing Units.

CMHA will seek ROSS or other funding to create a Family Self-Sufficiency and/or a Homeownership Program in Clermont County to provide opportunities for our families to see self-sufficiency.

The pet policy now reads as the following “registration includes documentation signed by a licensed veterinarian or state/local authority that the pet has received all inoculations required by state or local law, and that the pet has no communicable disease(s). If an animal must be licensed by state or local law, a copy of the license must be provided. A current photo of pet; signed pet application/addendum to lease agreement, verification of spay or neuter and paid pet deposit must be received.”

(c) The PHA must submit its Deconcentration Policy for Field Office Review.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?

Y N

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Conversion of Public Housing to Tenant Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Project Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

CMHA will apply for the Safety and Security Grant when it is offered to help secure additional funding to improve lighting and security systems at our family and elderly sites.

CMHA will apply for HOME funds, which will be available in Clermont County for the first time, toward an investment into a new construction project which will blend PBVs, Market Rent, and Transitional Housing Units.

In the 2022 Annual Plan approved by HUD, CMHA advised it intended to apply to SAC to dispose of 20 of its 54 scattered site public housing units (OH038051967 Clermont Woods) through Section 18 of the 1937 Act (42 U.S.C. 1437p). These units are being disposed of due to distance between the units and lack of uniformity of systems as well as disposition is in the best interest of the residents as it permits the purchase and development of new construction or rehabbed property to be operated as low-income housing. Most of the units intended for disposition also either have structural issues, system issues, or outdated septic systems which are reaching the end of their life use. Pursuant to 24 CFR 903.7(h), the 20 units are identified as: 2212 Berry Rd, 3164 Lindale Mt Holly, 2875 Batavia Williamsburg Pike, 4146 St Rt 276, 128 S Ash, 215 Holly Rd, 231 N Main St, 274 E Plane St, 3411 Sr 774, 3507 Inez, 497 Glenrose, 1817 Loise Lane, 2340 Cedarville, 2358 SR 131, 6036 Belfast Rd, 6019 Ring Lane, 2055 Harvey Rd, 169 Wilmar, 2635 Runway and 349 S Fourth St. CMHA intends to submit the application to SAC and prepare to dispose of the properties at Fair Market Values within the next 12 - 24 months. The proceeds from these sales will be used to develop new low-income public housing units to replace the disposed units while maximizing the agency’s fair cloth space. Additionally, CMHA will seek Tenant Protection Vouchers (TPV) for the families that are impacted and assist with relocation efforts as required by 24 CFR 970.21.

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| | <p>CMHA intends to issue an RFP for Project Based Vouchers for HUD-VASH and regular vouchers <i>up to 125</i> PBVs, which will be awarded competitively. CMHA will continue to seek partnerships for PBV opportunities by fostering partnerships with agencies and organizations with an emphasis on- serving the hardest to house populations (VA WA, Domestic Violence, Homeless, Disabled, Elderly).</p> <p>CMHA may pursue RAD conversion efforts to convert some of the remaining Public Housing units or the remaining Faircloth to either PBV or PBRA. CMHA may also seek to pursue Streamlined Voluntary Conversion (SVC) since we qualify under the Small PHA Designation.</p> <p>CMHA intends to submit a Development and Acquisition Plan to convert the unused Community Center at Monroe Woods (non-dwelling structure) into multiple ADA units that will be fully accessible and to use land adjacent to the existing Community Center to build additional structures.</p> |
| <p>B.3</p> | <p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>Due to the transition of ownership from CHC to CMHA, CMHA will resubmit the application for PBVs at Highview. CMHA will continue to update procedures and checklists to ensure continued compliance with HUD rules and regulations.</p> <p>CMHA is following its Preventative Maintenance Schedule and has created an annual inspection schedule for our public housing, project-based voucher, and business activity units.</p> <p>CMHA has updated our personnel policies, drafted standard operating procedures, provided supportive training for personnel. Work orders are tracked and updated daily. A report is provided to the Board of Commissioners monthly.</p> <p>A new Chairperson was voted into the Board of Commissioners. A new Vice-Chairperson was voted into the Board of Commissioners. The vacant seat left by Cindy Gramke's retirement was filled.</p> <p>Created a MOU with a sixth partnering agency in Clermont County. In FY 2024, CMHA plans to add a seventh social service/provider in Clermont County if approved by the Board and HUD with the new Summary of Changes.</p> <p>Met with HUD to discuss the process to Project Base Voucher, discussed Streamline Voluntary Compliance, and Disposition of Public Housing Units.</p> <p>Posting an RFP for a Developer to help guide CMHA with these upcoming projects.</p> |
| <p>B.4.</p> | <p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>See HUD Form 50075.2 approved by HUD on 7/14/2021.</p> |
| <p>B.5</p> | <p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p> |
| <p>C. Other Document and/or Certification Requirements.</p> | |
| <p>C.1</p> | <p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> |
| <p>C.2</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> |

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| C.3 | <p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p><i>Form 50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p> | | | |
| C.4 | <p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, include Challenged Elements.</p> | | | |
| <p>D. Affirmatively Furthering Fair Housing (AFFH).</p> | | | | |
| D.1 | <p>Affirmatively Furthering Fair Housing.</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="177 1294 1433 1733"> <tr> <td data-bbox="177 1294 1433 1339">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="177 1339 1433 1733"><i>Describe fair housing strategies and actions to achieve the goal</i></td> </tr> </table> <table border="1" data-bbox="177 1756 1433 1794"> <tr> <td data-bbox="177 1756 1433 1794">Fair Housing Goal:</td> </tr> </table> | Fair Housing Goal: | <i>Describe fair housing strategies and actions to achieve the goal</i> | Fair Housing Goal: |
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