| Streamlined Annual PHA Plan *(High Performer PHAs)* | 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. |
|---|---|
| A.1 | **PHA Name**: Clermont Metropolitan Housing Authority (CMHA) PHA **Code**: OH038<br>**PHA Type:** ☒ High Performer<br>**PHA Plan for Fiscal Year Beginning**: (MM/YYYY):10/2025<br>**PHA Inventory** (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)<br>**Number of Public Housing (PH) Units 175 Number of Housing Choice Vouchers (HCVs) 993**<br>**Total Combined 1168**<br>**PHA Plan Submission Type:** ☒ Annual Submission ☐ Revised Annual Submission<br><br>**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 a copy of their PHA Plans.<br><br>The Public may review a copy of the 2025 Annual Plan, Five Year Plan 2025-2029 and all the PHA Plan Elements at the Clermont Metropolitan Housing Authority (CMHA) Administrative Office 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 620 Easter Rd Bethel, OH 45106. The PHA Annual Plan, the Five Year Plan and all the plan elements are also available on the PHA's website at www.clermontmha.org. The Resident Advisory Board (RAB) meeting will be held on 4/29/2025 at 10:00 a.m. at Bethel Woods Community Center. The public meetings will be held on 5/13/2025 at 10:00 a.m. at the Bethel Woods Community Center and on 5/14/2025 at 5:00 p.m. at the Monroe Woods Child Focus Room, 2173 E Ohio Pike, Amelia, OH. CMHA hereby gives notice that the proposed annual plan will be considered for approval at a public hearing of the Board of Commissioners on Monday June 30, 2025, at 9:00 a.m. At CMHA's Administrative Office located at 65 S Market St Batavia, OH 45103. CMHA also emailed or mailed a copy to every participating family on program. |

☐ **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: | | | | | |
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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 Clermont County Board of Developmental Disabilities to increase their referrals to our program's wait lists from 10 to 20.

CMHA has been approached by West Clermont Local School District to become a referring partner to our program's wait lists. They would like to have 25 referrals a year after identifying over 100 homeless children in their school district.

CMHA has been approached by Blue Bird Bus of Hope, who is a front-line homeless outreach organization, to become a referring partner to our program's wait lists. They would like to have 25 referrals a year after identifying several homeless individuals not served by Clermont County Community Services Inc (CCCSI) or Greater Cincinnati Behavioral Health Services (GCBHS).

HOTMA changes RE: Student Rule and HOTMA Student Rule.

Significant Amendment/Modification for Project Based Vouchers. Per 24 CFR 903.6(c), CMHA intends to select one or more projects for project-based assistance without competition, in accordance with 24 CFR 983.51(c).

(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 is applying for HOME and CDBG funds from Clermont County. These funds will be used for developing housing with our non-profit arm, Clermont Housing Corporation (CHC).

After notification from HUD, CMHA will implement the changes outlined in HOTMA which are pending HIP implementation.

| | |
|---|---|
| | CMHA will seek a ROSS Grant to implement a Family Self Sufficiency and/or a Homeownership Program in Clermont County to provide opportunities for our families to become more self-sufficient.<br><br>CMHA will seek a Family Unification Program (FUP) Grant with a partnership with Clermont County JFS and Child Focus to expand housing opportunities within our jurisdiction.<br><br>CMHA will apply for the 2025 ESSG to obtain funding to implement additional upgrades required for NSPIRE and to address security issues at the Administrative Office.<br><br>CMHA intends to issue an RFP for Project Based Vouchers for HUD-VASH and regular vouchers *up to 125* 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). Additionally, CMHA is going to permit preferences, which are different than our HCV Program, for the PBVs.<br><br>CMHA may pursue RAD conversion efforts to convert some of the remaining Public Housing units or the remaining Faircloth to either PBV or PBRA.<br><br>CMHA intends to submit a Development and Acquisition Plan to convert the unused Community Center at Monroe Woods (non-dwelling structure)<br>into multiple ADA units that will be fully accessible and to use land adjacent to the existing Community Center to build additional structures.<br><br>CMHA intends to apply to SAC to dispose of 17 additional Single-Family units from its current 34 scatters 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 the 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. |
| **B.3** | **Progress Report.**<br><br>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.<br><br>#1) Expand the Supply of Affordable Housing in Clermont County.<br>a) Completed the disposition of the 20 Single Family Units to raise funds for a new project using these funds in a Faircloth to RAD development.<br>b) CMHA has selected NHO as a partner with 24 PBVs for a project for disabled individuals which will be constructed in Felicity, OH.<br>c) CMHA applied for the ROSS Grant in 2024. CMHA intends to apply for the FUP, HUD-VASH, and ROSS Grants in 2025.<br>d) CMHA was awarded an ESSG to improve lighting and security for our family & elderly sites. Improvements will also be made to the Administrative Office and SHOP. Invitation to Bid was completed at the end of February 2025 with Board Approval being sought in March 2025. |

e) As part of the CFP, CMHA intends to work on a Development & Acquisition Plan for the Community Center Building at the Monroe Woods site into multiple ADA units that will be fully wheelchair accessible.
f) CMHA is one of the founding members of the Clermont County Housing Collaborative (CCHC) which has brought together over 50 organizations assisting the unhoused population in our County.
g) CMHA will continue to work with the Chamber of Commerce to foster relationships with private companies that might be interested in expanding affordable housing options for families in our community.

#2) Improve Processing, Efficiency, and Decrease Community Complaints

a) Staff continues to receive training on an annual basis (VAWA, Fair Housing, Sexual Harassment, Fraud Detection). Annually, staff are required to review SOPs and documents given to families, vendors and the public to check for revisions, updates or better service delivery.
b) Continuing to review/update current policies and procedures as it pertains to HUD's instruction. Staff develop checklists to ensure complaint where necessary.
c) CMHA is still working with our current software provider. A search for a new software system will be conducted once the switch to HIP is completed.
d) Continuing to improve service delivery. A complete redesign of the PHA's website is being undertaken to provide a quicker update turnaround time. CMHA continues to work on developing our social media presence with Facebook, Instagram, etc.
e) A focus remains on risk management to identify, analyze, evaluate and monitor risk to CMHA. A full updating of the PHA's Emergency Response Policy will be undertaken in 2025.
f) Staff annually review and update job descriptions and the organizational chart to manage the agency's resources in a fiscally sound manner. The focus is on training, providing essential resources for staff in effort to support succession planning and career ladders.
g) Complete monthly internal audits to trouble shoot issues and stay prepared for year-end audits (SEMAP, PHAS, and FDS).
h) Implement, update, and maintain a preventative maintenance schedule for all CMHA property.
i) Hold monthly management meetings with upper management. Upper management then holds bi-monthly meetings with their staff to pass down information. All meetings contain a training component.
j) Additional training opportunities through PHADA are offered to the Board of Commissioners.

#3) Promote Quality Communities

a) Maintain SEMAP High Performer Status.
b) Maintain the current Work Order system with Monthly reports for all open work orders.
c) CMHA completed the unaudited and audited FDS submissions timely for FY 2024.
d) The CFP Grants (2018-2023) have been obligated and expended timely. CFP 2024 and ESSG are on track to be completed on time as well.
e) Continued landlord incentive program for newly leased HCV families. CMHA is looking to start a landlord outreach program in 2025. At least one time a year, a landlord letter will be created and sent to current and potential landlords explaining new changes, updates, etc. An updated landlord brochure was created in late 2024.

f) CMHA intends to create a Veterans Village in 2026, where at least 19 units will be created with a community center.
g) CMHA also intends to develop a 4% LIHTC project in 2026.
h) CMHA has not yet converted the Monroe Woods community center into 2 ADA units due to the cost of the other Capital Fund projects. This is still a goal of the agency and will be revisited with 30 units created with the Section 18 disposition in a new Acquisition & Development plan with HUD.
i) CMHA intends to maintain the elderly designation at Bethel Woods complex, which expires in 2027.
j) CMHA funds and participates in SafetyNet (over 200 agencies). The Executive Director remains involved in YWCA, Educational Conference (over 30 organizations) which offers services for low-income families and other educational opportunities for families with children, Prioritization meetings with Greater Cincinnati Behavioral Health Services (GCBHS) addressing unhoused families in Clermont County, Drug Free Clermont, United Way, and COHHIO.

#4) Promote Self-Sufficiency of Families

a) CMHA continues to work with agencies closely to connect participants to the services they need and facilitate access to other housing choices along a continuum of care as appropriate for the disabled and senior families in our portfolios.
b) Continuing to connect our families to resources that will 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) CMHA has applied for the ROSS Grant in 2024 and intends to resubmit for this again in 2025.
e) CMHA continues to increase the number of vendors that provide services to our PHA with consideration (not preference) for Section 3 participation.
f) CMHA is developing a relationship with Grant Technical College, which increases opportunities for apprenticeship, training, and job placement.
g) Expanding homeownership opportunities by fostering relationships with organizations in the region. CMHA will apply for the FSS Grant in 2025, if it is offered.
h) Apply with CCCSI for CDBG funds for eviction and homeless prevention for families suffering in Clermont County in 2025.

#5) Promote Self-Sufficiency and Asset Development of Families

a) CMHA posts job opportunities, makes referrals, and continues to communicate with the community about activities and trainings being offered in Clermont County.

#6) Ensure Equal Opportunity and Affirmatively Further Fair Housing

a) CMHA, in partnership with HOME, performs ongoing employee and tenant training, as necessary.

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| **B.4.** | **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.<br><br>**See HUD Form 50075 approved by HUD on 7/15/2022.** |
| **B.5** | **Most Recent Fiscal Year Audit**.<br><br>(a) Were there any findings in the most recent FY Audit?<br><br>Y N<br>☐ ☒<br><br>(b) If yes, please describe: |
| **C.** | **Other Document and/or Certification Requirements.** |
| **C.1** | **Resident Advisory Board (RAB) Comments.**<br><br>(a) Did the RAB(s) have comments to the PHA Plan?<br><br>Y N<br>☒ ☐<br><br>(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. |
| **C.2** | **Certification by State or Local Officials.**<br><br>Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. |
| **C.3** | **Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.**<br><br>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. |
| **C.4** | **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.<br><br>(a) Did the public challenge any elements of the Plan?<br>Y N<br>☐ ☒<br><br>If yes, include Challenged Elements. |

| D. | Affirmatively Furthering Fair Housing (AFFH). |
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**D.1** **Affirmatively Furthering Fair Housing.**

**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.**

**Fair Housing Goal:**

***Describe fair housing strategies and actions to achieve the goal***

CMHA has expanded its outreach efforts whenever our wait list opens to include the Safetynet Outreach Group, which has over 200 agencies throughout the Tri-State area. The Executive Director or a member of the management team attends the quarterly SafetyNet meetings to discuss questions regarding housing. The Executive Director also attends bimonthly Priority of Housing meetings with Greater Cincinnati Behavioral Health Services (GCBHS) and attends the meetings established by Clermont County Community Services Inc (CCCSI). These two agencies are Clermont County's two HMIS. CMHA is also a founding member of the Clermont County Housing Collaborative (CCHC) which officially started in 2023 to develop a county wide plan to address the growing housing issues within Clermont County. The Executive Director or their designee attend multiple events with other organizations each month to gain exposure for our program while also learning about the other programs/agencies working with the homeless population. CMHA has also continued our Landlord Incentives to owners entering their first contracts with families moving into a new unit on the HCV Program.

**Fair Housing Goal:**

***Describe fair housing strategies and actions to achieve the goal***

CMHA has created easy-to-reach brochures for interested landlords to learn about the HCV program, streamlined our applications, placed information boards in our lobby, improved our website format to include more resources/user friendly, and continue to offer online application processes for all applicants interested in applying for our services. CMHA is also utilizing the resources of SafetyNet to reach out to other social service agencies throughout Clermont County about any job postings, open wait lists, and any events that would better serve our families. CMHA provides a landlord list on our website and on a landlord board which any landlord can post their property and is available to walk in traffic in our lobby. Our new project, currently dubbed the Veteran's Village, will provide 19 ADA units for veterans, which will be wheelchair convertible. CMHA has also implemented using DocuSign for families who have reached the top of the wait list and have provided the PHA an email address. This change has significantly increased turnaround time for family approvals as well as decreasing mailing costs.

**Fair Housing Goal:**

***Describe fair housing strategies and actions to achieve the goal***

During this review period, CMHA has developed a power point about our programs and given over 15 presentations to groups in the community which includes Rotary Club, Kiwanis Club, Child Focus, and the Clermont County Educational Service Center, etc. CMHA has committed to open a PBV RFP multiple times a year to increase landlord participation. CMHA will continue to cultivate partnerships with agencies that serve the hardest to serve populations. CMHA will continue to work closely with HOME to provide annual training to all staff regarding Fair Housing, VAWA and Sexual Harassment. CMHA has formed a partnership with Interfaith Parish who provide families leaving homeless with one of their Fresh Start Kitchen. Additionally, GCBHS/Drug Free Clermont offers an after-school program one hour a week at our Monroe Woods location. Starting later this month, Streetlight Ministry is going to provide a dinner to our families at Monroe Woods two times a month for free to combat food insecurity at the family site. CMHA held our first ever back-to-school bash for our Williamsburg Woods families at the end of the summer, which brought families together with resources from over 20 organizations. This year, CMHA is holding the BTS Bash at Monroe Woods this summer, and CMHA hopes to do the event next year at our project-based voucher site, Birney Lane. The BTS is funded solely from unrestricted funds and private donations/goods from the community.

# Instructions for Preparation of Form HUD-50075-HP
# Annual Plan for High Performing PHAs

**A. PHA Information.** All PHAs must complete this section. (24 CFR §903.4)

**A.1** Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

**PHA Consortia**: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

**B. Plan Elements.**

**B.1 Revision of Existing PHA Plan Elements.** PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no."

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions**. Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. 24 CFR §903.7(b) Describe the PHA's procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. 24 CFR §903.7(b) A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b) Describe the unit assignment policies for public housing. 24 CFR §903.7(b)

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c)

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d)

☐ **Homeownership Programs**. A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. (24 CFR §903.7(k) and 24 CFR §903.12(b).

☐ **Safety and Crime Prevention (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

☐ **Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i)

☐ **Significant Amendment/Modification**. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b))

**B.2** **New Activities.** If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☐ **HOPE VI.** 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6 **.** (Notice PIH 2011-47)

☐ **Mixed Finance Modernization or Development. 1)** A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

☐ **Demolition and/or Disposition.** With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

☐ **Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:

http://www.hud.gov/offices/pih/centers/sac/conversion.cfm**.** (24 CFR §903.7(j))

☐ **Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations and describe how project-basing would be consistent with the PHA Plan.

☐ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR §990.145(a)(1).

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

**B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

**B.4 Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR §903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

**B.5 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(p))

## C. Other Document and/or Certification Requirements

**C.1 Resident Advisory Board (RAB) comments**. If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

**C.2 Certification by State of Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

**C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-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*. Form HUD-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. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).

**C.4 Challenged Elements**. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

## D. Affirmatively Furthering Fair Housing.

**D.1 Affirmatively Furthering Fair Housing.**

The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' … PHA Plans (including any plans incorporated therein) …. Strategies and actions must affirmatively further fair housing …." Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless , the PHA will address its obligation to affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. 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.

Public reporting burden for this information collection is estimated to average 7.02 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.