

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: 02/29/2016
--	---	--

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-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 of 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, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 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 exceeds 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	<p> PHA Name: <u>Akron Metropolitan Housing Authority</u> PHA Code: <u>OH007</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2020</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>4,322</u> Number of Housing Choice Vouchers (HCVs) <u>5,001</u> Total Combined <u>9,323</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 a copy of their PHA Plans. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" data-bbox="261 1598 1557 1934"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>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:																	
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.	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review. (Attachment A)</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p><u>Rent Determination:</u> The Admissions and Continued Occupancy Policies for Akron Metropolitan Housing Authority (AMHA) Public Housing, Edgewood Village and Cascade Village were updated to include the Public Housing Income Limit rules in compliance with the Housing Opportunity Through Modernization Act of 2016 and PIH-2019-11(HA).</p> <p><u>Safety and Crime Prevention revision:</u> AMHA has applied for HUD's Emergency Safety and Security Grant to fund new exterior lighting at the Colonial Hills development.</p> <p><u>Definition of Substantial Deviation and Significant Amendment or Modification</u> AMHA considers any of the following to be a substantial deviation from the Agency's 5-year Plan and a significant amendment or modification to the Agency's Annual Plan. If any of the criteria are met, the AMHA will submit a revised Plan(s) that satisfy all public process requirements. Changes made to comply with new or revised HUD rules do not constitute significant deviation or modification from the Plans presently submitted. Revisions made to work items and activities contained in the Plan, to accommodate the loss of PFS subsidy or capital funds received from HUD as a result of inadequate appropriations, shall not be considered substantial deviation or significant modification from the present plans.</p> <p><u>5-Year Plan</u></p> <ul style="list-style-type: none"> • Complete deletion of a stated overall goal. • Addition of an overall goal. • Revisions to the AMHA mission statement that deviates from the present commitments. <p><u>Annual Plan</u></p> <ul style="list-style-type: none"> • Elective changes to rent, admissions, or tenant selection policies. • Creation of new waiting lists, including site-based or sub-jurisdiction lists. • Additions of non-emergency work items (items not included in current Capital Plan Annual Statement or 5-Year Action Plan). • Changes in use of replacement reserve funds under the Capital Fund. • Any additions of activities or revisions to the demolition, disposition, designation, homeownership or conversions activities currently listed in the Plan. <p><u>Substantial Deviation:</u> As part of the Rental Assistance Demonstration (RAD), AMHA is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:</p> <ul style="list-style-type: none"> • 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.

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 Assistance 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.

Choice Neighborhoods:

AMHA intends to apply for Choice Neighborhoods grant funding in 2020, if available, to assist with developing and/or implementing a redevelopment program for one or more AMHA sites, including Summit Lake Apartments consisting of approximately 259 public housing units, and the sites' surrounding neighborhoods. Funding awarded via a Choice Neighborhoods Planning - or Planning and Action - Grant would support the development of a comprehensive neighborhood transformation plan for the targeted site and neighborhood, and a Choice Neighborhoods Implementation Grant would assist with the implementation of that transformation plan for the targeted site and neighborhood.

Mixed Finance Modernization or Development:

AMHA is exploring affordable mixed finance development opportunities in the County. AMHA seeks to acquire property in the County to develop affordable housing units. AMHA is also exploring mixed finance modernization of its existing portfolio through a variety of financing options.

Demolition and/or Disposition: (Attachment B)

AMHA intends to demolish and/or dispose of the Public Housing properties included in Attachment B.

Conversion of Public Housing to Tenant Based Assistance:

AMHA is evaluating its public housing properties for disposition. AMHA may submit an application to SAC and apply for tenant based assistance.

Conversion of Public Housing to Project-Based Assistance under Rental Assistance Demonstration (RAD): (Attachment C)

AMHA is evaluating its public housing properties for conversion to the Rental Assistance Demonstration (RAD) program. AMHA will submit a Letter of Interest to HUD identifying the projects for which it is interested in converting to RAD in order to secure a place on HUD's RAD waiting list. Upon selection for the waiting list, AMHA will have a short timeframe to apply for RAD conversion for some or all of the properties listed in Attachment C.

AMHA expects to be a successful applicant for RAD conversion. As a result, AMHA will be converting to Project Based Vouchers or Project Based Rental Assistance under the guidelines of PIH Notice 2012-32, REV-3 and any successor notices. Upon conversion to Project Based Vouchers or Project Based Rental Assistance, AMHA will adopt the resident rights, participation, waiting list and grievance procedures listed in for conversions to PBV: Section 1.6 of PIH Notice 2012-32, REV-3; and Joint Housing PIH Notice 2016-17; and for conversions to PBRA: Section 1.7 of PIH Notice 2012-32, REV-3; and Joint Housing PIH Notice 2016-17. AMHA certifies that it is currently compliant with all fair housing and civil rights requirements, including those imposed by any remedial orders or agreements. RAD was designed by HUD to assist in addressing the capital needs of public housing by providing AMHA with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, AMHA's Capital Fund Budget will be reduced by the pro rata share of public housing developments converted as part of the demonstration, and that AMHA may also borrow funds to address its capital needs. AMHA intends to contribute Operating Reserves, Capital Funds, and/or Demolition or Disposition Transitional Funding. AMHA currently has debt under an Energy Performance Contract and Capital Fund Financing Program and will be working with its lenders to address outstanding debt issues, which may result in additional reductions of capital or operating funds. Finally, if needed, AMHA will prepare and publish a significant amendment or update its Annual/5-year Plan at the appropriate time to comply with the requirements in 2012-32, REV-3.

Project-based Vouchers:

AMHA currently operates a project-based voucher (PBV) program and plans to continue working with community partners to identify specific target populations to be served through further project-basing of vouchers.

Based on a subsequent RFP, AMHA awarded 45 additional PBV for Stoney Pointe Commons II, a permanent supportive housing project, to serve those who are homeless and disabled. This award is subject to project completion.

The agency intends to issue additional RFPs in the coming year to expand housing opportunities. AMHA may also consider applications outside the RFP Process consistent with Chapter 20 of the Administrative Plan. AMHA has tentatively determined that up to 200 additional vouchers could be project-based in the Plan year, although based on proposals received in the previous rounds, this is an aggressive figure.

Units with Approved Vacancies for Modernization:

OH007000008,713123, General Occupancy and OH007000008, 723006, General Occupancy

In addition, as units become vacant and are in need of comprehensive renovations, AMHA intends to request approval to renovate units utilizing Capital Funds, which will result in units being placed in “Approved Vacancy for Modernization” status.

Other Capital Programs:

AMHA has applied for HUD’s Emergency Safety and Security Grant to fund new exterior lighting for a property and will most likely apply for additional funds in FY20.

AMHA may seek HUD approval to add a Phase 4 to its existing Energy Services Contract with Ameresco that would include the installation of LED lighting at the majority of its public housing properties.

B.3

Progress Report:

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

(1) Expand the Supply of Assisted Housing:

- As financially feasible given the pro-rata of administrative fees, AMHA may apply for additional rental vouchers.
- As of June 2019, PH occupancy rate is 98.47%.
- AMHA is applying for additional FUP vouchers, Mainstream vouchers and additional VASH vouchers in 2019 and 2020.
- Continue to assess opportunities for acquisition of property to provide more affordable housing; and continue to assess opportunities to construct more affordable housing on land acquired by or already owned by AMHA.

(2) Improve the Quality of Assisted Housing:

- Utilize the Reach Opportunity Center at Summit Lake to encourage educational achievement and economic independence for families living in the Summit Lake neighborhood cradle to career using a collective impact model.
- Adopted recommendations for more effective and efficient models of operating Resident Council/Organization by organizing and implementing community meetings for buildings/developments unable to formally organize or sustain a Resident Council/Organization.
- Apply/participate in the Housing Mobility Demonstration Program.
- NSPIRE Demonstration.
- Improve management functions by assessing cost saving measures e.g. document imaging and streamlining.
- PHAS Score: 90% -continue to be High Performer.
- SEMAP Score: 103% -continue to be High Performer; as financially feasible given the low proration of administrative fees.

(3) Increase assisted housing choices:

- Acquire and/or construct affordable housing units.
- Evaluate voucher payment standard by re-assessing for low poverty areas subject to fund availability.
- Work with community partners to identify specific target populations to be served through project basing AMHA has partnered with various community partners to provide PSH services to the residents of Stoney Pointe Commons. AMHA has also awarded 45 additional PSH-PBV units to Stoney Pointe Commons II.
- Continue to assess opportunities for adding affordable housing in areas of opportunity.

(4) Provide an Improved Living Environment:

- Through HOPE VI initiatives, income mixing present at Edgewood Village location.
- PH Non Exempt De-Concentration Summary reveals one AMP sites are below 85% threshold and there are no AMP sites that are above the 115% threshold. Applicants will be placed accordingly.
- AMHA is participating in the national initiative Aligning Housing and Health in partnership with five other housing authorities across the nation. AMHA is focusing on decreasing lower chronic respiratory and asthma related instances. National partners include: United Health Care, Council of Large Public Housing Authorities and Corporation for Supportive Housing and local partners include: Akron Children's Hospital and Summit County Public Health.
- AMHA continues to maintain a smoke free environment and offer smoking cessation opportunities through local resources.

(5) Promote Self-Sufficiency and Asset Development of Assisted Household:

- Continue to monitor and implement a strategic plan for service delivery to include emphasis on stability and quality of life, economic independence, health and education.
- **Stability and Quality of Life**
 - 1.) There are five resident councils in the senior/disabled high-rises. Five senior/disabled high-rises have community meetings. AMHA Community Action Network (A-CAN) has increased participation and leadership training and has established a speaker's bureau for meetings.
 - 2.) \$56,770.92 distributed through Tenant Participation Funds. Multiple services and programs are offered at public housing developments including Adult Day Care services, chronic disease prevention, tobacco prevention, mental health support services, and community engagement discussions, healthy eating and community gardening opportunities in addition to hosting four Summer Lunch sites at our family developments. Expanded health related programming to four additional sites through the University of Akron. AMHA continues to participate with other PHAs nationally in the ConnectHome USA initiative by distributing hotspots to AMHA subsidized families, partnering with PCs for People to provide low cost devices and distributing low cost internet access resources to all residents at move-in or on a periodic basis. Monthly Resident Newsletters are distributed on various platforms that provide information and resources that impact the whole family including onsite service programming, community resources, property updates and lease reminders.
- **Promote Economic Independence.**
 - 1.) 200 Family Self Sufficiency (FSS) participants; 74 FSS participants obtained employment; 22 total FSS graduates received an average of \$5,415 in escrow; three FSS graduates purchased a home.
 - 2.) 114 ROSS SC participants; 33 obtained employment. An additional 192 residents received short-term interventions. A new partnership with the City of Akron and United Way of Summit County's Financial Empowerment Center has proven to be an outstanding referral resource where referred participants are receiving financial literacy and counseling. Various financial empowerment workshops were also held to encourage economic independence. Applied for the Moving to Work (MTW) Cohort 2. Applied for Jobs-Plus Grant.

- **Utilize the Reach Opportunity Center at Summit Lake** to encourage educational achievement and economic independence for families living in the Summit Lake neighborhood cradle to career using a multi-generational approach. The Reach Opportunity Center along with community partners provide current programs such as:
 - 1.) GED classes and adult literacy training led by Project Learn of Summit County with an added financial literacy and self-sufficiency component. Soft skills and job placement assistance is provided by Goodwill Industries of Akron and case management for public assistance is provided by Summit County Job and Family Services (JFS). Ohio Guidestone's Career Pathways program currently serves 75 students twice a week with the utilization of two classrooms. Reach hosts four summer youth workers and has created opportunities for an extended youth work program with BOSS of Summit County. AMHA service coordination provides direct referrals for employment needs such as uniforms, industry specific certifications and transportation and childcare assistance. Reach offers basic digital literacy classes and a computer lab is available daily to all Summit Lake neighborhood residents. This reporting period: 1,101 partner's sessions netted 34,231 attendees and 48 non-partner community events saw 1,299 attendees at the center. Reach added 143 members and currently operates 20 partners on-site. Monthly traffic totals exceed 1,500 visitors with the addition of new partners such as YEPAW (Youth Excellence Performing Arts Workshop) and new programming opportunities such as SPA (Single Parent Advancement) and Akron Civic Commons Leven Lenses project that each individually serves 18-25 members per session.
 - 2.) Summit Metro Parks saw 2,989 people attend their pop-up nature center at ROC during the report period. They continue to expand programming and renew after-school nature club for ages 5-12 year olds, nature hikes and fishing, ballo-flex exercise classes and a variety of outreach events and educational classes.
 - 3.) APS (Akron Public Schools) continued to operate a Preschool/Early Learning Program to meet the educational needs of typically developing and special needs children ages 3-5, serving 38 students. In addition to APS, 67 students attended Reach through the Students with a Goal ("SWAG") program. Early Childhood programs: Mom-Me Time, SPARK and Parents as Teachers served approximately 54 families through home visiting services, outreach events, enrollments and group sessions.
- **Early Childhood Initiative**
 - 1.) Promote Early Childhood Development & Education; 123 families with children under the age of five participated in our blue ribbon affiliate program, Parents as Teachers; all Parents as Teachers essential requirements for the fourth year in a row, demonstrating model fidelity. 140 children received SPARK (Supporting Partnership to Assure Ready Kids) home visitation programming with 75 children graduating and transitioning to kindergarten in 2019.
 - 2.) 33 early childhood Family Outreach Events were held at six family developments. 546 families attended these events and over 50 partner agencies provided resources and information to families at these events.
 - 3.) 107 mothers participated in on-site maternal depression support groups held at five family developments. 119 families received resource and referral visits to assure that the basic needs of families with young children were met. As part of SPARK, 21 classrooms participated in Get Ready for School, a six day introduction to kindergarten at the child's soon to be school that assists children with a smooth transition into kindergarten.

6) Ensure Equal Opportunity and Affirmatively Further Fair Housing:

- Updated website provides a link to socialserve.com for a listing of properties to include identification of accessible units, distance to public transportation, shopping, hospitals and more.
- Working with the greater community through the City of Akron's Welcoming Community grant to ensure fair access to our services for refugee and immigrant populations and to all of those with limited English proficiency
- AMHA schedules Fair Housing training on a bi-annual basis; Fair Housing training was held in September and October of 2018.
- Executive Director annually certifies Affirmatively Furthering Fair Housing Certification.
- Continue to evaluate the new AFFH Rule to compare to current practices to ensure compliance as of effective date. AMHA intends on collaborating with the surrounding municipalities and the Summit County for our next 5-year Plan submission.

(7) Violence Against Women Act:

- The Akron MHA has updated policies and procedures to ensure compliance with the Violence Against Women Reauthorization Act of 2013 (Pub. L. 113-4, 127 Stat. 54) (VAWA 2013), per HUD's Final Rule issued on November 16, 2016.
- Continued collaboration between law enforcement authorities, victim service providers and others to promote the safety and well-being of victims of domestic violence, dating violence, sexual assault and stalking for individuals that receive assistance from AMHA. AMHA moved twenty-two (22) families within the public housing program and one within the HCV program in 2018 based on VAWA specific requests.
- Created and implemented an Emergency Transfer Plan.

<p>B.4.</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit? Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p>Form 50077-ST-HCV-HP, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.2</p>	<p>Civil Rights Certification.</p> <p>Form 50077-ST-HCV-HP, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.3</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>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.4</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>
<p>D Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>	
<p>D.1</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. AMHA's 2019 – 2023 5-Year Action Plan was approved on June 14, 2019 through HUD's Energy and Performance Information Center (EPIC) system; please see the attached screenshot (Attachment D)</p>

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

A. PHA Information. All PHAs must complete this section.

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. Annual Plan.

B.1 Revision of 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. 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 and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(1\)](#) and [24 CFR §903.12\(b\)](#)). Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#) and [24 CFR §903.12\(b\)](#)).

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. Should the PHA fail to define “significant amendment/modification”, HUD will

consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD’s website at: [Notice PIH 1999-51](#). (24 CFR §903.7(r)(2)(ii))

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: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

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: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

Demolition and/or Disposition. Describe any public housing projects owned by the PHA and subject to ACCs (including name, 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; 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. The application and approval process for demolition and/or disposition is a separate process. 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. 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))

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.

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 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 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 SM-HP.

C.2 Civil Rights Certification. Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, 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 AFFH Certification if: it can document that it examines its programs and proposed programs to identify any 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.3 Resident Advisory Board (RAB) comments. If the RAB provided comments to 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.4 Certification by State or 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)

D. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. ([24 CFR 903.7 \(g\)](#))

D.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: “See HUD Form 50075.2 approved by HUD on XX/XX/XXXX.”

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 16.64 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.