

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
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-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>01/2022</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>4,321</u> Number of Housing Choice Vouchers (HCVs) <u>5,244</u> Total Combined <u>9,565</u> PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input checked="" 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" 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.	Annual Plan Elements
B.1	<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 checked="" type="checkbox"/> <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 type="checkbox"/> <input checked="" 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>Financial Resources: The Akron Metropolitan Metropolitan Housing Authority (AMHA) entered into our MTW ACC agreement on September 1, 2021. As of this date, AMHA has the flexibility to apply fungibility among public housing operating funds, public housing capital funds, and housing choice voucher funds.</p> <p>Rent Determination: Tiered Rent for a random sample of eligible households as part of MTW Cohort #2, households are grouped into income tiers and all households within a tier pay the same rent. A household's income determines the tier they are assigned to, so there remains a connection between income and rent, but small changes in income will not affect rent. MTW Test Rent #1 has \$2,500 tiers, and the rent within each tier is set to be affordable at the middle of the tier (28% of 12 month retrospective gross income). Regular income-reexaminations will occur every three years. See MTW supplement, HCVP administrative plan and admissions and continued occupancy policy changes addendum for additional information regarding rent determination. The Admissions and Continued Occupancy Policies for AMHA's 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>Definition of Substantial Deviation and Significant Amendment or Modification The Akron Metropolitan Housing Authority (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, AMHA will submit a revised Plan(s) that satisfies 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. • Changes to the organization of the waiting list. • 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. • MTW supplement plan <p>Substantial Deviation: As part of the Rental Assistance Demonstration (RAD) program, AMHA is redefining the definition of a substantial deviation from the PHA Plan and 5-Year 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.

<p>B.2</p>	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(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.</p> <p><u>Choice Neighborhoods:</u> AMHA was awarded the FY 2020 Choice Neighborhoods Planning Grant to assist with developing a redevelopment program for Summit Lake Apartments (part of AMP OH007000028), in addition to the site's surrounding neighborhood. Funding awarded via a Choice Neighborhoods Planning Grant is supporting the development of a comprehensive neighborhood transformation plan for the targeted site and neighborhood. The Grant's period of performance started on 12/16/2020 and will end on 3/31/2023.</p> <p><u>Mixed Finance Modernization or Development:</u> AMHA is exploring affordable mixed finance development opportunities in Summit 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, such as RAD (described below).</p> <p><u>Demolition and/or Disposition:</u> (Attachment B) AMHA intends to demolish and/or dispose of the Public Housing properties included in Attachment B.</p> <p>AMHA will use proceeds received through the disposition of property in accordance with 24 CFR 970.19(e) for the reasonable costs of relocation or disposition; the retirement of outstanding obligations, if any, issued to finance original development or modernization of the project; the provision of low-income housing or to benefit the residents of the PHA, through such measures as modernization of lower-income housing or the acquisition, development, or rehabilitation of other properties to operate as lower-income housing; to leverage amounts for securing commercial enterprises, on-site in public housing developments of the PHA, appropriate to serve the needs of the residents; or for any other use approved by HUD.</p> <p><u>Conversion of Public Housing to Tenant-Based Assistance:</u> AMHA is evaluating its public housing properties for disposition. AMHA may submit an application to SAC and apply for tenant-based assistance.</p> <p><u>Conversion of Public Housing to Project-Based Assistance under Rental Assistance Demonstration (RAD): (Attachment C)</u> AMHA is evaluating its public housing properties for conversion to the Rental Assistance Demonstration (RAD) program. In FY22, AMHA intends to apply for RAD conversion pursuant to Attachment C.</p> <p>AMHA expects to be a successful applicant for RAD conversion. As a result, AMHA will be converting to Project-Based Vouchers (PBV) or Project-Based Rental Assistance (PBRA) under the guidelines of PIH Notice 2019-23, REV-4 and any successor notices. Upon conversion to PBV or PBRA, AMHA will adopt the resident rights, participation, waiting list and grievance procedures listed in for conversions to PBV: Section 1.6 of PIH Notice 2019-23, REV-4; PIH Notice 2016-17; and for conversions to PBRA: Section 1.7 of PIH Notice 2019-23, REV-4; and PIH Notice 2016-17. These resident rights, participation, waiting list and grievance procedures are appended to the PH Plan. Additionally, AMHA certifies that it is currently compliant with all fair housing and civil rights requirements.</p> <p>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</p>

	<p>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 to its Annual/5-Year Plan at the appropriate time to comply with the requirements in 2019-23, REV-4.</p> <p><u>Project-based Vouchers:</u> 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 additional project-based of vouchers.</p> <p>Based on a subsequent RFP, AMHA awarded 50 additional PBVs for EnVision Apartments, a housing project serving -families, 45 PBVs for scattered site, family supportive housing and 24 PBVs for Wintergreen Ledges, a proposed workforce development property.</p>
	<p>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 previous rounds, this is an aggressive figure. <u>AMHA will also no longer require a third party to conduct rent reasonableness and inspections at PBV properties that AMHA has an interest in. see MTW supplement and HCVP administrative plan addendum for additional information.</u></p> <p><u>Units with Approved Vacancies for Modernization:</u> OH007000008,713123, General Occupancy and OH007000008, 723006, General Occupancy</p> <p>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.</p> <p><u>Other Capital Programs:</u></p> <p>AMHA received HUD approval to add a Phase 4 to its existing Energy Services Contract with Ameresco that includes the installation of LED lighting in the common areas, exterior and apartment lighting at the majority of its public housing properties, as well as a limited number of door and window replacements and solar panel inverters.</p>

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.

Mission: The Akron Metropolitan Housing Authority provides quality, affordable housing and services as a platform to develop people, property and community.

Vision: We envision a community that fosters individual development and growth through stable, affordable housing, empowering all to reach their full potential.

People- We envision a community where all have access to health, education and employment opportunities to position themselves out of poverty.

Property- We envision a community where our investments in Summit County stabilize neighborhoods and increase housing opportunities.

Community- We envision a community where minority and low-income families are treated equitably in their access to housing and services.

Goal 1: Preserve and Expand Quality Affordable Housing

Objective 1.1: Preservation of existing housing stock

- AMHA is evaluating its properties to determine which developments are a good fit for conversion into the RAD program. Project Capital Needs Assessments were conducted at the properties listed in Attachment C in March 2021.

Objective 1.2: Increase the number of voucher opportunities

- Added 225 new vouchers YTD 2021
 - 37 FUP (2/1/21)
 - 75 Mainstream (1/1/21)
 - 101 Emergency Housing Vouchers (7/1/21)
 - 12 VASH (1/1/21)
- Awarded 119 PBVs
 - 50 PBV for EnVision Apartments, a housing project to serve families
 - 45 PBV for scattered site, family supportive housing
 - 24 PBV for Wintergreen Ledges a proposed workforce development property

Goal 2: Maintain Operational Excellence while Pursuing Innovations and Efficiencies

Objective 2.1: Assess and improve agency performance

- Document image project (On-Base) for the agency to go paperless has begun.

Objective 2.2: Improve agency communication plan

- The agency is in the process of hiring an Administrative Analyst, Marketing and Communications.

Objective 2.3: Develop, support and maintain a diverse, high performing, professional, innovative and sustainable workforce

- The agency is in the process of hiring a Development and Training Coordinator.

Objective 2.4: Promote Diversity, Equity and Inclusion (DEI) within AMHA

- Created a DEI working group to develop an agency Diversity Plan.
- Hired a Section 3/Diversity Coordinator.

Goal 3: Improve Resident Quality of Life

Objective 3.1: Building for Tomorrow to support the non-federal service programs and expand opportunities

- Successfully launched a COVID Action Fund and leveraged Early Childhood (EC) funding through Temporary Assistance for Needy Families (TANF) and Help Me Grow programs.
- Held a successful online fundraiser to equip the Reach Opportunity Center Science, Technology, Engineering, Art and Math (STEAM) Lab.

Objective 3.2: Ensure resident housing stability

- Assisted United Way with resources for Emergency Rental Assistance funding.
- \$378,000 distributed in rental assistance to 313 households through Summit County CARES support.
- Property Manager/Service Coordinator meetings have continued to improve upon earlier intervention relating to lease compliance.
- Received 3,000 diapers per quarter to share with residents and program participants.
- Provided 4,045 basic needs items, 66,992 school lunches and 3,169 meals/food bags distributed at 220 food distributions at 29 AMHA properties.
- Hosted 6 pop up events, 6 trunk or treat events and a “Be My Neighbor Day”.
- 1,900 non-partisan voter registration bags were delivered to residents living in our senior buildings where voter locations were reassigned due to COVID-19.

Objective 3.3: Maintain and enhance resident programing and initiatives

- Priority Area: Education
 - 129 children ages prenatal to kindergarten are enrolled in the Parents as Teachers (PAT) program.
 - 113 preschool-age children are active in the Supporting Partnerships to Assure Ready Kids (SPARK) Ohio.
- Priority Area: Health
 - 270 COVID-19 tests at six (6) senior buildings. First and second dose for COVID-19 vaccination clinics held at six properties for eligible residents and AMHA staff. The total number of first and second doses of COVID-19 vaccinations were 695 residents, 240 staff members, and 87 non-residents/non-staff.

	<ul style="list-style-type: none"> ○ 3,800 wellness and resource bags were delivered to all elderly/disabled highrises ○ Nursing students from the University of Akron held wellness clinics during the Fall and Spring semesters at seven highrises. ○ Participating in a new pilot project “Community Health Workers: a Place-based Approach To Health” that embed community health workers in public housing developments to address the social determinants of health and improve outcomes for residents. <ul style="list-style-type: none"> ● Priority Area: Economic Self-Sufficiency <ul style="list-style-type: none"> ○ 51 residents have enrolled in the Jobs Plus Earned Income Disregard (JPEID) on formula and 34 residents completed a strengths and needs assessment. ○ The Family Self Sufficiency program graduated 22 participants and disbursed \$140,416 in escrow with an average wage increase of \$20,000. ○ Service Coordination – Family program enrolled 105 residents during the reporting period connecting residents to over 907 services. ● Priority Area: Digital Divide <ul style="list-style-type: none"> ○ AMHA distributed 230 hot spots to residents in need of connectivity. ○ Building for Tomorrow distributed over 20 devices including laptops, tablets, and hot spots through the COVID Action Fund. ○ Secured \$90,000 in grant funding for AMHA Wi-Fi Zone project and successfully installed Wi-Fi at four (4) properties. <p>Goal 4: Positively Impact Community Change</p> <p><i>Objective 4.1:</i> Expand Opportunities for minority and women owned businesses to contract with AMHA</p> <ul style="list-style-type: none"> ● Hired a Section 3/Diversity coordinator ● Procured 2 new MBE (YTD 2021) <p><i>Objective 4.2:</i> Increase education on the needs of the low income populations and affordable housing at local and national levels</p> <ul style="list-style-type: none"> ● Testified at the United States House of Representatives Subcommittee on Housing, Community Development and Insurance Hearing: “Preserving a Lifeline: Examining Public Housing in a Pandemic” ● Presented at the Council of Large Public Housing Agencies (CLPHA) Housing Is Summit regarding AMHA’s efforts and partnerships related to Infant Vitality and Maternal Health ● Presented to local groups such as Leadership Akron and other community initiatives about AMHA housing and services ● Presented at Ohio Housing Authorities Conference (OHAC) regarding AMHA’s ConnectHome efforts to close the digital divide for our residents ● Presented to City of Akron City Council on the Housing Choice Voucher Program (HCVP) in direct relation to the Source of Income local legislation within the City of Akron ● Staff began participation in the local City of Akron’s Racial Equity and Social Justice Taskforce subcommittees on housing, education, health, communications and workforce development. <p><i>Objective 4.3:</i> Strengthen community partnerships to improve our ability to better serve client needs</p> <ul style="list-style-type: none"> ● In process of evaluating current community partnerships that align with the 2021-2025 strategic plan and that meet our residents’ needs ● AMHA executed a data sharing agreement with Akron Public and Barberton City Schools and in process of executing one with Summit Education Initiative.
<p>B.4.</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>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><u>Form 50077-ST-HCV-HP</u>, <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>

C.2	<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>
C.3	<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 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>
C.4	<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>
D	<p>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>
D.1	<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.</p> <p>AMHA's 2021 – 2025 5-Year Action Plan was approved on April 6, 2021 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.