

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 09/30/2027
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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. They also inform 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-, very low-, and extremely low- income families.

Applicability. The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

A.	PHA Information.
A.1	PHA Name: <u>Perry Metropolitan Housing Authority</u> PHA Code: <u>OH034</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2026</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2026-2030</u> PHA Plan Submission Type: ☒ 5-Year Plan Submission ☐ Revised 5-Year Plan Submission Public 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. 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. The Perry Metropolitan Housing Authority (hereinafter PMHA) will be available in lobby's of both sites, 26 Brown Circle Drive Crooksville, Ohio 43731 and 13000 Parkview Drive Roseville, Ohio 43777. All Board of Commissioners will have copies of the plan along with all the Resident Advisory Board members. The original document will be in the office of the Executive Director

	☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
					PH	HCV
	Lead PHA:					

B.	Plan Elements. Required for all PHAs completing this form.
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B.1	Mission. State the PHA's mission for serving the needs of low-, very low-, and extremely low-income families in the PHA's jurisdiction for the next 5 years. The goal of Perry Metropolitan Housing Authority is to provide decent, safe, sanitary and drug-free housing for eligible families, to promote self-sufficiency and maintain the status of " high performer " with the U.S. Department of Housing and Urban Development. This goal will be achieved by the following: - Recognize residents/applicants ' needs and provide all available services - Provide effective and efficient management and maintenance to all residents and properties with available resources - Improve Public Housing Authority (PHA) management, maintenance, service delivery as well as partnerships with residents, local government, community, and other public agencies.
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B.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next 5 years. Goal 1: Improve the quality of assisted housing. * Maintain Public Housing and Section 8 Housing Choice Voucher (HCV) SEMAP scores. * Improve Housing Quality Standards (HQS) and/or NSPIRE inspections-striving to keep landlord up to date with requirements * Modernize and renovate public housing units to maintain safe and decent housing. * Continue to monitor for compliance with Housing Opportunity Through Modernization Act (HOTMA) regulations as applicable and once implementation date has been determined. Goal 2: Provide an improved living environment. * Promote deconcentration by encouraging higher-income households to move into lower-income developments. * Increase housing opportunities for lower-income families in higher-income neighborhoods. * Prioritize working families on the waiting list. * Preserve and enhance the quality of public housing security and facilities. * Continue to work with local law enforcement agencies to eliminate drug use and/or criminal activity * Continue to screen clients so potential issues related to tenancy can be addressed prior to move-in * Provide monthly extermination services to 50 apartments * Rotate extermination services within the senior building each month * Continue proactive maintenance practices to promote health, safety, and quality of life for all residents Goal 3: Promote resident self-sufficiency. * Partner with community agencies to increase supportive services for families, elderly residents, and persons with disabilities. * Expand employment opportunities for assisted families, focusing on employability and independence. Goal 4: Ensure equal opportunity and affirmatively further fair housing. * Implement policies and outreach to guarantee equal access to housing programs regardless of race, color, religion, national origin, sex, familial status, or disability. * Provide accessible housing opportunities for persons with disabilities. * Ensure compliance with fair housing regulations. * Require all PMHA staff to participate in annual Fair Housing training to strengthen compliance and awareness. Goal 5: Maintain high occupancy and lease-up rates. * Achieve and maintain a minimum of 95% occupancy in both Public Housing and Section 8 HCV programs. * Strive to maintain 100% lease-up, thereby maximizing housing opportunities for eligible families. * Strive to have full program occupancy by the first day of each month Goal 6: Achieve and maintain high performer status. * Work to sustain high performance ratings for both Public Housing and the Section 8 HCV programs. * Meet HUD standards despite challenges related to funding, staffing, and regulatory requirements. Goal 7: Expand housing opportunities. * Pursue and monitor funding opportunities to increase housing availability. * Maintain an open waiting list to ensure maximum funding utilization. * Strengthen and expand Section 8 HCV program management and services. * Conduct regular landlord outreach to encourage participation in the HCV program * Provide educational materials and resources, including a Landlord Guide available on the PMHA website, to assist new prospective landlords in understanding program requirements and benefits * Offer ongoing support to landlords to improve communication, promote successful tenancy, and expand housing opportunities for families * HCV experienced a problem with utilization due to a decrease in available rental units in the community * Continue to work at increasing utilization for the HCV program Goal 8: Modernize and upgrade existing housing units. * Continue modernization of public housing units and recreational facilities. * Replace and upgrade outdated vehicles, equipment, and administrative systems. * Improve electronic systems for efficiency and accountability. * Reduce tenant accounts receivable and ensure accurate income reporting. * Investigate and address all income discrepancies in compliance with HUD verification standards. * Enforce repayment agreements with tenants when required
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B.3	Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. During the previous Five-Year Plan period, Perry Metropolitan Housing Authority achieved and maintained significant progress in alignment with HUD objectives: Improved Performance: Raised our PHAS score from “ Standard Performer ” to “ High Performer. ” Housing Quality: Continued to provide decent, safe, sanitary, and affordable housing to low- and very low-income families. Capital Improvements: Made ongoing improvements to existing housing units, ensuring long-term quality and sustainability. Administrative Upgrades: Upgraded electronic systems and administrative equipment to enhance efficiency and program delivery. Fleet and Equipment: Continued to upgrade and/or replace vehicles and operational equipment to support housing authority functions. Supportive Services: Partnered with local agencies to provide supportive services, assisting participants with employment opportunities and access to needed resources. Fair Housing Commitment: Maintained a strong commitment to ensuring equal opportunity and affirmatively furthering fair housing, without discrimination based on race, color, religion, national origin, sex, familial status, or disability. Program Integrity: Continued to use the UIV system to detect and address tenant underreporting, errors, and potential fraud. Debt Recovery: Executed and enforced repayment agreements for funds owed to the housing authority. These accomplishments reflect Perry Metropolitan Housing Authority ’ s commitment to effective program administration, improved housing opportunities, and strong stewardship of federal resources.
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B.4	Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of survivors of domestic violence, dating violence, sexual assault, or stalking. A. Compliance Ensure full compliance with all legal requirements imposed by the Violence Against Women Act (VAWA). B. Safety and Protection Safeguard the physical safety and security of individuals experiencing or threatened by domestic violence, dating violence, sexual assault, or stalking who are assisted by PMHA. C. Housing Stability Provide and preserve housing opportunities for victims of domestic violence, dating violence, sexual assault, or stalking, ensuring they are not unfairly denied or terminated from assistance due to their status as victims. D. Collaboration and Partnerships Maintain strong collaborative relationships with law enforcement agencies, victim service providers, and other community partners to promote the safety, stability, and well-being of victims assisted by PMHA. E. Response and Accountability Respond promptly and appropriately to all incidents of domestic violence, dating violence, sexual assault, or stalking that affect PMHA-assisted individuals, ensuring victims are supported and perpetrators are held accountable in accordance with applicable laws and policies
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B.5	Project-Based Activities. If a PHA intends to select one or more projects for project-based assistance without competition in accordance with 24 CFR 983.51(c), the PHA must include a statement of this intent.
C.	Other Document and/or Certification Requirements.
C.1	Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. A substantial deviation will occur when the PMHA Board decides that it wants to change the mission statement, goals or objectives of the 5 year Action Plan. A significant amendment or modification to the Five Year Action Plan defined as any policy change that directly affects the program administered by the Housing Authority. Such policy change would require formal approval by the PMHA Board. Additions of non-emergency work items or changes in use of proposed demolition, disposition, RAD Conversion, homeownership programs, capital fund financing, developemnt, or mixed-financed proposals are considered significant amendments.

C.2	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y N ☐ ☐ (b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
C.3	Certification by State or Local Officials. 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.
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. (a) Did the public challenge any elements of the Plan? Y N ☐ ☐ (b) If yes, include Challenged Elements.

Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

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

- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. Plan Elements.

- B.1 Mission.** State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years (24 CFR 903.6(a)(1)).
- B.2 Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years (24 CFR 903.6(b)(1)).
- B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan (24 CFR 903.6(b)(2)).
- B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of survivors of domestic violence, dating violence, sexual assault, or stalking (24 CFR 903.6(a)(3)).
- B.5 Project-Based Activities.** If a PHA intends to select one or more projects for project-based assistance without competition in accordance with § 983.51(c), the PHA must include a statement of this intent in its 5-Year Plan (or an amendment to the 5-Year Plan) in order to notify the public prior to making a noncompetitive selection (24 CFR 903.6(c)).

C. Other Document and/or Certification Requirements.

- C.1 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan (24 CFR 903.7(s)(2)(ii)). For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

- (a) Did the public or RAB have comments?
- (b) If yes, submit 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 903.17(b), 24 CFR 903.19).

C.3 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.

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 (24 CFR 903.23(b)).

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 PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals, and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.23 hours per year per response or 6.15 hours per response every five years, 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 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.