

<b>Streamlined Annual PHA Plan</b> <i>(Small PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** The Form HUD-50075-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, HCV-Only PHA, or Qualified PHA do not need to submit this form.

**Definitions.**

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

<b>A.</b>	<b>PHA Information.</b>					
A.1	PHA Name: <u>Perry Metropolitan Housing Authority</u> PHA Code: <u>OH034</u> PHA Type: <input checked="" type="checkbox"/> Small PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01-01-2023</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>118</u> Number of Housing Choice Vouchers (HCVs) <u>218</u> Total Combined <u>336</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission					
<p><b>Availability of Information.</b> 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>Information is available during office hours at the Crooksville Office at Brown Circle Drive.</p>						
<input type="checkbox"/> 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>B.</b>	<p><b>Plan Elements Submitted with 5-Year PHA Plans.</b> Required elements for Small PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a Small PHA is not submitting its 5-Year Plan. See sub-section below for required elements in all other years (Years 1-4).</p>
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last <u>Five-Year PHA Plan</u> 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 type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
<b>B.2</b>	<p><b>New Activities.</b></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 type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" 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>
<b>B.3</b>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>Perry MHA has continued to provide decent, safe, sanitary and affordable housing for low and very-low income population. Perry MHA has continued modernization of existing housing and make improvements of structures and facilities. Continued to update administrative equipment and will continue to upgrade vehicles and equipment as needed. To continue to serve the Homeownership to the best of our ability. Strive for annual financial audits with no findings. Continue to establish agreements and programs with public service agencies to provide services to all tenants including social services. Continue to maintain 95% or above lease-up rates in Public Housing and Section 8 HCV. Continued to face challenges with reduction of funding, program regulations, and remain financially sound. Maintained the Standard Performance status. Perry MHA has continued to ensure equal opportunity and affirmatively further fair housing. Perry MHA has continued the requirements for the Violence Against Women Act (VAWA).</p>

<b>B.4</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>The most recent HUD approved 5-Year Action Plan is 2022-2026 approved June 28, 2022</p>
<b>B.5</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>If yes, please describe: Three files where rent reasonableness was not located. The files requested were old, one dating back 19 years ago. With that time frame there has been other staff than whom is here now including a different Executive Director. Rent reasonableness information was not carried forward to the current file. The office did move locations at some point over the years as well. Going forward there will be a rent reasonableness folder for each client kept with the current files. There will be documentation with the rent reasonableness in the file stating when the rent reasonableness was completed, why there was a rent reasonableness done and whom it was completed by. The rent reasonableness will continue to be in with the 50058 that it pertains to along with an additional folder kept with current file.</p> <p>(b)</p>
<p><b>Plan Elements Submitted All Other Years (Years 1-4).</b> Required elements for all other fiscal years. This section does not need to be completed in years when a Small PHA is submitting its 5-Year PHA Plan.</p>	
<b>B.1</b>	<p><b>New Activities</b></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 type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.  <input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.  <input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.  <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.  <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.  <input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers.  <input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.  <input type="checkbox"/> <input checked="" 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.</p> <p>(c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan.</p> <p>(d) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
<b>B.2</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>The most recent HUD approved 5-Year Action Plan is 2022-2026 approved June 28, 2022</p>

C	<b>Other Document or Certification Requirements for Annual Plan Submissions. Required in all submission years.</b>
C.1	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y   N  <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.2	<p><b>Certification by State or Local Officials.</b></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>
C.3	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-CRT-SM, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>ACOP and ADMIN Policies were updated</p>
C.4	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y   N  <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

D.	<b>Affirmatively Furthering Fair Housing (AFFH).</b>						
D.1	<p><b>Affirmatively Furthering Fair Housing.</b></p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item</p> <table border="1" data-bbox="191 468 1453 919"> <tr> <td data-bbox="191 468 1453 510"><b>Fair Housing Goal:</b></td> </tr> <tr> <td data-bbox="191 510 1453 919"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p>             <p>PHA is not obligated to complete this chart</p> </td> </tr> </table> <table border="1" data-bbox="191 947 1453 1356"> <tr> <td data-bbox="191 947 1453 989"><b>Fair Housing Goal:</b></td> </tr> <tr> <td data-bbox="191 989 1453 1356"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p>             <p>PHA is not obligated to complete this chart</p> </td> </tr> </table> <table border="1" data-bbox="191 1383 1453 1835"> <tr> <td data-bbox="191 1383 1453 1425"><b>Fair Housing Goal:</b></td> </tr> <tr> <td data-bbox="191 1425 1453 1835"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p>             <p>PHA is not obligated to complete this chart</p> </td> </tr> </table>	<b>Fair Housing Goal:</b>	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p>           <p>PHA is not obligated to complete this chart</p>	<b>Fair Housing Goal:</b>	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p>           <p>PHA is not obligated to complete this chart</p>	<b>Fair Housing Goal:</b>	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p>           <p>PHA is not obligated to complete this chart</p>
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# **2022 CAPITAL IMPROVEMENT PROJECTIONS**

## **CROOKSVILLE**

### **SENIOR BUILDING, JAMES BROWN TERRACE, COUNTRYSIDE COURT**

1. Operations \$20,000

## **ROSEVILLE**

### **PARKVIEW AND MEDOWVIEW**

1. Operations \$20,000
2. Parkview Roof Replacement \$140,000

## **PHA WIDE**

1. Administration 10% of grant fund \$20,000

These projections are subject to change due to any unforeseen issues that may surface and will be presented to the county engineer our designated environmental reviewer to make determination if it is exempt or not.

# **2023 CAPITAL IMPROVEMENT PROJECTIONS**

## **CROOKSVILLE**

### **SENIOR BUILDING, JAMES BROWN TERRACE, COUNTRYSIDE COURT**

1. Operations \$20,000
2. Replace carpet with laminate in Sr. Bldg. bedrooms \$40,000
3. Sr. Bldg. furnace repair \$30,000
4. Sr. Bldg. sidewalk repair/replacement \$70,000

## **ROSEVILLE**

### **PARKVIEW AND MEDOWVIEW**

1. Operations \$20,000

## **PHA WIDE**

1. Administration 10% of grant fund \$20,000

These projections are subject to change due to any unforeseen issues that may surface and will be presented to the county engineer our designated environmental reviewer to make determination if it is exempt or not.

# **2024 CAPITAL IMPROVEMENT PROJECTIONS**

## **CROOKSVILLE**

### **SENIOR BUILDING, JAMES BROWN TERRACE, COUNTRYSIDE COURT**

1. Operations \$20,000
2. Repair/Replace porches at Brown Circle \$25,000
3. Tree Removal \$25,000

## **ROSEVILLE**

### **PARKVIEW AND MEDOWVIEW**

1. Operations \$20,000
2. Replace kitchen/bath cabinets and countertops for 9 and 10 buildings \$55,000
3. Architect fees for the cabinet and countertop replacement \$10,000
4. Tree Removal \$20,000

## **PHA WIDE**

1. Administration 10% of grant fund \$20,000

These projections are subject to change due to any unforeseen issues that may surface and will be presented to the county engineer our designated environmental reviewer to make determination if it is exempt or not.



# **2025 CAPITAL IMPROVEMENT PROJECTIONS**

## **CROOKSVILLE**

### **SENIOR BUILDING, JAMES BROWN TERRACE, COUNTRYSIDE COURT**

1. Operations \$20,000

## **ROSEVILLE**

### **PARKVIEW AND MEADOWVIEW**

1. Operations \$20,000
2. Repave Parkview and Meadow main drag \$140,000

## **PHA WIDE**

1. Administration 10% of grant fund \$20,000

These projections are subject to change due to any unforeseen issues that may surface and will be presented to the county engineer our designated environmental reviewer to make determination if it is exempt or not.

# **2026 CAPITAL IMPROVEMENT PROJECTIONS**

## **CROOKSVILLE**

### **SENIOR BUILDING, JAMES BROWN TERRACE, COUNTRYSIDE COURT**

1. Operations \$20,000
2. Pavement/seal both parking lots \$70,000

## **ROSEVILLE**

### **PARKVIEW AND MEDOWVIEW**

1. Operations \$20,000
2. Sidewalk Repair/Replacement \$35,000
3. Replace carpet with laminate flooring-Parkview \$35,000

## **PHA WIDE**

1. Administration 10% of grant fund \$20,000

These projections are subject to change due to any unforeseen issues that may surface and will be presented to the county engineer our designated environmental reviewer to make determination if it is exempt or not.