Annual PHA Plan *(Standard PHAs and Troubled PHAs)*	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027

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-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.
(1) ***High-Performer PHA*** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) 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 if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
(2) ***Small PHA*** - A PHA that is not designated as PHAS or SEMAP troubled, 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 HCVs combined and is not PHAS or SEMAP troubled.

A. PHA Information.

A.1

PHA Name: Springfield Metropolitan Housing Authority **PHA Code:** OH021
PHA Type: ☐ Standard PHA ☑ Troubled PHA
PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/2026
PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)
Number of Public Housing (PH) Units 789 **Number of Housing Choice Vouchers (HCVs)** 1378
Total Combined Units/Vouchers 2167

PHA Plan Submission Type: ☑ Annual Submission ☐ Revised Annual 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.

How the public can access this PHA Plan: SMHA website: SpringfieldOhio.org Upon request contact person: Xavier Gullant Procure Director @ Xavierg@smhaohio.org

☐ **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

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

Y	N	
☐	☐	Statement of Housing Needs and Strategy for Addressing Housing Needs.
☐	☑	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
☐	☑	Financial Resources.
☑	☐	Rent Determination.
☑	☐	Operation and Management.
☐	☑	Grievance Procedures.
☐	☑	Homeownership Programs.

	☐ ☐ Community Service and Self-Sufficiency Programs. ☑ ☐ Safety and Crime Prevention. ☑ ☐ Pet Policy. ☐ ☑ Asset Management. ☐ ☑ Substantial Deviation. ☐ ☑ Significant Amendment/Modification. (b) If the PHA answered yes for any element, describe the revisions for each revised element(s): **Rent Determination.** Rent Determination will be based on new HOTMA rules **Operation and Management.** New Operation will be based on new HOTMA rules **Safety and Crime Prevention.** SMHA Will be installing a new camera system in all Public Housing Properties **Pet Policy.** Pet Policy will be updated along with ACOP and ADMIN Plans (c) The PHA must submit its Deconcentration Policy for Field Office review.
B.2	**New Activities.** (a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year? Y N ☐ ☑ Choice Neighborhoods Grants. ☑ ☐ Modernization or Development. ☐ ☑ Demolition and/or Disposition. ☑ ☐ Designated Housing for Elderly and/or Disabled Families. ☐ ☑ Conversion of Public Housing to Tenant-Based Assistance. ☐ ☑ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. ☐ ☑ Homeownership Program under Section 32, 9 or 8(Y) ☐ ☑ Occupancy by Over-Income Families. ☐ ☑ Occupancy by Police Officers. ☐ ☑ Non-Smoking Policies. ☐ ☑ 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 applicable 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.
	Modernization or Development. Additional units have been slated for Modernizations. **Demolition and/or Disposition.** Agency is still working with the SAC department on approval of three Demo Disposition units. **Designated Housing for Elderly and/or Disabled Families.** Designed Housing Plan was approved for continued used. **Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).** Agency received a CFP grant for AMP 21-23, which will allow for major updates and improvements
B.3	**Progress Report.**

	Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.
B.4	**Capital Improvements.** Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.
B.5	**Most Recent Fiscal Year Audit.** (a) Were there any findings in the most recent FY Audit? Y ☐ N ☑ (b) If yes, please describe:
C.	**Other Document and/or Certification Requirements.**
C.1	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) have comments to the PHA Plan? Y ☐ N ☐ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
C.2	**Certification by State or Local Officials.** Form HUD 50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	**Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed,* must be submitted by the PHA as an electronic attachment to the PHA Plan.
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.
C.5	**Troubled PHA.** (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y ☐ N ☐ N/A ☐

	(b) If yes, please describe:

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.

Public reporting burden for this information collection is estimated to average 5.64 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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.

Form identification: *OH021-Springfield Metropolitan Housing Authority Form HUD-50075-ST (Form ID - 9108) printed by Michelle Lee-Hall in HUD Secure Systems/Public Housing Portal at 07/07/2026 10:07AM EST*

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
- Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
- The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
- The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).

9. The PHA will comply with the prohibitions against discrimination based on age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on marital status and will not otherwise discriminate because of sex.
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, 'Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped' for people with physical disabilities.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implement the regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 2 CFR 200.302 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to always be available at all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA and, where possible, should be made available for public inspection in an electronic format.
22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Springfield Metropolitan Housing Authority
PHA Name

OH021
PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2026

_ 5-Year PHA Plan for Fiscal Years 20-20

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Name of Executive Director: **MS Michelle Lee-Hall**		Name of Board Chairman: **Steve Douthy**	
Signature:	Date:	Signature:	Date:

This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000.

Certifications of Compliance with PHA Plan and Related Regulations *(Standard, Troubled, HCV-Only, and High Performer PHAs)*

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 09/30/2027

PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 10/2026, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the Resident Advisory Board (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the way the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
   i. The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
   ii. The changes were duly approved by the PHA Board of Directors (or similar governing body); and
   iii. The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours. Where possible, PHAs should make documents available electronically, for public inspection upon request.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.
8. For PHA Plans that include a policy for site-based waiting lists:
   - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module and/or its successor system: the Housing Information Portal (HIP) in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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Form identification: *OH021-Springfield Metropolitan Housing Authority form HUD-50077-ST-HCV-HP (Form ID -2708) for CY 2026 printed by Michelle Lee-Hall in HUD Secure Systems/Public Housing Portal at 07/07/2026 10:02AM EST*

SMHA Five-Year Plan

Goals and Objectives

Exhibit A

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

1. **Expand the supply of assisted housing**

- Ongoing review of portfolio repositioning through RAD or other available programs
- Leverage private or other public funds to create additional housing opportunities and by acquiring low-income properties subject to available funding
- Utilize SMHA's PBV capacity to support affordable housing development as available.
- Explore SMHA's role in developing or supporting housing for formerly incarcerated individuals.
- Offering homelessness as a preference with the changing needs of the community since Covid-19

2. **Improve the quality of assisted housing**

- Renovate and/or modernize identified public housing units utilizing Capital Funds Program as approved by HUD.
- Demolish or dispose of through sale obsolete scattered site public housing units.
- Demolish or dispose of 124 E. Rose Street, 632 Grand, 743 Kenton Street.
- Reduce public housing vacancies to no more than 2%
- Perform Radon testing in Public Housing units with grant received.
- Perform Lead Paint Inspections in units with grant received.
- Improve the standards of living for units under 21-23 with CFP Grant received.

3. **Increase assisted housing choice**

- Conduct outreach efforts to recruit new and maintain current landlords.
- Develop an HCV Homeownership program.
- Continuing to implement use of housing choice vouchers in the Project Based Program
- Explore Mobility Demonstration Project
- Explore providing vouchers in unserved surrounding counties.
- Expand homelessness as a preference to the HCV waiting list.

4. **Improve community quality of life and economic vitality.**

- Ensure meaningful engagement of SMHA residents in preservation and expansion efforts.
- Increase the number of people enrolled in FSS Programs
- Support environmental sustainability and conservation in response to the effects of climate change.
- Increase the number and percentage of employed people in assisted families

- Provide, attract, or pursue grants/programs for supportive services to improve participant employability.
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Work to ensure that FSS families use existing local resources provided by non-profits and governmental entities that promote self-sufficiency and encourage employment.
- SMHA continues to address public safety. SMHA contract with the local law enforcement.

5. **Ensure equal opportunity in housing for all Americans**

- Ensure equal opportunity and affirmatively further fair housing
- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, familial status, and disability

6. **Cultivate, Enhance and Evaluate Strategic Partnerships**

- Build relationships with prospective organizations to engage in future cross-sector planning efforts.
- Measure impact of partnerships
- Collaborate with key partners to proactively address and prevent homelessness.
- Improve existing partnerships with agencies already serving SMHA residents.
- Expand service to residents with ROSS Service Grant if grant is awarded.

7. **Reduce non-compliance by participants in the Public Housing and Housing Choice Voucher Programs**

- Continue to investigate cases where suspicion of non-compliance exits by the participant, family members, landlord, or property owner.
- Prosecute non-compliance cases when necessary and continue to demand repayment of federal subsidy when appropriate.
- Modified SMHA program to include on-line applications, online certifications, and a on-line Landlord portal supporting inspections, payment review, information changes.

8. **Continuously Improve SMHA Internal Operations and Performance**

- Improve Property Management and Facilities Management Operations
- Implement quality control and oversight measures regarding program files control.
- Assess and improve Organizational Structure and Capacity
- Leverage Technology to bring public housing and HCV applications and necessary programs services online.
- Improve Customer Service and Publicize Customer Service Excellence
- Enhance Services to HCV Participants and Landlords
- Optimize Finance Department Services to support staff engagement in planning and budgeting agency resources.
- Implement continuous review and improvement of voucher management to maintain a minimum SEMAP rating of Standard Performer or above each year.

SMHA Five-Year Plan Progress Report

Attachment B

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing

PHA Goal #1: Expand the supply of assisted housing

- Apply for additional rental vouchers if they become available during the year for Youth Aging Out of Poster Care Programs. SMHA will be working with local agencies as Clark County Job and Family Service, Clark State Community College with a Memorandum of Understanding for services.
- Maintain public housing vacancies no more than 2%; SMHA had decreased their vacant unit count with a current occupancy rate of 93.81%.
- SMHA has requested several grants to use within the agency for improvements to housing and the community. (l)A Radon Grant of $590,000 was awarded to SMHA for testing in family units. (2) A Lead Paint grant was awarded of $2,237,000 for testing and mediation in Public Housing units. (3) A Emergency Safety Service grant has been applied for to assist AMP 21-22 & AMP 21-24 on safety and security issues within these areas. (4) A Hazard Grant of $284,460.00 was received to address areas of fire and safety in AMP 21-22, 21-23 and 21-24. (5) A CFP grant of$3,000,000 was received for AMP 21-23 to address additional Capital Improvements.
- SMHA has transferred two Phased of the HOPE VI properties back to full ownership to the agency on all Phases.

- Offer PBV Voucher to developments with the required guidelines to expand assisted housing with the counties served by SMHA. Community Gardens LLC received 8 PBV. Rose Gardens has received 8 PBV for rental assistance in a family development.

- Ongoing review of po1ifolio repositioning through RAD or other available programs.

PHA Goal #2: Improve the quality of assisted housing by improving public housing management.

- Emergency work order follow-up (maintaining 100% done within 24 hours) was successful
- SMHA is working to improve voucher management; SMHA has purged its waitlist and closed its waitlist on an ongoing basis and achieved approximately 500 applications.
- Management: (maintaining a minimum SEMAP rating of Standard Performer or above each year) by concentrating on efforts to improve specific management functions; SMHA maintained a standard SEMAP rating
- Support economic self-sufficiency (meet goals of FSS combined program); SMHA met the goals of the FSS program.
- Renovate or modernize identified public housing units within budgets not subject to Demo/Dispo, increasing occupancy for the agency.
- Demolish or dispose of obsolete scattered site public housing units older than 1978 and far too costly to maintain; Three units have been slated and in process of HUD approval

PHA Goal #3: Increase assisted housing choices

- Provide voucher mobility counseling during each briefing session; SMHA provided mobility counseling at all briefings.
- Outreach efforts to potential voucher landlords two times a year; SMHA maintains active outreach to potential landlords

- Develop an HCV Homeownership program. Not completed.

- **Expand "Lease in Place" as a preference to the HCV program.**

- **Continue to implement use of housing choice vouchers in Project Based Program**

Explore providing vouchers in unserved surrounding counties.

HUD Strategic Goal: Improve community quality of life and economic vitality.

PHA Goal#4: Provide an improved living environment by implementing measures to de-concentrate poverty

Bring higher income public housing households into lower income developments: Still in process.

Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments; yes, with reservation

- Implement public housing security improvements; yes, engaged security services with Clark County Sheriff's department, installed cameras at all developments.
- Maintain designated developments or buildings for resident groups (elderly and persons with disabilities); achieved

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals.

PHA Goal #5: Promote self-sufficiency and asset development of assisted households

- Increase the number and percentage of employed people and assisted families by maintaining and implementing existing policies; in process
- Provide or attract supportive services to improve assistance recipients' employability; Some progress is made, working to with community to further engage

HUD Strategic Goal: Ensure Equal Opportunity in Housing/or all Americans.

PHA Goal #6: Ensure equal opportunity and affirmatively further fair housing

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability by targeting advertisements to achieve fair housing goals; SMHA works diligently to maintain fair housing standards.

PHA Goal #7: Improve and maintain risk management methods

- Monitor property management and employment practices to avoid potential litigation situations; Yes, SMHA diligently

reviews all programs to assess and address risks

PHA Goal #8: Maintain Asset Management program requirements; SMHA continually improves staff in best asset management practices

Training is being provided for staff to update compliance with HUD HOTMA standards for both LIPH and HCV programs.

Attachment C

Springfield Metropolitan Housing Authority

Five Year Plan

Violence Against Women Goals

A goal of the Springfield Metropolitan Housing Authority is to fully comply with the Violence Against Women Act (VAWA). It is our objective to work with others to prevent offenses covered by VAWA to the degree we can.

The Springfield Metropolitan Housing Authority provides or offers the following activities, services, or programs, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking.

SMHA does not offer any activities, services or programs directly; however, SMHA works collaboratively with local service providers for referrals for any families who report having domestic violence, dating violence, sexual assault, or stalking.

Project Woman, is the domestic violence and sexual assault prevention and intervention agency for Clark, Champaign, and Logan counties that provides support, shelter, case management, advocacy and housing services to its clients. Another local agency, Safe Harbor House, provides emergency housing, meals, relational and life skills training, etc.

SMHA makes referrals to the local police/sheriff departments are made when needed.

The Springfield Metropolitan Housing Authority provides or offers the following activities, services, or programs that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing.

The above listed agencies' program staff is aware of our housing programs and makes client referrals to our office. Eligible clients are placed on our waiting list.

Persons already living in an SMHA unit who become victims as described, are referred to police and the local domestic violence agencies for assistance.

SMHA has a VAWA Emergency Transfer Plan.

The Springfield Metropolitan Housing Authority provides or offers the following activities, services, or programs to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

The same methods as described herein are used, making referrals to the above listed agencies for counseling, supportive services, and referrals to the local police/sheriff departments when needed.

The Springfield Metropolitan Housing Authority has the following procedures in place to assure applicants, residents and participants are aware of their rights and responsibilities under the Violence Against Women Act:

The Violence Against Women Reauthorization Act of 2013: Implementation in HUD Housing Programs, Final Rule, was published in the *Federal Register* on November 16, 2016, and PIH Notice 2017-8, Subject: Violence Against Women Reauthorization Act of 2013 Guidance. As a result of these issuances SMHA has provided each current resident and participant the new HUD prescribed Notice of Occupancy Rights (HUD 5380) and Certification form (HUD 5382).

The orientation for new residents and participants includes information on their rights and responsibilities under the Violence Against Women Act, utilizing the above-referenced forms.

The above-referenced forms are also provided to applicants at the time the applicant is denied assistance or admission, and to current residents/participants with any SMHA notification of eviction or termination of assistance

The Admissions & Continued Occupancy Policy (ACOP), the Section 8 Administrative Plan and the Residential Dwelling Lease were revised to include screening and termination language related to the Violence Against Women Reauthorization Act of 2013.

Attachment D

Springfield Metropolitan Housing Authority's
Statement of Significant Amendment

SMHA is required to define and seek HUD approval of changes included in this Annual Plan that are considered a "Significant Amendment/Modification" of the Housing Authority's 5-Year or Annual Plan. Significant Amendments and Modifications are required to undergo a public review process that includes consultation with the Resident Advisory Board, a public comment period, public notification of where and how the proposed change can be reviewed, and approval by SMHA's Board of Commissioners.

For purposes of defining, reporting, and/or seeking HUD approval of changes to the Housing Authority's 5-Year or Annual Plan which are subject to said public review process, SMHA defines "Significant Amendments and Modifications" as actions taken or planned by the Housing Authority that result in:

1. Changes to tenant/resident **admissions and/or continued occupancy policies**.
2. Changes to Section 8 Leased Housing participation and/or termination policies.
3. Changes to the public housing rent policies.
4. Changes in regard to demolition, disposition, designation, homeownership, or conversion activities.
5. Additions of non-emergency work items (items not included in its current Annual Statement or 5-Year Action Plan).
6. Changes in use of replacement reserve funds under the Capital Fund; and/or

Except that: minor changes, corrections or updates concerning the above specified matters; actions taken as the result of an occurrence of an unforeseen event or circumstance requiring major repair, improvements, or demolition in excess of other funding sources including insurance claims; and/or policies adopted or planned solely to reflect applicable HUD or other regulatory or judicial requirements, shall not be considered a significant amendment or modification subject to all of the public review process requirements specified above.

DECONCENTRA TION POLICY

(From section B.1 of PHA Plan Tern plate, page 3)

The following is SMHA's Decontration Policy as excerpted from the ACOP:

Decontration of Poverty and Income-Mixing (24 CFR 903.1 and 903.21

The PHA's admission policy must be designed to provide for Decontration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects. A statement of the PHA's Decontration policies must be included in its annual plan [24 CFR 903.7(b)].

The PHA's Deconcentrating policy must comply with its obligation to meet the income targeting requirement [24 CFR 903.2(c)(5)].

Developments subject to the Deconcentrating requirement are referred to as 'covered developments' and include general occupancy (family) public housing developments. The following developments are not subject to Deconcentrating and income mixing requirements: developments operated by a PHA with fewer than 100 public housing units; mixed population or developments designated specifically for elderly or disabled families; developments operated by a PHA with only one general occupancy development; developments approved for demolition or for conversion to tenant-based public housing; and developments approved for a mixed-finance plan using HOPE VI or public housing funds [24 CFR 903.2(b)].

Steps/or Impleme11tatio11 [24 CFR 903.2(c)(I)/

To implement the statutory requirement to deconcentrate poverty and provide for income mixing in covered developments, the PHA must comply with the following steps:

Step 1. The PHA must determine the average income of all families residing in all the PHA's covered developments. The PHA may use the median income, instead of average income, provided that the PHA includes a written explanation in its annual plan justifying the use of median income.

PHA Policy
The PHA will determine the average income of all families in all covered developments on an annual basis.

Step 2. The PHA must determine the average income (or median income, if median income was used in Step I) of all families residing in each covered development. In determining average income for each development, the PHA has the option of adjusting its income analysis for unit size in accordance with procedures prescribed by HUD.

PHA Policy
The PHA will determine the average income of all families residing in each covered development (not adjusting for unit size) on an annual basis.

Step 3. The PHA must then determine whether each of its covered developments falls above, within, or below the established income range (EIR), which is from 85% to 115% of the average family income determined in Step I. However, the upper limit must never be less than the income at which a family would be defined as an extremely low-income family (federal poverty level or 30 percent of median income, whichever number is higher).

Step 4. The PHA with covered developments having average incomes outside the EIR must then determine whether or not these developments are consistent with its local goals and annual plan.

Step 5. Where the income profile for a covered development is not explained or justified in the annual plan submission. the PHA must include in its admission policy its specific policy to provide for Deconcentrating of poverty and income mixing

Depending on local circumstances the PHA's Decontration policy may include, but is not limited to the following:

- Providing incentives to encourage families to accept units in developments where their income level is needed, including rent incentives. affirmative marketing plans. or added amenities.
- Targeting investment and capital improvements toward developments with an average income below the EIR to encourage families with incomes above the EIR to accept units in those developments.
- Establishing a preference for admission of working families in developments below the EIR
- Skipping a family on the waiting list to reach another family in an effort to further the goals of Deconcentrating.
- Providing other strategies permitted by statute and determined by the PHA in consultation with the residents and the community through the annual plan process to be responsive to local needs and PHA strategic objectives.

A family has the sole discretion whether to accept an offer of a unit made under the PHA's Deconcentrating policy. The PHA must not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the PHA's Decontration policy [24 CFR 903.2(c)(4)].

If, at the annual review. the average incomes at all general occupancy developments are within the EIR. the PHA will be considered to be in compliance with the Decontration requirement and no further action is required.

PHA Policy

The PHA does not have any developments outside the EIR at this time.

Order of Selection [24 CFR 960.206(e)]

The PHA system of preferences may select families either according to the date and time of application or by a random selection process.

PHA Policy

Families will be selected from the waiting list based on preference. Among applicants with the same preference. families will be selected on a first-come. first-served basis according to the date and time their complete application is received by the PHA.

When selecting applicants from the waiting list. the PHA will match the characteristics of the available unit (unit size. accessibility features. unit type) to the applicants on the waiting lists. The

PHA will offer the unit to the highest-ranking applicant who qualifies for that unit size or type, or that requires the accessibility features.

By matching unit and family characteristics, it is possible that families who are lower on the waiting list may receive an offer of housing ahead of families with an earlier date and time of application or higher preference status.

Factors such as Decontration or income mixing, and income targeting will also be considered in accordance with HUD requirements and PHA policy.

Status: Created

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan
(All PHAs)

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 09/30/2027

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan

I, **Bryan Heck** (*Official's Name*), the **City Manager** (*Official's Title*)

certify that the 5-Year PHA Plan for fiscal years **2026-2030** and/or Annual PHA Plan for fiscal year **2026** of the **OH021 - Springfield Metropolitan Housing Authority** (*PHA Name*) is consistent with the

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies to:
Bryan Heck, City Manager
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

Springfield MHA will continue to work with the City of Springfield and developers to increase housing. 1)Housing for Homeless and Special Needs The City supports the development of affordable housing units for homeless and special needs populations. This support includes the use of ESG funds in support of existing emergency and transitional shelters that need funding for operational costs 2) CDBG Housing Affordability and Rehabilitation The City will continue to revitalize the community through helping to increase the availability of decent, affordable housing. The City will continue to fund the rehab of housing occupied by LMI households and other activities that provide affordable housing to residents. Additionally, this goal includes eligible activities for program administration of the HOME program.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official: **Bryan Heck**	Title: **City Manager**
Signature:	Date: 07/06/2026

This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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.

Form identification: OH021 - Springfield Metropolitan Housing Authority form HUD-50077-SL (Form ID - 7413) printed by Michelle Lee-Hall in HUD Secure Systems/Public Housing Portal at 07/06/2026 01:58PM EST