

Annual PHA Plan <i>(Standard PHAs and Troubled 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-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.

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 if administering both programs, 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 housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																				
A.1	<p>PHA Name: <u>Springfield Metropolitan Housing Authority</u> PHA Code: <u>OH021</u></p> <p>PHA Type: <input type="checkbox"/> Standard PHA <input checked="" type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2023</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>789</u> Number of Housing Choice Vouchers (HCVs) <u>1368</u></p> <p>Total Combined Units/Vouchers <u>2157</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. 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. 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 style="text-align: center;">Copies of the Annual Plan and related documents available upon request at SMHA Main Administrative Office located at 2026 W. Main Street, Springfield, OH and each Asset Management Project (AMP) Office located at 4726 Security Drive, 1707 E. High St., 315 S. Burnett Rd, and 220 Montgomery Ave., 1900 Huron Ave. 526 N. Murray in Springfield, OH.</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;"> <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> </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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		PH	HCV																		
Lead PHA:																					

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.
- Substantiel Déviation.
- Signifiant Amendement/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

SMHA will revise all policies and plan to reflect HUD HOTMA Final Rule, Section 103

(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 current Fiscal Year?

Y N

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development. **Transfer of 1 B at Lincoln Park to the PHA**
- Demolition and/or Disposition. **See attached.**
- 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.
- Occupancy by Over-Income Families. **Modify In accordance with HOTMA, Final rule, section 103.**
- Occupancy by Police Officers.**
- Non-Smoking Policies.
- Project-Based Vouchers. **SMHA will offer PBV voucher to Neighborhood Housing for Community Garden II**

- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).
SMHA Applied for Security Grant to update entry doors to buildings.

(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.

B.3	<p>Progress Report. See Attachment</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p>
B.4	<p>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.</p> <p>2023-2027. Approved 8-7-2023</p>
B.5	<p>Most Recent Fiscal Year Audit. 2021</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>(b) If yes, please describe: The PHA incurred late fees totaling \$966.00 on 20 transactions. Case has been closed.</p>
<p>C. Other Document and/or Certification Requirements.</p>	
C.1	<p>Resident Advisory Board (RAB) Comments.</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>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>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <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>
C.4	<p>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.</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>
C.5	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing (AFFH).
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.

Fair Housing Goal:
Describe fair housing strategies and actions to achieve the goal

Annual training will be provided by Legal Counsel for all Staff.

Fair Housing Goal:
Describe fair housing strategies and actions to achieve the goal

Annual training for all staff to include maintenance and all other staff by Legal Counsel.
Engage in local groups that will also provide training and information.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Annual training by Legal Counsel.

EXHIBIT I

Statement of Housing Needs and Strategy for Addressing Housing Needs
(From section B. 1 of PHA Plan Template, page 2)

A. Housing Needs of Families in the Jurisdiction of the Springfield Metropolitan Housing Authority:

SMHA used the **2020-2024** Consolidated Plan of The City of Springfield to provide a statement of the housing needs of families in the jurisdiction served by SMHA. The following are excerpts from the Consolidated Plan.

As cited in part on page 3 of the Consolidated Plan:

As an older city, Springfield contains several neighborhoods that face deteriorating infrastructure and facilities, aging housing stock, and economic establishments that may have become obsolete or marginally viable. As the regional economy continues to grow and housing costs continue to rise relative to incomes, a segment of the population faces increasingly challenging issues such as inadequate and unaffordable housing, poverty, deteriorating neighborhood conditions and quality of living, and limited access to services and facilities.

The GP is guided by three overarching objectives that are applied according to the community's needs. These HUD objectives and the City's projected outcomes over the 5-year GP years are:

1. To provide decent housing by preserving the affordable housing stock, increasing the availability of affordable housing, reducing discriminatory barriers, increasing the supply of supportive housing for those with special needs, and transitioning homeless persons and families into housing. (per year)
2. To provide a suitable living environment through safer, more livable neighborhoods, greater integration of low and moderate-income residents throughout the city, increased housing opportunities, and reinvestment in deteriorating neighborhoods.
3. To expand economic opportunities through an increased number of jobs that pay self-sufficient wages increased homeownership opportunities, development activities that promote long-term community viability, and the empowerment of low and moderate-income persons to achieve self-sufficiency.

As cited in part on page 5-6 of the Consolidated Plan:

What are the most common housing problems?
Affordability is by far the largest housing problem in the City of Springfield.
Code enforcement within the City of Springfield

As cited in part on page 8 of the Consolidated Plan:

Actions planned during the next year to address the needs to public housing:

The city will continue to form new partnerships with non-profit organizations, the private sector, and other local resources. Other community agencies partner with the City on programs covered by the Consolidated Plan, including Springfield Metropolitan Housing Authority, Neighborhood Housing Partnership, Interfaith Hospitality Network, Project Woman, McKinley Hall, St. Vincent DePaul Society, Springfield Police Division, Springfield Small Business Development Center, The Fuller Center for Housing (formerly Clark County Community Habitat for Humanity) and Springfield Promise Neighborhoods.
The City Commission appoints two members of the SMHA Board.

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 7.52 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.

Springfield is a city located in Clark County Ohio. It is also the county seat of Clark County. With a 2023 population of **58,687**, it is the **12th** largest city in Ohio and the **669th** States. Springfield is currently declining at a rate of -0.06% annually and its population has decreased by -0.19% since the most recent census, which recorded a population of **58,801** in 2020. Spanning over 26 miles, Springfield has a population density of 2,280 people per square mile.

The average household income in Springfield is \$51,534 with a poverty rate of 27.6%. The median rental costs in recent years comes to - per month, and the median house value is -. The median age in Springfield is 35.4 years, 34.7 years for males, and 35.9 years for females.

Springfield Demographics

According to the most recent ACS, the racial composition of Springfield was:

- White: 74.23%
- Black or African American: 17.93%
- Two or more races: 5.87%
- Other race: 1%
- Asian: 0.7%

B. Housing Needs of Families on the Public Housing Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting List Type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance. <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)Housing If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	
Waiting list total	407		
Extremely low income <=30% AMI	355	87.2%	
Very low income (>30% but <=50% AMI)	39	9.6%	
Low income (>50% but <80% AMI)	12	2.9%	
Families with children	0	0.0%	
Elderly families	6	1.5%	
Families with Disabilities	12	3.0%	
Race/ethnicity (White)	239	58.7%	
Race/ethnicity (Black)	164	40.3%	
Race/ethnicity (Asian/Other)	8	2.0%	
Race/ethnicity (Hispanic)	15	3.7%	
Characteristics by Bedroom Size (PH Only)			
1 BR	200	49.1%	
2 BR	141	34.6%	
3 BR	44	10.8%	
4 BR	22	5.4%	
5 BR	0	0.0%	
5+ BR	0	0.0%	

B. Housing Needs of Families on the Public Housing Waiting Lists

Waitlist: conv-eld

B. Housing Needs of Families on the Public Housing Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting List Type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance.			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)Housing			
If used, identify which development/sub-jurisdiction:			
	# of families	% of total families	
Waiting list total	14		
Extremely low income <=30% AMI	12	85.7%	
Very low income (>30% but <=50% AMI)	0	0.0%	
Low income (>50% but <80% AMI)	2	14.3%	
Families with children	0	0.0%	
Elderly families	5	35.7%	
Families with Disabilities	0	0.0%	
Race/ethnicity (White)	9	64.3%	
Race/ethnicity (Black)	5	35.7%	
Race/ethnicity (Asian/Other)	0	0.0%	
Race/ethnicity (Hispanic)	1	7.1%	
Characteristics by Bedroom Size (PH Only)			
1 BR	14	100.0%	
2 BR	0	0.0%	
3 BR	0	0.0%	
4 BR	0	0.0%	
5 BR	0	0.0%	

B. Housing Needs of Families on the Public Housing Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List

Waiting List Type: (select one)

Section 8 tenant-based assistance

Public Housing

Combined Section 8 and Public Housing

Public Housing Site-Based or sub-jurisdictional waiting list (optional) Housing If used, identify which development/sub-jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	205		
Extremely low income <=30% AMI	153	74.6%	
Very low income (>30% but <=50% AMI)	41	20.0%	
Low income (>50% but <80% AMI)	10	4.9%	
Families with children	0	0.0%	
Elderly families	7	3.4%	
Families with Disabilities	3	1.5%	
Race/ethnicity (White)	85	41.5%	
Race/ethnicity (Black)	93	45.4%	
Race/ethnicity (Asian/Other)	7	3.4%	
Race/ethnicity (Hispanic)	4	2.0%	
Characteristics by Bedroom Size (PH Only)			
1 BR	0	0.0%	
2 BR	0	0.0%	
3 BR	0	0.0%	
4 BR	0	0.0%	
5 BR	0	0.0%	
5+ BR	0	0.0%	

Strategy for Addressing Housing Needs:

To address the housing needs of families living within our jurisdiction and those on the waiting lists, some of the strategies Springfield Metropolitan Housing Authority will strive for include the following:

- Continue to affirmatively market our public housing units and the HCV program to elderly families, disabled families, and all other families.
- Continue to affirmatively market our public housing units and the HCV program to all race and ethnic groups residing within our jurisdiction and the surrounding area.
- Continue to participate in the Consolidated Plan development process to ensure coordination with broader community strategies.
- Continue to partner with other City and Clark County agencies, as well as state agencies that help provide additional housing and/or rehabilitation of housing.
- Continue to refer voucher holders to various local advocacy groups for assistance with needed supportive services that the Housing Authority does not provide.
- Continue to make reasonable on-demand accessible modifications as a reasonable accommodation to disabled families in our public housing units.
- Apply for additional Housing Choice Vouchers if NOFAs are posted and it is determined that additional vouchers could be utilized.
- Investigate ways to seek alternative funding sources through non-HUD grants opportunities.
- Continue to maintain low vacancy rate and turnaround time so that affordable housing remains readily available.
- Review options for ownership of Woodford Apartments. To increase low-income housing within the City.

The City of Springfield also acknowledges a lack of affordable housing for all eligible populations in the community in their recent Consolidated Plan. It is SMHA's intent to work with the City to develop strategies for addressing decent affordable rental housing in the community. SMHA and the City will look at administrative policies that might unintentionally influence the cost of housing in Springfield and will work together to better understand each other roles within the community, the housing market, and within the parameters of achieving to become high performers within HUD's funding programs.

Consultations with the City of Springfield Consolidated Plan and the RAB, as well as any funding and staffing constraints, may impact some of the above strategies.

EXHIBIT 2

DECONCENTRATION POLICY

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

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

Deconcentration of Poverty and Income-Mixing (24 CFR 903.1 and 903.21)

The PHA's admission policy must be designed to provide for Deconcentration 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 Deconcentration policies must be included in its annual plan [24 CFR 903.7(b)].

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

Developments subject to the Deconcentration requirement are referred to as 'covered developments' and include general occupancy (family) public housing developments. The following developments are not subject to Deconcentration 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 Implementation [24 CFR 903.2(c)(1)]

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 1) 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 1. 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 Deconcentration of poverty and income mixing.

Depending on local circumstances the PHA's Deconcentration 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 Deconcentration.
- 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 Deconcentration 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 Deconcentration policy [24 CFR 903.2(c)(4)].

If, at 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 Deconcentration 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 Deconcentration or income mixing, and income targeting will also be considered in accordance with HUD requirements and PHA policy.

STATEMENT TO ANNUAL PLAN 2023

B. PLAN ELEMENTS

B.1

Springfield MHA will modify all agency ACOP, ADMIN Plans, Lease Agreement, Pet Policy to confirm with the HUD HOTMA Final Rule, Section 103.

B.2 Springfield MHA will offer PBV vouchers to Community Gardens, which will be constructed in FY 2023. Community Gardens will consist of sixty (60) one-bedroom senior community under a LIHTC program. This community is located within the City of Springfield, Ohio.

Springfield MHA participation with this development will expand the housing opportunities in the City and allow the Housing Choice Vouchers to assist in the rental assistance needed in the Community.

Units with Approved Vacancies for Modernization.

See Attachment.

Modernization

Development	Bldg. #	PIC Entrance #	PIC Unit #	Address	CFP ID #	CFP Year	5 YAP
oh021-23	05	P19	004396	1319 Perry St	ID0491	2025	2023-2027
oh021-23	05	P21	004397	1321 Perry St.	ID0492	2025	2023-2027
oh021-23	06	P33	004402	1333 Perry St.	ID0493	2025	2023-2027
oh021-23	06	P35	004403	1335 Perry St.	ID0494	2025	2023-2027
oh021-23	34	001	014107	830 Hillcrest Ave	ID0497	2026	2023-2027
oh021-23	32	001	013007	1717 Springmont Ave	ID0284	2023	2023-2027
oh021-24	13	001	007610	1706 Magnolia Blvd.	ID0263	2021	2021-2025
oh021-24	27	C35	009772	1635 Coach Hill Ln.	ID0489	2024	2023-2027
oh021-24	37	001	014120	1601 Prospect St.	ID0498	2026	2023-2027
oh021-24	49	001	014125	843 Woodglen Ln.	ID0490	2024	2023-2027
oh021-24	51	001	104127	851 Woodglen Ln	ID0308	2023	2023-2027
oh021-25	14	001	007632	921 Mound St.	ID0495	2027	2023-2027
oh021-25	39	001	013010	2020 Portage Path	ID0496	2027	2023-2027
oh021-25	62	001	015011	2144 Hillside Ave.	ID0288	2023	2023-2027
oh021-26 lp1a	19	L51	A20020	351 Lincoln Park Cir.	ID0499	2026	2023-2027
oh021-26 lp1a	20	L49	A20023	349 Lincoln Park Cir.	ID0500	2026	2023-2027
oh021-26 lp1a	23	001	B30027	335 Lincoln Park Cir.	ID0503	2023	2023-2027
oh021-26 lp1a	30	S23	E30038	2023 Superior Ave.		2028	2024-2028
oh021-27 lp1b	05	E16	D20008	316 E. John St	ID0486	2023	2023-2027
oh021-27 lp1b	10	E42	D20016	342 E. John St.		2028	2024-2028
oh021-28 lp2a	22	001	L30022	1919 Superior Ave.	ID0501	2023	2023-2027

SMHA Five Year Plan

Goals and Objectives

Attachment C

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
- Apply for additional rental vouchers if they become available during the year.
- 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.
- Offer Project Based Vouchers to entities wishing to increase affordable housing within the agencies service area.
- Explore SMHA's role in developing or supporting housing for formerly incarcerated individuals.
- Offer homelessness as a preference with the changing needs of the community since Covid-19
- Apply for funds to renovate 32 units at 241-309 S. Yellow Spring Street.

2. IMPROVE THE QUALITY OF ASSISTED HOUSING.

- Demolish or dispose of through sale obsolete scattered site public housing units.
- Demolish or dispose of 124 E. Rose Street, 632 E. Grand Ave, 743 Kenton Street.
- Reduce public housing vacancies to no more than 2%

3. INCREASE ASSISTED HOUSING CHOICE.

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

4. IMPROVE COMMUNITY QUALITY OF LIFE AND ECONOMIC VITALITY.

- Ensure meaningful engagement of SMHA residents in preservation and expansion efforts.
- Increase the number of persons enrolled in FSS Programs
- Support environmental sustainability and conservation in response to the effects of climate change.
- Increase the number and percentage of employed persons 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 contracts with the local the local law enforcement.
- Applying for Security Grant to enhance security cameras and entry doors to all buildings.

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.

7. REDUCE NON-COMPLIANCE BY PARTICIPANTS IN THE PUBLIC HOUSING AND HOUSING CHOICE VOUCHER PROGRAMS

- Continue to investigate cases where suspicion of non-compliance exists 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.

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.

**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 3/31/2024

**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 X 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 2023, 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 certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which 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 RAB (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 manner in which 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.
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.
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.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
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 in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- 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 on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 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.
 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 acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing 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 200.333 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 be available at all times and 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.
 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Springfield Metropolitan Housing Authority
PHA Name

OH021
PHA Number/HA Code

- Annual PHA Plan for Fiscal Year **2023**
- 5-Year PHA Plan for Fiscal Years **2023 - 2027**

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director **Michelle Lee-Hall**

Name Board Chairman **Terri Belliveau**

Signature

Date

Signature

Date

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. 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. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**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 3/31/2024

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

I, _____, the _____
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2020-2024 and/or Annual PHA Plan
for fiscal year 10/2023 of the _____ is
consistent with the

PHA Name
Springfield Metropolitan Housing Authority

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

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

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official:	Title:
Signature:	Date:

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