



<b>B.</b>	<b>Plan Elements.</b>
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b>  (a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p><b>Operation and Management.</b>  Operation strategy to contract maintenance services to an outside vendor.</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>
<b>B.2</b>	<p><b>New Activities.</b>  (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan</p> <p><b>Demolition and/or Disposition.</b>  SMHA proposed to demolish or dispose of the following: AMP 21-25 unit 124 E. Rose Street, 632 E. Grand, 743 Kenton Street.</p> <p><b>Project-Based Vouchers.</b>  SMHA propose to offer 40 PBV vouchers to the Development of Mulberry Spring, a PSH development. SMHA propose to offer 8 PBV voucher to Rose Commons, a family development of 40 units.</p> <p><b>Units with Approved Vacancies for Modernization.</b>  See uploaded list.</p> <p><b>Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</b>  SMHA has applied for Emergency and safety grants for AMP 21-22 and Amp 21-24. This will allow the agency to update security cameras, entry door systems in both buildings.</p>
<b>B.3</b>	<p><b>Progress Report.</b>  Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.  <b>See attachment B</b></p>
<b>B.4</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.  <b>Approved for 2023-2027. Date approved 8-11-2023</b></p>

B.5	<p><b>Most Recent Fiscal Year Audit.</b>  (a) Were there any findings in the most recent FY Audit?  Y <input type="checkbox"/> N <input checked="" type="checkbox"/>  (b) If yes, please describe:</p>			
C.	<p><b>Other Document and/or Certification Requirements.</b></p>			
C.1	<p><b>Resident Advisory Board (RAB) Comments.</b>  (a) Did the RAB(s) have comments to the PHA Plan?  Y <input checked="" type="checkbox"/> N <input type="checkbox"/>  (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>			
C.2	<p><b>Certification by State or Local Officials.</b>  <i>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>			
C.3	<p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b>  <i>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</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>			
C.4	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.  (a) Did the public challenge any elements of the Plan?  Y <input type="checkbox"/> N <input checked="" type="checkbox"/>  If yes, include Challenged Elements.</p>			
C.5	<p><b>Troubled PHA.</b>  (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?  Y <input checked="" type="checkbox"/> N <input type="checkbox"/> N/A <input type="checkbox"/>  (b) If yes, please describe: <b>Agency designation as troubled for FYE 2022. Currently working though a Recover Plan with HUD.</b></p>			
D.	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p>			
D.1	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b>  Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="175 1480 1546 1745"> <tr> <td data-bbox="175 1480 1546 1543"> <p><b>Fair Housing Goal: SMHA provided Fair Housing training on an annual basis to all staff.</b></p> </td> </tr> <tr> <td data-bbox="175 1543 1546 1606"> <p><i>Describe fair housing strategies and actions to achieve the goal</i></p> </td> </tr> <tr> <td data-bbox="175 1606 1546 1745"> <p><b>Legal council conducts onsite annual training for all staff members.</b></p> </td> </tr> </table>	<p><b>Fair Housing Goal: SMHA provided Fair Housing training on an annual basis to all staff.</b></p>	<p><i>Describe fair housing strategies and actions to achieve the goal</i></p>	<p><b>Legal council conducts onsite annual training for all staff members.</b></p>
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<p><b>Legal council conducts onsite annual training for all staff members.</b></p>				

## **SMHA Five Year Plan**

### **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; SMHA was awarded 11 VASH vouchers 2019.
- Maintain public housing vacancies no more than 2%; SMHA was not successful in reaching this goal. SMHA has requested a waiver from HUD to use its RHF funds to complete renovations of severely distressed units. In addition, SMHA is working with its Union, and community partners to leverage staff and funding capacity to ensure that unit turns are timely completed.
- Leverage private or other public funds to create additional housing opportunities and by acquiring low-income properties using Replacement Housing Factor (RHF) Funds; SMHA was not able to leverage RHF funds to acquire, build, or purchase new units.
- Offer PBV Voucher to developments with the required guidelines to expand assisted housing with the counties served by SMHA.
- Add additional properties into the community to increase low-income housing.

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

- SMHA achieved a PHAS score of 86 in 2018.
- SMHA was not able to reduce unit turnaround to an average of 25 days or less; SMHA has addressed these issues with HUD and is working on resolution.
- Emergency work order follow-up (maintaining 100% done within 24 hours) was successful.
- SMHA is working to improve voucher management; SMHA purged its waitlist in 2019 and opened its waitlist on July 15-16<sup>th</sup> 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 the budgets not subject to Demo/Dispo; SMHA made progress on modernization at Cole Manor renovating efficiencies to one-bedroom units.
- Demolish or dispose of obsolete scattered site public housing units older than 1978 and far too costly to maintain; no progress was made.
- SMHA will review and apply for RAD to the total LIPH.

### **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.
- Expand the Landlord symposium held April 2023.  
Develop an HCV Homeownership program.
- **Expand "Lease in Place" as a preference to the HCV program. In process 2023.**
- **Continue to implement use of housing choice voucher 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; this was not accomplished.
- 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 Lincoln Park and Sherman Murry, updated security doors at RC Henry and Sherman Murray
- Maintain designated developments or buildings for particular 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 persons and assisted families by maintaining and implementing existing policies; was not achieved.
- Provide or attract supportive services to improve assistance recipients' employability; Some progress made, working to with community to further engage.

*HUD Strategic Goal: Ensure Equal Opportunity in Housing for 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 risk.

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

**Training is being provided for staff to understand HUD's HOTMA standards for both programs LIPH and HCV.**

<p><b>Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (All PHAs)</b></p>	<p><b>U.S. Department of Housing and Urban Development</b> Office of Public and Indian Housing OMB No. 2577-0226 <b>Expires 3/31/2024</b></p>
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**Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan**

I, Bryan Heck, the City Manager certify that the 5-Year PHA Plan for fiscal years 2024-2028 and/or Annual PHA Plan for fiscal year 2024 of the OH021 - Springfield Metropolitan Housing Authority is consistent with the 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 City of Springfield Ohio pursuant to 24 CFR Part 91 and 24 CFR § 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 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:	<b>Bryan Heck</b>	Title: <b>City Manager</b>
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 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. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Form identification:** OH021-Springfield Metropolitan Housing Authority form HUD-50077-SL (Form ID - 395) printed by Michelle Lee-Hall in HUD Secure Systems/Public Housing Portal at 05/14/2024 03:45PM EST

**Certification 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    5-Year and/or    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 10/2024, 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**

**OH021**

PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year **2024**

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

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 <b>MS Michelle Lee-Hall</b>		Name Board Chairman <b>Steve Douthy</b>	
Signature	Date	Signature	Date

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