



2025 5-Year Plan and MTW Final Documents

October 22, 2025

- **Attachment 1** - 2025-2029 Goals and Objectives
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- **HUD 50075 - HCV:** Streamlined Annual Plan (*HCV Only PHAs*)
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- **HUD 50077 - SL:** Certification by State and Local Official of PHA Plan Consistency with Consolidated Plan or State Consolidated Plan
- **HUD 5077 - ST-HCV-HP:** Certification of Compliance with PHA Plan and Related Regulations (*Standard, Troubled, HCV Only & High Performer PHAs*)

Attachment 1 - Goals and Objectives 2025-2029

The **mission** of the Asheville Housing Authority is to provide safe, quality, and affordable housing, to expand available resources, and to collaborate with the community to create opportunities for resident self-reliance and economic independence.

Our **core values** are Compassion, Equality, Fairness, Integrity, Openness, Patience, and Respect.

Summary of Asheville Housing Strategic Goals	Page
<u>Goal 1: Provide affordable rental housing for households earning 60% of median family income or less</u> – The HACA will prioritize the expansion and preservation of the existing affordable housing in our portfolio.	2
<u>Goal 2: Provide special needs housing opportunities</u> – The HACA will continue to issue special purpose vouchers that serve non-elderly disabled, chronically homeless with co-occurring disorders, and other special populations in supportive housing.	3
<u>Goal 3: Support the development of affordable housing in amenity dense communities</u> – The HACA will target housing developers committed to building or restoring housing options that are easily accessible to public transit, employment centers, and desirable neighborhood amenities such as parks, healthcare facilities, and schools.	4
<u>Goal 4: Expand homeownership</u> – The HACA will support a path to homeownership by focusing on expanding enrollment in the Family Self-Sufficiency (FSS) program and utilizing the Moving to Work homeownership waiver to advance opportunities for residents to gain economic independence.	5
<u>Goal 5: Improve the quality of life in Asheville Housing communities</u> – The HACA will invest resources to ensure properties in the HACA portfolio are clean, safe, aesthetically pleasing, and offer resident centered services. The HACA will pursue the renovation and redevelopment of units in the housing authority portfolio focusing on elevating the amenities available to residents.	6
<u>Goal 6: Support Asheville Housing youth and children</u> – The HACA will provide more educational and enrichment activities for the children and youth in our communities through our own Resident Services programs.	7
<u>Goal 7: Provide excellent customer service</u> – demonstrated in the method, manner, and timing of our responses in service to our residents, colleagues, partners, and stakeholders.	8

Priority Needs from Asheville Regional Housing Consortium Consolidated Plan	
Asheville Housing Goals (2025)	Asheville Housing Objectives (2025)
<u>Consolidated Plan Priorities 1 and 5 (pages 192-93, 197-98):</u> Provide affordable rental housing for households earning 60% of median income or less. Preserve existing housing and focus preservation efforts to make both rental and ownership housing affordable and preserve long-term affordability of rental housing.	
<u>Asheville Housing Goal 1:</u> The HACA will prioritize the expansion and preservation of the existing affordable housing in our portfolio.	<u>Related Objectives:</u> 1. Partner with the City and County and other local partners to develop affordable housing through the Choice Neighborhoods planning and implementation grant programs. The Deaverview Community will be the subject property in this initiative. 2. Seek funding opportunities to renovate communities in the HACA portfolio as a more affordable option to complete redevelopment. 3. Re-establish senior designated housing with amenities that allow dignity for elders in their later years.

Priority Needs from Asheville Regional Housing Consortium Consolidated Plan	
Asheville Housing Goals (2025)	Asheville Housing Objectives (2025)
<u>Consolidated Plan Priority 2 (pages 193-95):</u> Provide affordable and accessible housing options to persons with special needs including the homeless, persons with criminal records, the frail elderly, persons with mental illness and people with disabilities (including intellectual and developmental disabilities), and victims of domestic violence, and help people succeed through supportive services coordinated with housing development.	
<u>Asheville Housing Goal 2:</u> The HACA will continue to issue special purpose vouchers that serve non-elderly disabled, chronically homeless with cooccurring disorders, and other special needs populations.	<u>Related Objectives:</u> 1. Continued support of special purpose vouchers that serve non-elderly disabled, chronically homeless with co-occurring disorders, and other special populations in supportive housing throughout the City of Asheville and Buncombe County. 2. Work with the Continuum of Care to identify additional housing resources and apply to HUD or the State of North Carolina to access funding to support this highly specialized housing model. 3. Expand the number of dedicated accessible units in each new redevelopment project, especially two- bedroom and three-bedroom units that will support families seeking rapid rehousing options. 4. Provide project-based vouchers to private developers specifically for housing designed to address chronic and veteran homelessness.

Priority Needs from Asheville Regional Housing Consortium Consolidated Plan	
Asheville Housing Goals (2025)	Asheville Housing Objectives (2025)
<u>Consolidated Plan Priority 6 (pages 198-99):</u> Coordinate housing development with transportation, jobs and services and make efficient use of available land and infrastructure.	
<u>Asheville Housing Goal 3:</u> The HACA will target housing developers committed to building or restoring housing options that are easily accessible to public transit, employment centers, and desirable neighborhood amenities such as parks, healthcare facilities, and schools.	<u>Related Objectives:</u> 1. Commit to providing quality workforce housing, raising the standard of living in our communities, focusing on changing mindsets and improving the quality of the affordable two- and three-bedroom housing and missing-middle housing stock. 2. Invest in and support affordable a workforce and missing-middle housing. 3. Rebrand the HACA portfolio as workforce housing easily accessible to employment, schools, and with access to public transportation.

Priority Needs from Asheville Regional Housing Consortium Consolidated Plan	
Asheville Housing Goals (2025)	Asheville Housing Objectives (2025)
<u>Con Plan Priority 3 (pages 195-96):</u> Promote homeownership for low-income households.	
<u>Asheville Housing Goal 4:</u> The HACA will support a path to homeownership by focusing on expanding enrollment in the Family Self-Sufficiency (FSS) program and utilizing the Moving to Work homeownership waiver to advance opportunities for residents to gain economic independence.	<u>Related Objectives:</u> 1. Continually expand participation in the HCV Homeownership program with special focus on success for residents and participants who were disproportionately impacted by the urban renewal efforts that destroyed many African American homes. 2. Continue to coordinate with non-profit partners such as Habitat for Humanity, Mountain Housing Opportunities, USDA and OnTrack to find and support homeownership opportunities for residents. 3. Seek opportunities to acquire and renovate existing or build new homes for sale to participants in the HCV Homeownership program.

Priority Needs from Asheville Regional Housing Consortium Consolidated Plan	
Asheville Housing Goals (2025)	Asheville Housing Objectives (2025)
<u>Con Plan Priorities 7 and 8 (pages 199-200)</u> : Create sustainable jobs for low-income persons. Provide job training and placement for persons who have been disenfranchised from economic opportunity (including persons with disabilities) and that will lead to job placement.	
<u>Asheville Housing Goal 5:</u> The HACA will invest its resources to ensure properties in the HACA portfolio are clean, safe, aesthetically pleasing, and offer resident centered services.	<u>Related Objectives:</u> 1. Continually improve the quality of existing residential communities through RAD project-based management, with a focus on safe, healthy, well-maintained, and energy efficient communities. 2. Pursue the renovation and redevelopment of units in the housing authority portfolio focusing on elevating the amenities available to residents. 3. Hire and support qualified maintenance staff to improve the regular upkeep of the properties in the HACA portfolio. 4. Continue to support amenities on site that assist residents such as full-day child care, resident lead initiatives such as Grandparents on Duty, HeadStart, the Resident Trainee program and other services that elevate residents social, emotional and economic wellbeing. 5. Re-establish Resident Councils at each public housing site and meet monthly with the Resident Advisory Board to ensure ongoing communication and collaboration to improve the quality of life in their communities. 6. Hire residents whenever possible through regular employment opportunities and the Resident Trainee program. 7. Strengthen community partnerships with local groups and organizations including health care entities to create greater access to care and overall wellness including mental health. 8. Collaborate with residents and other community stakeholders to examine gun violence from a public health perspective and work to address the root causes. 9. Continue our collaboration with Buncombe County and the Asheville Police Department using community policing strategies to reduce crime

Priority Needs from Asheville Regional Housing Consortium Consolidated Plan	
Asheville Housing Goals (2025)	Asheville Housing Objectives (2025)
<u>Con Plan Priority Need 17 (pages 207-8):</u> Support youth mentoring, after school education and other youth services as part of neighborhood revitalization.	
<u>Asheville Housing Goal 6:</u> The HACA will provide more educational and enrichment activities for the children and youth in our communities through our own Resident Services programs.	<u>Related Objectives:</u> 1. Support Asheville Housing adults, youth and children to achieve social/emotional wellbeing, academic success and food security. 2. Provide educational and enrichment activities at all HACA communities 3. Install and improve on site recreational facilities, 4. Implement additional services that support job readiness for residents with children. 5. Pursue funding for in- home broadband access to all HACA families. 6. Improve safety in Asheville Housing communities. Facilitate dialogue between residents and APD to improve strained relationships, including potential joint training about community relations, conflict resolution, and looking at the school resource officer model.

Priority Needs from Asheville Regional Housing Consortium Consolidated Plan	
Asheville Housing Goals (2025)	Asheville Housing Objectives (2025)
<u>Con Plan Priority Need:</u> N/A. (But see Con Plan reference to public housing accessibility and involvement generally on page 244.)	
<u>Asheville Housing Goal 7:</u> Provide excellent customer service to the residents of the Housing Authority of the City of Asheville	<u>Related Objectives:</u> 1. Enhance customer service and the respect for residents in the method, manner, and timing of our responses in service to our residents. 2. Provide training for maintenance staff to ensure they can be responsive to work orders and repairs needed without reliance on third-party contractors. 3. Develop new training and performance evaluation systems to provide education and timely feedback to staff supporting their job performance. 4. Develop a HACA wide Resident Focused newsletter to provide timely and up to date information for residents on no less than a quarterly basis.

Attachment 3 – 2025 Five Year/Annual Plan and MTW Supplement

Resident Input/Comment Sessions

Deaverview Apartments: July 17, 2024, 6pm-8pm

Aston Park Towers: July 22, 2024, 6pm-8pm

Pisgahview Apartments: July 23, 2024, 6pm-8pm

The Housing Authority of the City of Asheville, as part of our 5-Year and Moving to Work Plan submission to HUD invite Resident Councils, Residents and the public to open comment sessions to gather input and suggestions from our communities.

Ms. Pierre welcomed everyone and thanked them for their participation and time for the process of setting goals in the 5 Year Annual Plan. As each goal was discussed, each resident could comment and offer their suggestions.

1. Provide affordable rental housing for households earning 60% of median family income or less.

- Several residents expressed concerns about rents going up and they are concerned that they would have to move if they cannot afford it and concerns about working.
 - a. We want to focus on workforce housing and what that means is that we are going to work with our residents. Whether someone wants to be a stipend worker or go through our resident training program. We have residents that work for us now and they do a wonderful job. One of the things we will be doing is to put a work requirement in place and this does not apply to everyone. If you are under/over age, you are disabled or caring for a disabled person or have children under the age of 6 or not of school age, you are exempt. We are encouraging residents to go through FSS (Family Self Sufficiency) program with Ms. Jackson and her team to look at how we can get residents the support they need. Economic independence does not come easy, but we want to make sure we provide you with every opportunity and support to achieve. The idea is that we are moving to workforce Housing.

2. Provide Special needs housing opportunities

- One resident asked about being incarcerated and having a record. Is that what you are referring to?
 - a. Ms. Pierre's response: When I talk about special population, I am talking about youth aging out of foster care and disabled. I am talking about other populations that are sometimes overlooked, severely disabled individuals who need their special vouchers or other special programs for them. I will say that this goal is especially

important because every type of housing is not for everyone, and we are continuing our commitment to serve as part of that whole housing safety net throughout the city. However, I will say is we want people to be well housed, not warehoused, so our commitment is to support third party developers and nonprofit partners who are also working to provide housing for all populations that we cannot help. One important thing while you give your feedback is when I send you to the next meeting. We are getting ready to publish our Administrative Plan update on our website and preparing for another public meeting about that. That is when you should really come because HUD (Housing and Urban Development) does require certain things we just cannot do, like if there is a certain history of things that have happened, we cannot allow potential manufacturing and distribution of methamphetamines and it is a lifetime ban from federally funded programs, lifetime sexual offender registry is a lifetime ban. There are certain things in federal regulations that we have no choice but to have some leeway on. There are options to the rules that are all dictated by the offense, type of offense and how long since the offense occurred or since the exit from incarceration.

3. Redevelop, expand, and improve Asheville Housing communities

- Residents voiced concerns about redevelopment and timeline.
- Why was Deaverview was chosen to redevelop first as it was not the oldest, like Pisgahview
- Why not invest in what we already have and what happens to the residents who have PTSD and cannot live in a building with proximity to one another.

a. We are looking at 2025 to be able to start planning our grant process. It is going to take some time, and it is not going to happen overnight. If we receive the planning grant, those dollars will be to prepare the vision for this community, and you must be me at the table. We tabled the original redevelopment plan. One of the reasons is there was not enough money to build these units, and we said Ok, what if we just do the first building which consisted of 49 units of 1-bedroom. That is not for the residents who live here. Some residents may need one bedroom but when you have townhomes with front and back doors it is more of a family site. The population target is going to serve families who need two or three bedrooms on a family site. Deaverview is a family site, not a senior site. The plan was not for you. Our new application potentially with Choice Neighborhoods will allow for complete redevelopment. It is a two-step process. We apply for a planning grant. The planning grant will help us to get true community involvement. You will be at the table to say, "I like having a front and back door." You get a say in what we will do moving forward. Maintaining Deaverview is costly. The cost of maintenance exceeds the new construction cost and building codes have changed. It is about visibility and livability.

I am not going to tell you anything that I have not experienced myself and I am going to try to be as honest as I can. I will also take the criticism when it comes to whether there is something that we are not doing well. My feelings may get hurt. I am going to take that feedback and listen because I am not you, have not lived in your shoes, and cannot see through your eyes. Only you can. If I tell you that I am trusting, you because that is your perspective just as I hope you will trust and respect me and what my perspective or lived experience has been for me and for everybody on my staff. It is hard and we are not perfect. We want residents to feel that they are well housed, not warehoused.

- Resident commented that she appreciates that HACA's vision includes room for residents' vision.

4. Promote equity through homeownership

- Several residents wanted to learn more about homeownership and wanted to know what that means for them.
 - a. When we redevelop, one of the reasons we partner with cities is they also have additional land, and we want to make sure that we can try to promote home ownership as well. We have talked with them, and I told them this is one of our residents' main concerns. Some of you do not want to live in an apartment forever. You want to buy a little house so grandkids can visit, or their family can come and feel ownership, grow equity, own something of their own. It is hard because everything is so expensive. Well, the way you get around is that you partner so you can build houses using public dollars to help buy. That is one of the reasons we want to partner with them so residents can have a house of their own. That is a sincere desire, and it is something that if we really want, that can happen as well.

5. Preserve and improve existing Asheville Housing opportunities

- Resident expressed concerns about replacing her refrigerator from another unit. Her concerns were being unsanitary and potential pests that would be introduced to her unit.
- Residents expressed concerns about living next to people that are mentally ill with addictions
- Residents expressed concerns about chronically homeless
 - a. When redevelopment was initially on the table, managers were told not to put money back into the site but that is no longer the case. If you need a new refrigerator, call the office, and request a new one. What we are committed to doing and what the goal says is to preserve and improve existing Asheville Housing communities. That's us just doing our jobs to maintain it and one that demonstrated by hiring and training

more maintenance staff. HACA's goal is to ensure families are housed well in environments that can meet their needs.

The Housing Authority are not experts in disorders, substance abuse, chronic homelessness, or mental health. We leave this to the experts. Although, there are people in here with some expertise, so do not let me take away from anybody's degrees and certifications and their licensing, but we are not experts in that right. What we are supposed to be able to do well is provide a safe, decent, and sanitary place to live. We are workforce housing, and most residents will work at least 15 hours per week. We welcome you to complete an application online or come to the central office as we are always hiring

- One resident stated that his family will not visit here. They are afraid to park their car and walk in.
- Another resident comment" It is saying investing in the public sector management of 0 tolerance for violence and criminal activities, what does that mean?

a. It is a two-part answer. We are making investments, and some things are going to have a bigger impact than others. Investing in more cameras for our blind spots, Ms. James said that more cameras are needed so we can make sure residents are safe and not get hit on the head while taking out the garbage. Investing in making sure we get more patrols from the city. We are not security patrols. We do not carry handcuffs or badges. My only tool is to clean up a community and get people out who do not need to be here or want to be disruptive or do not want to live well or cooperate with others and be a good neighbor is to evict them. A lot of people do not want to hear that. I was recently accused of being heavy-handed towards eviction. You have a choice. Residents that we are evicting have received our letters and violations. We take documented proof with us because we must follow the federal government's rules. We must follow the letter of the law when we issue summary ejectments. Yes, we have compassion for them, but they do not need to live here, and it can take 3-4 months to get someone out because once appeal, our attorney must get involved, so now we are paying legal fees.

- Resident says he wants healthcare workers assigned to certain developments to develop a relationship with. I may feel a certain kind of way when the police show up and they could help keep the situation from getting worse. I would like to see police more active in the community.

a. Ms. Pierre comments that we have healthcare workers in place now and they are assigned to all our developments and that may be something that you want to speak to Ms. Jackson about. She is the Director of Resident Services.

Ms. Jackson said all healthcare workers are certified and have the same customer service training as site managers. They are not out in the development at 8, 9 and ten o'clock at night.

- Resident comment is that is my whole idea. Sometimes, someone just being there helps the situation.

a. Ms. Jackson comments that this is something that the police must do as it is a liability for HACA. I am not sending my staff into an active shooting, and I do not expect them to go in there. Most of my staff are natives of Asheville and have been on the streets, so they know the people. We do not get paid enough to go into those situations.

b. Ms. Pierre says: You must remember we are people too and want to get home to our families.

6. Support Asheville Housing youth and children

- Resident comments about the programs that would hire kids for the summer. They would cut the grass and do odd jobs. Is that something you still do?

Ms. Jackson said it is something we can work on in the future. In terms of the grounds, once HACA gets their foundation built for the maintenance and grounds crew and all of that because they need someone that can partner your kid with, you cannot just let them loose on a lawnmower by themselves underaged. Once they get that established, we will determine if there is something else, we can do. We do have youth working at the Edington center, Hillcrest and Maple Crest. The funding came from the city, and they put them in those places, not HACA.

b. Ms. Pierre stated that we are doing our part. We started hiring kids and every kid needs some type of something to do. I think if they are getting more involved in the work that they are doing, they are less likely to get involved with other things.

- Residents commented about sitting around and getting bored with nothing to do but cannot work because she has small children and no childcare help.

a. That is why we just went through this whole thing about getting full day childcare because we want you to know if you need childcare and you are ready to go to work, and schools out, these things we are putting in place so that when you are ready to go

to work, you have childcare. We will get the resources on our properties to ensure it is available to our residents.

- What if my name came up on the waiting list that I am all right with, but my kids may not be able to visit their daddy because the kids here may not like my kids to come over. I want to see my kids. It comes down to choices.

a. Ms. Pierre commented that it comes down to our administrative plan. One thing changing in our admissions is that when applications are filled out, we will try to give you more choices so that you can pick where you want to be.

7. Provide excellent customer service

- Ms. Pierre said we are trying to provide excellent customer service. You have asked for better customer service. What are your thoughts?

a. As a mindset, I think people in different housing have noticed that if you do not have a poor mindset, you do not expect certain basic dignity. That helps contribute that housing wants to change the mindset, I assume.

- Ms. Pierre stated that we are hiring more office assistants. People that can answer the phone because we are running around doing all kinds of things and a lot is coming at managers all at once. That is one of the things that we are committed to doing better. Customer service does not just mean smiling and being nice. I know what it can feel like to rushed when you are trying to do everything right but at the same time, if we do not hire adequate staff to be able to address the need, that is what we are committed to doing. We get better customer service by hiring more staff, by hiring people to be able to help, support and receive when the manager is pulled in ten different directions. I am hopeful that the efforts and steps that we are taking can continue.

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 09/30/2027
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

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 and 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: _____ PHA Code: _____ PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____ PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) _____ 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. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA 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.

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 ☐ ☐ Project-Based Vouchers (b) If Project-Based Voucher (PBV) activities are planned for the applicable Fiscal Year, provide the projected number of PBV units and general locations, and describe how project-basing would be consistent with the PHA Plan.
B.3	Progress Report. Provide a description of the PHA’s progress in meeting its Mission and Goals described in its 5-Year PHA Plan.

B.4	Capital Improvements. – Not Applicable
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N N/A ☐ ☐ ☐ (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, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.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, <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.
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y ☐ N ☐ (b) If yes, include Challenged Elements.

Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV-Only PHAs

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

- A.1** Include the full **PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), Number of Housing Choice Vouchers (HCVs), PHA Plan Submission Type,** and the **Public Availability of Information,** specific location(s) of all information relevant to the public hearing and proposed PHA Plan. Note: The number of HCV's should include all special purpose vouchers (e.g. Mainstream Vouchers, etc.) (24 CFR 903.23(e)).

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table (24 CFR 943.128(a)).

B. Plan Elements. All PHAs must complete this section (24 CFR 903.11(c)(3)).

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no."

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR 903.7(a)(2)(i)). Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy (24 CFR 903.7(a)(2)(ii)).

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV (24 CFR 903.7(b)).

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program and state the planned use for the resources (24 CFR 903.7(c)).

☐ **Rent Determination.** A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies (24 CFR 903.7(d)).

☐ **Operation and Management.** A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA (24 CFR 903.7(e)).

☐ **Informal Review and Hearing Procedures.** A description of the informal hearing and review procedures that the PHA makes available to its applicants (24 CFR 903.7(f)).

☐ **Homeownership Programs.** A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

☐ **Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.** A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA's partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA's partnerships with other entities, and activities subject to Section 3 of the Housing and Community Development Act of 1968 (24 CFR Part 135) and under requirements for the Family Self-Sufficiency Program and others. Include the program's size (including required and actual size of the FSS program) and means of allocating assistance to households. (24 CFR 903.7(l)(i)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements (24 CFR 903.7(l)(iii)).

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan (24 CFR 903.7(s)(2)(i)).

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan (24 CFR 903.7(s)(2)(ii)).

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

- B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements in the applicable Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 24 CFR 983.55(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations (including if PBV units are planned on any former or current public housing units or sites), and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b)(3), 24 CFR 903.7(r)).

- B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan (24 CFR 903.11(c)(3), 24 CFR 903.7(s)(1)).
- B.4 Capital Improvements.** This section refers to PHAs that receive funding from the Capital Fund Program (CFP) which is not applicable for HCV-Only PHAs.
- B.5 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided (24 CFR 903.7(p)).

C. Other Document and/or Certification Requirements.

- C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations (24 CFR 903.13(c), 24 CFR 903.19).
- 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 (24 CFR 903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.
- C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting 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*. 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. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of 24 CFR 5.150 *et seq.*, 24 CFR 903.7(o)(1), and 24 CFR 903.15.
- C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public (24 CFR 903.23(b)).

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 4.52 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. 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.

MTW CERTIFICATIONS OF COMPLIANCE**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF PUBLIC AND INDIAN HOUSING****Certifications of Compliance with Regulations:
Board Resolution to Accompany the MTW Supplement to the Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chairperson or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the MTW Supplement to the Annual PHA Plan for the MTW PHA Fiscal Year beginning (01/01/2025), hereinafter referred to as "the MTW Supplement", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the MTW Supplement and implementation thereof:

- (1) The PHA made the proposed MTW Supplement 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 MTW Supplement and invited public comment.
- (2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board(s) or tenant associations, as applicable) before approval of the MTW Supplement by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the annual MTW Supplement.
- (3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).
- (4) The MTW PHA will carry out the MTW Supplement 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), and Title II of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and all regulations implementing these authorities; and other applicable Federal, State, and local civil rights laws.
- (5) The MTW Supplement is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
- (6) The MTW Supplement 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 MTW PHA's jurisdiction and a description of the way the MTW Supplement is consistent with the applicable Consolidated Plan (24 CFR 91.2, 91.225, 91.325, and 91.425).
- (7) The MTW 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 requires 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. The MTW PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.
- (8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.
- (9) In accordance with the Fair Housing Act and Act's prohibition on sex discrimination, which includes sexual orientation and gender identity, and 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not base a determination of eligibility for housing based on actual or perceived sexual orientation, gender identity, or marital status and will not otherwise discriminate because of sex (including sexual orientation and gender identity), will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
- (10) The MTW 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.
- (11) The MTW 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.
- (12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment.
- (14) The MTW 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.

- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (17) With respect to public housing and applicable local, non-traditional development the MTW 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.
- (18) The MTW PHA will keep records in accordance with 2 CFR 200.333-200.337 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200.
- (21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of housing quality standards as required in PIH Notice 2011-45, or successor notice, for any local, non-traditional program units. The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982, for any Housing Choice Voucher units under administration.
- (22) The MTW PHA will undertake only activities and programs covered by the Moving to Work Operations Notice in a manner consistent with its MTW Supplement and will utilize covered grant funds only for activities that are approvable under the Moving to Work Operations Notice and included in its MTW Supplement. MTW Waivers activities being implemented by the agency must fall within the safe harbors outlined in Appendix I of the Moving to Work Operations Notice and/or HUD approved Agency-Specific or Safe Harbor Waivers.
- (23) All attachments to the MTW Supplement have been and will continue to be available at all times and all locations that the MTW Supplement is available for public inspection. All required supporting documents have been made available for public inspection along with the MTW Supplement and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its MTW Supplement and will continue to be made available at least at the primary business office of the MTW PHA and should be made available electronically, upon request.

MTW PHA NAME

MTW PHA NUMBER/HA CODE

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

TITLE

SIGNATURE

DATE

** Must be signed by either the Chairperson or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chairperson or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.*

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

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

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or
strategies to:

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.

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:	Title:
Signature:	Date:

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.

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 ___ 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 _____, 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);
 - 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 actual or perceived sexual orientation, or marital status and will not otherwise discriminate because of sex (including sexual orientation).
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).

PHA Name

PHA Number/HA Code

____ Annual PHA Plan for Fiscal Year 20____

____ 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:		Name Board Chairman:	
Signature:		Signature:	
Date:		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. 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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