

# 5-Year PHA Plan (for All PHAs)

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

OMB No. 2577-0226  
Expires: 02/29/2016

**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, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A. PHA Information.															
A.1	<p>PHA Name: <u>Youngstown Metropolitan Housing Authority</u> PHA Code: <u>OH002</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2020</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are <b>strongly encouraged</b> to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>Copies of the FY 2020-2024 Five-Year PHA Plan are available at <a href="http://www.ymhaonline.com">www.ymhaonline.com</a>, the Youngstown Metropolitan Housing Authority (YMHA) Central Office at 131 W. Boardman Street, Youngstown, OH 44503 and at the following AMP offices:</p> <p>AMPs 1, 2 &amp; 11 Amedia Plaza, 131 W. Boardman Avenue, Youngstown, OH 44503 Brier Hill, 263 DuPont Avenue, Youngstown, OH 44510 AMP 3 Gutknecht Tower, 110 E. Wood Street, Youngstown, OH 44503 Norton Manor, 1400 Springdale Avenue, Youngstown, OH 44505 AMP 4 Rockford Village, 1402 Dogwood Lane, Youngstown, OH 44505 Victory Annex, 690 Magnolia Avenue, Youngstown, OH 44505 AMP 5 Kirwan Homes , 101 Jackson Street, Campbell, OH 44405 Struthers Manor, 585 Poland Avenue, Struthers, OH 44471 Vasu Manor, 137 Roosevelt Drive, Campbell, OH 44405 AMPs 7 &amp; 8 Arlington Heights I &amp; II, 801 Park Avenue, Youngstown, OH 44510 AMPs 9 &amp; 10 Villages at Arlington I &amp; II, 516 Griffith Avenue, Youngstown, OH 44510</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) <b>Not Applicable</b></p> <table border="1"><thead><tr><th rowspan="2">Participating PHAs</th><th rowspan="2">PHA Code</th><th rowspan="2">Program(s) in the Consortia</th><th rowspan="2">Program(s) not in the Consortia</th><th colspan="2">No. of Units in Each Program</th></tr><tr><th>PH</th><th>HCV</th></tr></thead><tbody><tr><td>Lead PHA:</td><td></td><td></td><td></td><td></td><td></td></tr></tbody></table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:					
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Lead PHA:															
<b>5-Year Plan.</b> Required for <u>all</u> PHAs completing this form.															
B.1	<p><b>Mission.</b> State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p><b>The Youngstown Metropolitan Housing Authority is dedicated to creating and maintaining healthy, service enriched neighborhoods. We strive to enhance the quality of life for our residents by providing attractive, secure, affordable housing and innovative programs designed to enable residents to achieve a higher level of economic and social self-sufficiency.</b></p>														

**B.2**

**Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low- income families for the next five years.

● **Goal:** Preserve/Reposition YMHA's Affordable Housing Portfolio and Address Capital Needs

**Objectives:**

- Complete a housing portfolio assessment and Preservation/Repositioning Plan (Plan) for YMHA's properties during the 2020-2024 time period
- Identify, analyze and use HUD and non-HUD programs and resources to advance goals of the Plan
- Dispose and/or demolish of obsolete housing

● **Goal:** Expand the supply of assisted housing

**Objectives:**

- Apply for additional Housing Choice Vouchers
- Acquire and/or build developments to expand YMHA's housing portfolio
- Leverage private and public funds to create additional housing opportunities

● **Goal:** Enhance Staff Capacity to Develop/Manage Various Types of Affordable Housing

**Objectives:**

- Participate in and host various trainings and webinars related to Low Income Housing Tax Credit, RAD and other programs, as well as compliance related training for affordable housing types

● **Goal:** Create Strategic Plan

**Objectives:**

- Create an agency strategic plan with participation of the Housing Commissioners and Leadership Staff during the 2020-2024 time period

● **Goal:** Promote deconcentration and create access to affordable housing in areas of opportunity

**Objectives:**

- Evaluate and implement measures to promote income mixing in public housing developments
- Seek to acquire land/buildings for development
- Conduct outreach to potential HCV landlords
- Evaluate and implement opportunities to provided project-based HCV vouchers
- Encourage homeownership opportunities through the Family-Self Sufficiency programs and HCV homeownership program

● **Goal:** Provide and improve quality living environments in affordable housing developments

**Objectives:**

- Implement housing security improvements
- Designate developments or buildings for particular resident populations (elderly, etc.)
- Modernize/rehabilitate housing units
- Continue to provide site-based programs and services for children/youth, adult and seniors (employment, health, education, financial literacy, recreation, socialization, etc.) through network of in-house community partners

<p><b>B.2</b></p>	<p><b>Goals and Objectives.</b> Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. (Continued)</p> <ul style="list-style-type: none"> <li>● <b>Goal:</b> Implement resident service delivery to include emphasis on employment, health, education, self-sufficiency and Resident Council support <ul style="list-style-type: none"> <li><u><b>Objectives:</b></u> <ul style="list-style-type: none"> <li>● Create and operate non-profit affiliate to coordinate resident service delivery system and develop additional funding for services</li> <li>● Continue to provide Family Self Sufficiency services for Housing Choice Voucher and Public Housing residents</li> <li>● Continue to operate and expand services at HUD designated EnVision Center at Rockford Village</li> <li>● Continue to assist seniors and persons with disabilities to maintain independent and dignified living by assisting them with accessing public benefits, advocating with service providers on their behalf</li> <li>● Continue to provide site-based programs and services for children/youth, adult and seniors (employment, health, education, financial literacy, recreation, socialization, etc.) through network of in-house and community partners</li> <li>● Build partnerships to narrow the digital divide through the ConnectHome program to provide residents with access to the internet, devices, and training</li> <li>● Continue to provide training and support to Resident Councils</li> </ul> </li> </ul> </li> <li>● <b>Goal:</b> Ensure equal opportunity for all PHA customers and affirmatively further fair housing <ul style="list-style-type: none"> <li><u><b>Objectives:</b></u> <ul style="list-style-type: none"> <li>● Provide and/or participate in fair housing and cultural diversity training for staff</li> <li>● Increase access to housing opportunities through the use of specialized Housing Choice Vouchers as they are/become available</li> <li>● Evaluate and implement opportunities to provided project-based HCV vouchers for supportive housing units</li> <li>● Ensure that new developments and major rehabilitation projects meet Section 504 and Americans with Disabilities Act requirements</li> </ul> </li> </ul> </li> <li>● <b>Goal:</b> Improve YMHA’s financial viability <ul style="list-style-type: none"> <li><u><b>Objectives:</b></u> <ul style="list-style-type: none"> <li>● Identify and develop alternative revenue sources</li> <li>● Improve internal controls</li> <li>● Reduce operational expenses</li> <li>● Control/reduce health care insurance costs</li> </ul> </li> </ul> </li> </ul>
<p><b>B.3</b></p>	<p><b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p><b>See Attachment B.3 for the 2015-2019 Progress Report.</b></p>

- B.4** **Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.

### **VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY**

#### **I. Purpose and Applicability**

The purpose of this policy (herein called "Policy") is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) and more generally to set forth YMHA's policies and procedures regarding domestic violence, dating violence and stalking, as hereinafter defined.

This Policy shall be applicable to the administration by YMHA of all federally subsidized public housing and Section 8 Housing Choice Voucher rental assistance under the United States Housing Act of 1937 (42 U.S.C. §1437 *et seq.*). Notwithstanding its title, this Policy is gender-neutral and its protections are available to males who are victims of domestic violence, dating violence or stalking as well as female victims of such violence.

#### **II. Goals and Objectives**

This Policy has the following principal goals and objectives:

- A. Maintaining compliance with all applicable legal requirements imposed by VAWA;
- B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence or stalking who are assisted by YMHA;
- C. Providing and maintaining housing opportunities for victims of domestic violence, dating violence or stalking;
- D. Creating and maintaining collaborative arrangements between YMHA, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking who are assisted by YMHA; and
- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence or stalking affecting individuals assisted by YMHA.

#### **III. Other YMHA Policies and Procedures**

This Policy shall be referenced in and attached to YMHA's Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of YMHA's Admissions and Continued Occupancy Policy and Section 8 Housing Choice Voucher Administrative Plan. YMHA's annual public housing agency plan shall also contain information concerning YMHA's activities, services or programs relating to domestic violence, dating violence or stalking.

To the extent any provision of this policy shall vary or contradict any previously adopted policy or procedure of YMHA, the provisions of this Policy shall prevail.

#### **IV. Definitions**

As used in this Policy:

- A. *Domestic Violence* – The term 'domestic violence' includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.

**B.4**

**Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.  
(Continued)

**B. *Dating Violence* – means violence committed by a person –**

1. who is or has been in a social relationship of a romantic or intimate nature with the victim; and
2. where the existence of such a relationship shall be determined based on a consideration of the following factors:
  - (i) the length of the relationship.
  - (ii) the type of relationship.
  - (iii) the frequency of interaction between the persons involved in the relationship.

**C. *Stalking* – means –**

1. (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and
2. in the course of, or as a result of such following, pursuit, surveillance or repeatedly committed acts, to place a person in a reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to –
  - (i) that person;
  - (ii) a member of the immediate family of that person; or
  - (iii) the spouse or intimate partner of that person.

**D. *Immediate Family Member* – means, with respect to a person –**

1. a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or
2. any other person living in the household of that person and related to that person by blood or marriage.

**E. *Perpetrator* – means person who commits an act of domestic violence, dating violence or stalking against a victim.**

**V. *Admissions and Screening***

- A. *Non-Denial of Assistance* – YMHA will not deny admission to public housing or to the Section 8 Housing Choice Voucher rental assistance program to any person because that person is or has been a victim of domestic violence, dating violence or stalking provided that such person is otherwise qualified for such admission.**

**VI. *Termination of Tenancy or Assistance***

- A. *VAWA Protections* – Under VAWA, public housing residents and persons assisted under the Section 8 Housing Choice Voucher rental assistance program have the following specific protections, which will be observed by YMHA:**

1. An incident or incidents of actual or threatened domestic violence, dating violence or stalking will not be considered to be a “serious or repeated” violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.
2. In addition to the foregoing, tenancy or assistance will not be terminated by YMHA as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant’s control, and the tenant or an immediate family member is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:

**B.4**

**Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.  
(Continued)

- a. Nothing contained in this paragraph shall limit any otherwise available authority of YMHA or a Section 8 Housing Choice Voucher owner or manager to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence or stalking in question against the tenant or a member of the tenant's household. However, in taking any such action, neither YMHA nor a Section 8 Housing Choice Voucher manager or owner may apply a more demanding standard to the victim of domestic violence, dating violence or stalking than that applied to other tenants.
  - b. Nothing contained in this paragraph shall be construed to limit the authority of YMHA or a Section 8 Housing Choice Voucher owner or manager to evict or terminate from assistance any tenant or lawful applicant if the owner, manager or YMHA, as the case may be, can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.
- B. *Removal of Perpetrator* – Further, notwithstanding anything in paragraph VI.A.2. or Federal State or local law to the contrary, YMHA or a Section 8 Housing Choice Voucher owner or manager, as the case may be, may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also the tenant or a lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by YMHA. Leases used for all public housing operated by YMHA and, at the option of Section 8 Housing Choice Voucher owners or manager, leases for dwelling units occupied by families assisted with Section 8 Housing Choice Voucher rental assistance administered by YMHA, shall contain provisions setting forth the substance of this paragraph.

**VII. Verification of Domestic Violence, Dating Violence or Stalking**

- A. *Requirement for Verification* – The law allows, but does not require, YMHA or a Section 8 Housing Choice Voucher owner or manager to verify that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in the policy. Subject only to waiver as provided in paragraph VII.C, YMHA shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by YMHA. Section 8 Housing Choice Voucher owners or managers receiving rental assistance administered by YMHA may elect to require verification, or not to require it as permitted under applicable law.

Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence or stalking may be accomplished in one of the following ways:

1. *HUD-Approved Form* – by providing to YMHA or to the requesting Section 8 Housing Choice Voucher owner or manager a written certification on a form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence or stalking, and that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator.

**B.4**

**Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.  
(Continued)

1. *Other Documentation* – by providing to YMHA or to the requesting Section 8 Housing Choice Voucher owner or manager documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.
  2. *Police or Court Record* – by providing to YMHA or to the requesting Section 8 Housing Choice Voucher owner or manager a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.
- B. *Time Allowed to Provide Verification / Failure to Provide* – An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by YMHA or a Section 8 Housing Choice Voucher owner or manager to provide verification, must provide such verification within 14 business days (i.e., 14 calendar days, excluding Saturdays, Sundays and federally-recognized holidays) after receipt of the request for verification. Failure to provide verification in proper form within such time will result in loss of protection under VAWA and this Policy against a proposed adverse action.
- C. *Waiver of Verification Requirement* – The executive Director of YMHA or his/her designee, or a Section 8 owner or manager may, with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this policy based on the victim's statement or other corroborating evidence. Such waiver may be granted in the sole discretion of the Executive Director, owner or manager. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for or create any right to waiver in any other case or cases regardless of similarity in circumstances.

**VIII. Confidentiality**

- A. *Right of Confidentiality* – All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to YMHA or to a Section 8 Housing Choice Voucher owner or manager in connection with a verification required under Section VII of this Policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving party in confidence and shall neither be entered in any shared database nor provided to any related entity except where disclosure is:
1. requested or consented to by the individual in writing, or
  2. required for use in a public housing eviction proceeding or in connection with termination of Section 8 Housing Choice Voucher rental assistance, as permitted in VAWA, or
  3. otherwise required by applicable law.
- B. *Notification of Rights* – All tenants of public housing and tenants participating in the Section 8 Housing Choice Voucher rental assistance program administered by YMHA shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.

B.4

**Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.  
(Continued)

**IX. Transfer to New Residence**

- A. *Application for Transfer* – In situations that involve significant risk of violent harm to an individual as a result of previous incidents or threats of domestic violence, dating violence or stalking, YMHA will, if an approved unit size is available at a location that may reduce the risk of harm, approve transfer by a public housing or Section 8 Housing Choice Voucher tenant to a different unit in order to reduce the level of risk to the individual. A tenant who requests transfer must attest in such application that the requested transfer is necessary to protect the health or safety of the tenant or another member of the household who is or was the victim of domestic violence, dating violence or stalking, and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.
- B. *Action on Applications* – YMHA will act upon such an application promptly.
- C. *No Right to Transfer* – YMHA will make every effort to accommodate requests for transfer when suitable alternative vacant units are available and the circumstances warrant such action. However, except with respect to portability of Section 8 Housing Choice Voucher assistance as provided in paragraph IX.E below, the decision to grant or refuse to grant a transfer shall lie within the sole discretion of YMHA, and this policy does not create any right on the part of any applicant to be granted a transfer.
- D. *Family Rent Obligations* – If a family occupying YMHA public housing moves before the expiration of the lease term in order to protect the health or safety of a household member, the family will remain liable for the rent during the remainder of the lease term unless released by YMHA. In cases where YMHA determines that the family's decision to move was reasonable under the circumstances, YMHA may wholly or partially waive rent payments and any rent owed shall be reduced by the amount of rent collected for the remaining lease term from a tenant subsequently occupying the unit.
- E. *Portability* – Notwithstanding the foregoing, a Section 8 assisted tenant will not be denied portability to a unit located in another jurisdiction (notwithstanding the term of the tenant's existing lease has not expired or the family has not occupied the unit for 12 months) so long as the tenant has complied with all other requirements of the Section 8 Housing Choice Voucher Program and has moved from the unit in order to protect the health and safety of an individual member of the household who is or has been the victim of domestic violence, dating violence or stalking, and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

**X. Court Orders/Family Break-up**

- A. *Court Orders* – It is YMHA's policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by YMHA and their property. This includes cooperating with law enforcement authorities to enforce civil protection orders issued for the protection of victims and addressing the distribution of personal property among household members in cases where a family breaks up.
- B. *Family Break-Up* – Other YMHA policies regarding family break-up are contained in YMHA's Public Housing Admissions and Continuing Occupancy Plan (ACOP) and its Section 8 Housing Choice Voucher Administrative Plan.



<p><b>B.4.</b></p>	<p><b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (Continued)</p> <p><b>XI. Relationships with Services Providers</b> It is the policy of YMHA to cooperate with organizations and entities, both private and governmental that provides shelter and/or services to victims of domestic violence. If YMHA staff becomes aware that an individual assisted by YMHA is a victim of domestic violence, dating violence or stalking, YMHA will refer the victim to such providers of shelter or services as appropriate. Notwithstanding the foregoing, this Policy does not create any legal obligation requiring YMHA either to maintain a relationship with any particular provider of shelter or services to victims of domestic violence or to make a referral in any particular case. YMHA's annual public housing agency plan shall describe providers of shelter or services to victims of domestic violence with which YMHA has referral or other cooperative relationships.</p> <p><b>XII. Notification</b> YMHA shall provide written notification to applicants, tenants, and Section 8 Housing Choice Voucher owners and managers, concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance, and termination of tenancy or assistance.</p> <p><b>XIII. Relationship with Other Applicable Laws</b> Neither VAWA nor this Policy implementing it shall preempt or supersede any provision of Federal, State or local law that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence or stalking.</p> <p><b>XIV. Amendment</b> This policy may be amended from time to time by YMHA as approved by the YMHA Board of Commissioners.</p>
<p><b>B.5</b></p>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p style="text-align: center;"><b>STATEMENT OF SUBSTANTIAL DEVIATION/SIGNIFICANT AMENDMENT</b></p> <p>Youngstown Metropolitan Housing Authority (YMHA) considers any of the following to be a substantial deviation from the Agency's Five-Year Plan and a significant amendment or modification to the Agency's Annual Plan. If any of the criteria are met, YMHA will submit a revised Plan that satisfies all public process requirements. Changes made to comply with new or revised HUD rules do not constitute significant deviation or modification from the Plans presently submitted. Revisions made to work items and activities contained in the Plan, to accommodate the loss of PFS subsidy or capital funds received from HUD as a result of inadequate appropriations, shall not be considered substantial deviation or significant modification from the present Plan.</p> <p><b><u>Agency Five Year Plan</u></b></p> <ul style="list-style-type: none"> <li>• Additions or deletions of strategic goals</li> <li>• Revisions to the YMHA mission statement that deviates from the present commitments</li> </ul> <p><b><u>Agency Annual Plan and Capital Fund Program (CFP) Five-Year Action Plan</u></b></p> <ul style="list-style-type: none"> <li>• Any change to rent or admission policies or organization of waiting lists</li> <li>• Any change, for purposes of the CFP, to a proposed demolition, disposition, designation of housing, homeownership programs, development, or mixed-finance proposal.</li> </ul>

<p><b>B.5</b></p>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. (Continued)</p> <p><b>STATEMENT OF SUBSTANTIAL DEVIATION/SIGNIFICANT AMENDMENT (CONTINUED)</b></p> <p>An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements since such changes are not considered significant.</p> <p>This criterion does not supersede the requirements of OMB Circular No. A-87 (Cost Principal for State, Local, and Indian Tribal Governments) and 25 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements), as well as federal, state, or local regulations or statutes.</p> <p>Any future issuance of HUD guidelines or additional regulations shall take precedence over the above criterion.</p>
<p><b>B.6</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y    N  <input checked="" type="checkbox"/>   <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p><b>The RAB Board unanimously approved the YMHA 2020 – 2024 5-Year Plan as presented at the Public Hearing in their meeting on March 11, 2020. No comments were submitted.</b></p>
<p><b>B.7</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p><b>See Attachment B.7 - Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan from the City of Youngstown.</b></p>

# Instructions for Preparation of Form HUD-50075-5Y

## 5-Year PHA Plan for All PHAs

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### A. PHA Information 24 CFR §903.23(4)(c)

**A.1** Include the full PHA Name, PHA Code, , PHA Fiscal Year Beginning (MM/YYYY), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table.

### B. 5-Year Plan.

**B.1 Mission.** State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. (24 CFR §903.6(a)(1))

**B.2 Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. (24 CFR §903.6(b)(1)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

**B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. (24 CFR §903.6(b)(2))

**B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR §903.6(a)(3))

**B.5 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

#### B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit 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 §903.17(a), 24 CFR §903.19)

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

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**Youngstown Metropolitan Housing Authority  
2020 -2024 Five Year Plan  
Attachment B.3 - 2015 – 2019 Progress Report**

## Youngstown Metropolitan Housing Authority 2015 – 2019 Five Year Plan Progress Report

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

#### ● **PHA Goal: Expand the supply of assisted housing**

##### ● **To apply for additional Housing Choice Vouchers**

- Make available a minimum of 85 project based vouchers to community agencies and PHA's.

**By 2019, YMHA had 85 project-based vouchers in use in Mahoning County.**

Location	Housing Type	Number of PBVs
YWCA Youngstown	Permanent Supportive Housing	30
Village at Arlington	Family Low-Income Housing Tax Credit Units	15
Commons at Madison Avenue	Permanent Supportive Housing	40

- Apply for additional vouchers such as FUP, Non Elderly Disabled and Tenant Protection Vouchers as needed and as available.  
**No additional FUP, Non-Elderly Disabled or Tenant Protection voucher applications were needed and/or available from 2015-2019.**
- Issue additional vouchers so that higher utilization is attained.
  - YMHA's waiting list will periodically be opened as needed. **The waiting list was opened three times in 2015 – 2019. It was open in February 2016, September 2017 and August 2019.**

##### ● **Reduce public housing vacancies**

- Reduce by a least 5% annually. **By 2017 vacancies averaged <1% and continued to be at that level through 2019.**
- Maintain minimum 98% occupancy rate. **The Occupancy rate averaged a 99% from 2017 – 2019.**
- Analyze cause of vacancies/develop program. **< 1% vacancies are due to normal move-in, move-out unit turnover rates and a minimal number of units that have been un-rentable due to damage sustained by fire/vandalism.**
- Conduct group briefings. **Central group briefings were discontinued in 2018 with the implementation of site based application and waitlists for public housing.**

- Monthly community presentations to market properties if necessary. **Not necessary in 2015- 2019 due to increased occupancy rates that reached 99%+ by 2017.**
- Continue to improve management and utilization of maintenance staff.  
**Ongoing**
- ***Leverage private and other public funds to create additional housing opportunities***
  - Assisted Living possibility.
  - Pursue partnerships with local CHDOS and other agencies with other funding sources.
  - Construct and/or acquire/rehab units using Capital Fund Program (CFP), Replacement Housing Factor (RHF), LIHTC equity, HDAP and other funds when available.  
**In 2018, YMHA acquired a six-unit multifamily building in Boardman Township with CFP, RHF and additional funds. In 2019, YMHA executed a contract for its rehabilitation. Rehabilitation is scheduled to take place in 2020.**
  - Consider RAD conversion transfer of assistance operating funds for new units and for existing YMHA properties, including, but not limited to: Arlington Heights I & II (AMPs 7 & 8), Gutknecht Tower (AMP 3); and Kirwan Homes (AMP 5).  
**YMHA formed an internal RAD taskforce in 2019 and began staff training regarding operational requirements and impacts of RAD conversions on existing properties.**
  - Develop additional housing units:
    - Research and consider opportunities for developing additional housing units for families, seniors and special populations in Youngstown and Mahoning County.
    - Scattered site family units **YMHA acquired a six-unit multifamily building in 2018 that will add these units to the housing inventory when its rehabilitation is completed in 2020.**
- ***PHA Goal: Improve the quality of assisted housing***
  - Increase occupancy and unit turnaround. **Occupancy rates increased to 99%+ in 2017 and continue at that rate. Unit turnarounds continue to average 30 days or less.**

- Continue to increase PHAS score for physical inspections.  
The physical inspection score for Fiscal Year Ending (FYE) 2018 was 28 out of 40 points. For FYE 2015, 2016 and 2017, the score was 36 out of 40. The score for FYE 2019 has not been published.
- Improve financial management and rent collections in an effort to meet HUD's 3% requirement (97% collection rate).  
Rent collection rates during the 2015-2019 plan period rose from 94.4% in FYE 2015 to 95.6% in FYE 2019. The 97% goal was achieved in FYE 2018 during which the collection rate was 97.7%.
- Achieve HUD Public Housing Assessment System (PHAS) "high performer" status.  
YMHA has been a "Standard Performer" for the 2015-2019 five year plan period to date. FYE 2015 & 2016 scores were 87 of 100; FYE 2017 was 88 of 100 and FYE 2018 was 80 of 100. This is significant progress from the previous five year period during which YMHA was rated as a "Substandard Performer" in FYE 2011 and FYE 2012. The FYE 2011 score was 65 with substandard scores in physical and management rating. The FYE 2012 score of 72 with a substandard score in management rating. The score for FYE 2019 has not been published.
- Conduct Green Physical Needs Assessment (GPNA) in 2015 and update periodically.  
The GPNA was completed in 2015 and uploaded to HUD in November 2015.
- Continue to use and improve Online Applications in both English and Spanish achieved in FY 2014. This was achieved in 2014 and has been ongoing through the 2015-2019 five year plan period.
- Continue to update and improve Maintenance Plan to reduce unit turnaround time.  
The current Maintenance Plan was updated in 2015. Unit turnaround time averages 30 days or less.
- Evaluate agency staffing plan and re-organize if necessary for more efficient and cost effective administration/management.  
The staffing plan was reorganized effective January 1, 2016 after 17 employees retired with a retirement incentive package. The staffing plan was further updated in 2017 when YMHA reinstated the Director of Resident Services position and established a Director of Procurement and Compliance position.

- Evaluate AMP structure and re-organize if necessary for more efficient and cost effective administration/management.

**Reorganization of AMPs was determined not financially beneficial in 2016 and therefore did not take place in the 2015-2019 plan period.**

- Consider changing agency fiscal year from July 1 through June 30 to calendar year.

**This change did not take place in 2015-2019 and is still under consideration.**

- ***Improve voucher management***

- Achieve HUD Section Eight Management Assessment System (SEMAP) “high performer” status by 2017 for the Housing Choice Voucher (HCV) program.

**The HCV program achieved SEMAP High Performer status for FYE 2017, FYE 2018 and FYE 2019.**

- Continue to use and improve Online Applications.

**Online applications were first used to open the waiting list in 2016 and have continued to in use through 2019 when the HCV waiting list is opened.**

- Evaluate staffing plan and re-organize if necessary for more efficient and cost effective management.

**The current staffing plan was re-organized effective January 1, 2016 after two staff members retired with a retirement incentive package.**

- Increase staff as fees from higher utilization rates and sufficient funding become available.

**One additional Housing Specialist position added in March 2016.**

- ***Increase customer satisfaction***

- Utilize surveys to assess customer feedback as needed.

**During 2019, surveys were utilized related to the HQS inspection process. Surveys were used to obtain feedback from both HCV landlords and HCV participants.**

- Conduct staff training regarding positive customer service.

**In-housing training on this subject was ongoing from 2015-2019.**

- Implement an automated response system for callers.

**This was not implemented as the automated response system is not feasible with current phone system.**



- ***Concentrate on efforts to improve specific management functions***
  - Increase occupancy and enforce public housing collections procedures.  
**New procedures were implemented in 2019, including initiating the eviction process after the second consecutive month of non-payment of rent. Rent collection rates during the 2015-2019 plan period rose from 94.4% in FYE 2015 to 95.6% in FYE 2019. Occupancy rates averaged 99%+ from 2017 through 2019.**
  - Use technology to amend and improve Internal Audit process and to serve as an evaluation tool.  
**This was an ongoing process from 2015-2019.**
- ***Renovate or modernize public housing units***
  - Prioritize needs for rehabilitation using the 2015 Green Physical Needs Assessment (GPNA) and updates.  
**During 2016 - 2019, rehabilitation needs and the Capital Fund Program Five-Year Action Plans were prioritized using the 2015 GPNA, as well as input from staff and residents.**
  - Identify and investigate the use of additional rehabilitation funding sources, including mixed-financing, to include those listed below.
    - public bond financing/4% Low-Income Housing Tax Credit equity;
    - 9% (competitive) Low-Income Housing Tax Credit equity;
    - additional Energy Performance Contracts;
    - Rental Assistance Demonstration conversion and associated financing options if feasible;  
**YMHA formed an internal RAD taskforce in 2019 and began staff training regarding operational requirements and impacts of RAD conversions on existing properties.**
    - Any other funding/financing opportunities that may become available.
- ***Demolish and dispose of obsolete housing***
  - Prepare disposition applications for scattered site 2-14 units.  
**Disposition Application DDA0007877 was submitted for 21 vacant scattered site 2-14 units on June 2, 2017 and approved on September 13, 2017. Units were disposed of through transfer to the Mahoning County Land Reutilization**

Corporation on November 13, 2017 and removed from inventory in PIC as of December 5, 2017.

Disposition/Demolition Application DDA0007089 was submitted for 69 scattered site 2-14 units during FYE 2019 on January 16, 2020.

The Disposition Application for AMP 6 single family home on Avondale Avenue is in draft and will be submitted 2020.

- Develop relocation plan for effected residents.  
The Relocation Plan draft for disposition/demolition of scattered site 2-14 units and the home on Avondale Avenue was updated and completed in February 2020. It is currently under review by the HUD Fair Housing & Equal Opportunity Office.
- Consider demolition of units in high density areas such as Kirwan Homes.  
No additional disposition/demolition of units was planned during 2015 - 2019.

- ***Provide replacement public housing***

- Develop new public housing units through new construction and acquisition/rehab with RHF, Capital Fund Program, Low-Income Housing Tax Credit equity, and/or other funding sources. New units to be developed such as:
  - Family, senior & special population housing in Youngstown and Mahoning County;
  - Scattered site public housing units;  
YMHA acquired a six-unit multifamily building in Boardman Township in 2018. This property will be added these units to the public housing inventory when construction is completed in 2020.
  - Other units as the need arises and the opportunity becomes available.

- ***Provide replacement vouchers***

- YMHA will seek tenant protection replacement vouchers if applicable and available.  
No tenant protection replacement vouchers were available in 2015-2019 since YMHA did not demolish or dispose of occupied units during the plan period.

- **Other**

- Assume the General Partner interest and management responsibility (directly or through a third-party) for Arlington Heights I and Arlington Heights II developments.

**Steel Valley Housing Corporation, an affiliate of YMHA, became the General Partner for Arlington Heights I & II on August 14, 2015. Fourmidable Management Company was procured in 2017 to be the third-party management agent for these properties with an agreement that became effective October 1, 2017.**

- Continue physical inspections of housing units.  
**This is an ongoing process for public housing and HCV assisted units.**

- Create HCV Administrative Plan preference for residents displaced by demolition or disposition if applicable.  
**This was completed in 2015.**

- Continue increasing energy efficiency of Public Housing units.  
**The Energy Performance Contract – Phase II work items were completed in February 2015 at Gutknecht Tower (AMP 3), Rockford Village (AMP4), Kirwan Homes (AMP 5), Victory Estates (AMP 4) and some scattered sites. Work items at each site included various replacements and/or improvements in lighting, insulation, furnaces, water heaters and refrigerators**

**Other major projects completed to increase the energy efficiency of public housing were:**

**Scattered sites at Eddie & Burlington (AMP 2) and Mable and Cameron (AMP 5) has building envelope replacements, including roofing, windows, doors and siding in 2017-2018. Units at Eddie & Burlington also had furnace and water heater replacements in 2018.**

**Furnace replacements were installed in all residential units at Victory Annex (AMP 4) in 2019.**

**Roof replacements were completed in 2019 at YMHA's two largest family developments, Rockford Village (AMP 4) and Kirwan Homes (AMP 5).**

- Continue partnership with Mahoning County Healthy Homes Program and other local health providers.  
**From 2017 - 2019, these continuing partnerships included on-site services for public housing residents including visiting physicians, smoking cessation classes, home health care and wellness checks.**
- Continue voucher preferences for lead safe housing and other specialized vouchers such as VASH, FUP, Non-Elderly Disabled and Tenant Protection as they become available.  
**These preferences were used during the 2015 - 2019 plan period.**
- Evaluate voucher payment standard by reassessing for low poverty areas subject to fund availability.  
**This was completed annually from 2015-2019.**

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

- ***PHA Goal: Provide and improve living environment.***
  - ***Implement measures to de-concentrate poverty by attracting higher income public housing households into lower income developments.***

New energy efficient revitalized developments will attract higher income public housing households.

Energy efficiency improvements were made in 2015 through the use of an Energy Performance Contract at Gutknecht Tower (AMP 3), Rockford Village (AMP4), Kirwan Homes (AMP 5), Victory Estates (AMP 4) and some scattered sites.

Other major projects were completed from 2017 – 2019 at Eddie & Burlington (AMP 2) and Mable and Cameron (AMP 5), Victory Annex (AMP 4), Rockford Village (AMP 4) and Kirwan Homes (AMP 5).
  - Explore other opportunities in non-impacted area for opportunities to de-concentrate poverty. **Ongoing**
- ***Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments.***
  - Develop new housing in mixed-income neighborhoods, including LIHTC developments.  
**YMHA acquired a six-unit multifamily building in Boardman Township in 2018. Exploring additional opportunities to develop new housing is ongoing.**

Continue Family Self Sufficiency programs and activities to assist households to increase income.

**YMHA was awarded FSS grants each year during the 2015-2019 plan period. The FSS program employs four service coordinators and has consistently maintained an average caseload of over 200 residents each year.**

- Continue to expand pre-homeownership and homeownership opportunities. **These opportunities were ongoing during the 2015-2019 plan period.**
- Expand security systems to all sites, including site access systems and security cameras. **Continue to monitor all security cameras at four family sites and all six high rise buildings throughout the 2015 – 2019 plan period.**
- Increase security patrols by working with local law enforcement agencies. **YMHA continued its partnership with the City of Youngstown Police Department and the City of Campbell Police Department during 2015 - 2019.**
- Continue Resident Officer Program as necessary. **This program was not in operation during 2015 - 2019.**
- Seek additional funding for security. **No additional funding for security was obtained during the 2015 – 2019 plan period.**
- Consider demolition in high density areas. **No additional demolition of units was planned in 2015 - 2019.**
- Continue Public Safety Division and accompanying vehicles. **The Public Safety Division operations continued during 2015 – 2019 with reduced staffing due to one lay-off in 2015 and subsequent staffing plan reorganization in 2017.**
- Continue use of Operation Fore\_cast (crime mapping and follow-up). **Operation Fore\_cast, crime mapping through the Youngstown Police Department reports, was in continuous use from 2015 – 2019. Follow up by YMHA staff is initiated for critical incidents and emergent patterns of crime at specific locations.**
- Continue to uphold the Violence Against Women Act (VAWA). **YMHA continued to uphold the VAWA Act provisions and operates in accordance with the YMHA VAWA Policy during the five-year 2015-2019 plan period.**

- ***Designate developments or buildings for particular residents groups (elderly, etc.)***
  - Continue to pursue elderly only designation for Amedia Plaza, Gutknecht Tower, Norton Manor, Struthers Manor & Vasu Manor.

**The five-year designation was approved by HUD in 2014 and was scheduled to expire in 2019. The elderly only designation two-year extension request for Amedia Plaza, Gutknecht Tower, Norton Manor, Struthers Manor & Vasu Manor was submitted to and approved by HUD in 2019.**

- Continue to pursue assisted living opportunities.  
**Assisted living opportunities were not pursued in 2015 - 2019.**

- ***Other***

- Continue partnerships with the City of Youngstown and the City of Campbell and law enforcement agencies within those jurisdictions.

**YMHA continued its partnership with the City of Youngstown Police Department and the City of Campbell Police Department in 2019.**

- Continue Rockford Village Neighborhood Network Center and establish other sites as applicable.

**Operations at the Rockford Village Neighborhood Network Center were discontinued after the HOPE VI Endowment Trust Fund was fully expended. The Rockford Village offices formerly used for the NNC are now occupied by HeartReach Ministries and provides educational and job training services for public housing residents.**

- Improve profit/loss ratio for YMHA administered programs. **Ongoing**
- Future planning efforts consistent with City of Youngstown, Mahoning County and all other applicable consolidated planning efforts.  
**The CEO/Executive Director and other executive staff members participate in consolidated planning efforts with the City and the County. The Director of Operations has served on the Board for Youngstown/Mahoning County's Continuum of Care since 2017.**

- Plan for designation of smoke-free buildings/developments.  
**YMHA's authority-wide smoke-free policies/procedures were designed and implemented in 2018.**

## HUD Strategic Goal: Promote Family Self-Sufficiency and Asset Development of Assisted Households

- **PHA Goal: Implement a strategic plan for service delivery to include emphasis on employment, health, education and homeownership**
  - Continue to provide Family Self Sufficiency Program services for Housing Choice Voucher and Public Housing residents. Eligible residents can earn escrow credit which is set up in an individual account. This effort is accomplished through goal setting, intervention, advocacy and community collaboration.  
**YMHA was awarded an FSS grant for four service coordinators each year in the 2015 - 2019 plan period and had an average annual caseload of over 200 residents. At the end of 2019, there were 210 participants (86 public housing residents and 124 Housing Choice Voucher participants.)**
  - Establish and operate a HUD designated EnVision Center at Rockford Village.  
**HUD designation for the EnVision Center was awarded and operations began in 2018. The Center at Rockford Village continued to provide services in 2019. Services include youth programming for recreation, education, health and wellness. Adult services include parenting, education, job training, health and wellness.**  
  
Continue to provide case management to HOPE VI residents in partnership with other organizations.  
**Case Management services were provided to HOPE VI residents in 2015 & 2016. This was discontinued in 2017 when the HOPE VI CSS Endowment Trust Fund was fully expended.**
  - Continue to assist seniors and persons with disabilities to maintain independent and dignified living by assisting them with accessing public benefits, advocating with service providers on their behalf.  
**YMHA employed an Elderly/Disabled Service Coordinator each year throughout the 2015-2019 plan period. On-site health and wellness services were expanded in 2018 and were provided at all senior developments by a variety of community agencies. At the end of 2019, there were 84 active residents on the caseload.**
  - Continue to provide financial fitness, budgeting and homeownership workshops to Public Housing and Housing Choice Voucher residents. YMHA is a housing counseling agency, therefore we partner with organizations such as Choice Homes, Common Wealth, Inc., Youngstown Neighborhood Development Corporation and Jubilee Homes and the general public.  
**These programs were provided on a continuous basis throughout the 2015-2019 plan period.**

**HUD Strategic Goal: Ensure Equal Opportunity and Affirmatively Further Fair Housing**

- **PHA Goal: Ensure equal opportunity for all PHA customers and affirmatively further fair housing**
  - Executive Director annually certifies Affirmatively Furthering Fair Housing Certification. **This was completed annually in 2015 through 2019.**
  - Provide and/or participate in fair housing and cultural diversity training for staff. **Ongoing. Management staff attended state and national training programs on Affirmatively Furthering Fair Housing and in-house training on cultural diversity during 2015-2019.**
  - Increase access to housing opportunities through the use of specialized vouchers as they are/become available. **Twenty-one (21) additional Veterans Affairs Supportive Housing (VASH) vouchers were awarded to YMHA in 2015 and 2016. This brings the total of YMHA's VASH vouchers to 41.**
  - Ensure that new developments and major rehabilitation projects meet Section 504 and Americans with Disabilities Act (ADA) requirements. **In 2019, rehabilitation for the new development in Boardman was designed to meet Section 504 and ADA requirements.**



**Youngstown Metropolitan Housing Authority**

**2020 -2024 Five Year Plan**

**Attachment B.7 - Certification by Local Officials of PHA Plans Consistency with  
the Consolidated Plan**

**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 2/29/2016

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

I, Jamael Tito Brown, the Mayor  
*Official's Name* *Official's Title*

certify that the 2020–2024 5-Year PHA Plan and 2020 Annual PHA Plan of the

Youngstown Metropolitan Housing Authority  
*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of  
Impediments (AI) to Fair Housing Choice of the

City of Youngstown  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

**Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.** In the City of Youngstown, there are 12,015 extremely low-income (< 30% AMI) and very low income households (30%-50% AMI), according to Youngstown's FY 2015-FY 2019 Consolidated Plan. Of these households, 67.9% (8,160) pay more than 30% of their income for housing costs. Youngstown Metropolitan Housing Authority (YMHA) provides decent, safe and affordable housing for over 3,000 of these households through its public housing units and Housing Choice Voucher subsidies.

YMHA is active in addressing impediments: 1) to the accessibility to affordable housing through the development of new units and 2) to the availability of special needs housing through providing project-based vouchers for permanent supportive housing and other special needs housing.

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

\_\_\_\_\_  
Name of Authorized Official

\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date