

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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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, 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-ST is to be completed annually by **STANDARD PHAs** or **TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 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 exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A. PHA Information.								
PHA Name: <u>Youngstown Metropolitan Housing Authority</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>July 1, 2020</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>1237</u> Number of Housing Choice Vouchers (HCVs) <u>2280</u> Total Combined Units/Vouchers <u>3517</u>			PHA Code: <u>OH002</u>					
PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission								
<p>Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p>								
<p>Copies of the FY 2020 Annual Plan are available at www.ymhaonline.com, 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 & 11 Amedia Plaza, 131 W. Boardman Avenue, Youngstown, OH 44503 Brier Hill, 263 DuPont Avenue, Youngstown, OH 44510</p>								
<p>AMP 3 Gutknecht Tower, 110 E. Wood Street, Youngstown, OH 44503 Norton Manor, 1400 Springdale Avenue, Youngstown, OH 44505</p>								
<p>AMP 4 Rockford Village, 1402 Dogwood Lane, Youngstown, OH 44505 Victory Annex, 690 Magnolia Avenue, Youngstown, OH 44505</p>								
<p>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</p>								
<p>AMPs 7 & 8 Arlington Heights I & II, 801 Park Avenue, Youngstown, OH 44510</p>								
<p>AMPs 9 & 10 Villages at Arlington I & II, 516 Griffith Avenue, Youngstown, OH 44510</p>								
<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)								
Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program				
				PH	HCV			
Lead PHA:								

B. Annual Plan Elements**B.1 Revision of PHA Plan Elements.**

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

Y N

- ☐ ☒ Statement of Housing Needs and Strategy for Addressing Housing Needs
☒ ☐ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
☐ ☒ Financial Resources.
☐ ☒ Rent Determination.
☒ ☐ Operation and Management.
☐ ☒ Grievance Procedures.
☐ ☒ Homeownership Programs.
☒ ☐ Community Service and Self-Sufficiency Programs.
☐ ☒ Safety and Crime Prevention.
☐ ☒ Pet Policy.
☐ ☒ Asset Management.
☐ ☒ Substantial Deviation.
☐ ☒ Significant Amendment/Modification

Statement of Housing Needs and Strategy for Addressing Housing Needs

There are 12,015 extremely low-income (< 30% AMI) and very low income households (30%-50% AMI) in the City of Youngstown, 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. (The Consolidated Plan for Youngstown's FY 2020-2024 is in process and has not been published as of the date this Annual Plan is being submitted.)

City of Youngstown Extremely/Very Low Income Households with >30% Housing Cost Burden			
	Renter	Owner	Total
Small Related	2380	710	3090
Large Related	305	245	550
Elderly	800	1355	2155
All Other	1695	670	2365
Number of Extremely/Very Low Income Households with Cost Burden Greater Than 30% AMI	5180	2980	8160
Total Households Earning Less than 50% AMI			12,015
Percentage of Extremely/Very Low Income Households with Cost Burden Greater Than 30% AMI			67.9%

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 had adopted the following strategies to continue meeting the housing needs of low-income households in Youngstown and Mahoning County:

- Maintain a minimal vacancy rate in the public housing program and increase utilization in the Housing Choice Voucher (HCV) program to maximize the number of available assisted housing units;
- Continue to provide housing dedicated to the needs of seniors by maintaining the designation of certain public housing properties through HUD's Designated Housing Plan for the Elderly;
- Renovate and modernize the public housing stock with the use of Capital Funds and seek additional financing opportunities for the same;
- Increase the supply of assisted housing units by developing new units and applying for additional vouchers as made available;
- Collaborate and continue support of local initiatives that provide housing for homeless and special needs households through the public housing and HCV programs;
- Continue to provide economic opportunities for residents through the Family Self-Sufficiency program and other resident services.

Updated waiting list information for the Housing Choice Voucher and Public Housing programs is provided below:

YMHA Public Housing– February 2020

Waiting List is Open

	Number of households	Percentage of households
Waiting List total	2808	
Extremely low income < 30% AMI	2476	88.2%
Very low income 30%-50% AMI	222	7.9%
Low income 50% - 80% AMI	85	3.0%
High >80% AMI	25	0.9%
Families with children	1030	36.7%
Elderly families	84	31.0%
Families with disabilities	505	18.0%
White	868	30.9%
Black/African-American	1359	48.4%
Other	581	20.7%
0 BR	13	0.5%
1 BR	1635	58.2%
2 BR	764	27.2%
3 BR	365	13.0%
4 BR	122	4.3%
5 BR	20	0.7%

YMHA Housing Choice Voucher Program – January 2020**Waiting List is CLOSED**

	Number of households	Percentage of households
Waiting List total	83	
	7	
Extremely low income < 30% AMI	667	79.7%
Very low income 30%-50% AMI	104	12.4%
Low income 50% - 80% AMI	53	6.3%
High >80% AMI	13	1.6%
Families with children	254	30.3%
Elderly families	32	3.8%
Families with disabilities	146	17.4%
White	170	20.3%
Black/African-American	643	76.8%
Native Hawaiian/Other Pacific Islander	15	1.8%
Other	3	0.4%

Please note that some households did not select a racial identification on their applications, so the total number of responses is lower than the total number of applications.

Financial Resources

The following table represents YMHA's anticipated funding resources for FY 2020 including operating, capital and other Federal resources, as well as tenant rents and other income available to support YMHA's programs:

Planned Resources	Amounts	Planned Used
1. Federal Grants (FY 2020 estimated)		
Public Housing Operating Fund	\$ 6,392,861	Public Housing Operations & up to \$25,000 per AMP for Capital Fund expenditures
Public Housing Capital Fund	\$ 3,054,820	Public Housing Operations
Annual Contributions for Section 8 Tenant Based Assistance	\$ 9,800,000	Housing Choice Voucher (HCV) Assistance Payments
HCV Program Administrative Fee	\$ 1,125,000	HCV Program Administration
2. Prior Year Federal Grants (unexpended funds only listed below)		
ROSS – Family Self Sufficiency	\$ 244,140	Supportive Services
ROSS – Housing Counseling	\$ 19,568	Supportive Services
Replacement Housing Factor Funds – Prior Years	\$ 188,706	Replacement Housing
Capital Fund 2019	\$ 2,007,866	Public Housing Capital Improvements
Capital Fund 2018	\$ 2,164,942	Public Housing Capital Improvements
Capital Fund 2017	\$ 311,951	Public Housing Capital Improvements
Sub-total	\$ 25,309,854	

3. Public Housing Dwelling Rental Income	\$ 2,741,000	Public Housing Operations
4. Other Income (Listed Below)	\$ 458,765	Public Housing Operations
Local Grants - \$14,715		Supportive Services
Non-Dwelling Rent - \$11,700		Public Housing Operations
Excess Utilities - \$83,750		Public Housing Operations
Interest on General Fund investments - \$91,600		Public Housing Operations
Other income; legal fees, maintenance charges to tenants, NSF check charges, etc. - \$257,000		Public Housing Operations
Sub-total	\$ 3,199,765	
TOTAL RESOURCES	\$ 28,509,619	

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

Housing Choice Voucher (HCV) Administrative Plan - Admissions Policies

YMHA is changing the denial of assistance policy for applicants who have been evicted from federally assisted housing. The revised policy is to deny HCV assistance to those who have been evicted from federally assisted housing within the last five years. The previous policy provided for denial of assistance for such eviction within the last three years.

Additionally, YMHA is establishing a homeless preference for individuals applying for project-based vouchers at the Youngstown YWCA.

HCV Administrative Plan - Operations and Management

YMHA is changing the policy/procedure to recover money owed from participants. Current language and new language for this section of the plan is below.

Current Language:

A sliding scale system is used to recover money owed from participants. Families will be required to make an initial payment of 25% of any balance owed. The family must make the initial payment within 30 days of the date of the notification that a balance is owed. Upon receipt of the initial payment, YMHA will enter into a Repayment Agreement with the family. If the family fails to provide YMHA with the required down payment, the entire balance will be due on the first day of the next month. Failure to pay the entire balance in full will result in termination.

Amount Owed

Under \$100

\$100.00 - \$ 500.00

\$501.00 - \$1,000.00

\$1,001.00 - \$5,000.00

Length of Agreement

30 days

1 month to 6 months

6 month to 12 months

12 months to 24 months

New Language:

Families will be required to make an initial payment of 25% of any balance owed. The family must make the initial payment within 30 days of the date of the notification that a balance is owed. Upon receipt of the initial payment, YMHA will enter into a Repayment Agreement with the family. If the family fails to provide YMHA with the required down payment, the entire balance will be due on the first day of the next month. Failure to pay the entire balance in full will result in termination.

The length of the agreement will depend on the balance owed. The monthly amount should be affordable and not exceed 40 percent of the family's monthly adjusted income.

HCV Administrative Plan – Family Self Sufficiency (FSS) Requirements for HCV Homeownership Program & FSS End of Participation for HCV Program Homeowners

Removed:

Applicants must be enrolled in the Family Self-Sufficiency Program (FSS) for a minimum of 6 months prior to commencement of HCV homeownership assistance. Exceptions to the length of FSS participation must be approved by YMHA prior to an applicant's admittance to the Housing Choice Voucher Homeownership Program. YMHA funds accumulated in the escrow account may be advanced for purchase of the home or home maintenance, subject to the guidelines of the FSS Program.

New Language:

Participants of the FSS program may have a goal to purchase a home. Should an FSS participant purchase a home through the YMHA HCV Homeownership Program, the FSS participation will automatically end. The Office of General Counsel has determined that participants in the Section 8 Homeownership program are ineligible to participate in FSS. To clarify, families moving toward homeownership may be in FSS, but they should be exited from the FSS program (graduation or other exit) once the voucher is being used for homeownership payments (once the home has been purchased).

Statement of Substantial Deviation/Substantial Change

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.

Agency Five Year Plan

- Additions or deletions of strategic goals
- Revisions to the YMHA mission statement that deviates from the present commitments

Agency Annual Plan and Capital Fund Program (CFP) Five-Year Action Plan

- Any change to rent or admission policies or organization of waiting lists
- Any change, for purposes of the CFP, to a proposed demolition, disposition, designation of housing, homeownership programs, development, or mixed-finance proposal.

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.

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.

Any future issuance of HUD guidelines or additional regulations shall take precedence over the above criterion.

(c) The PHA must submit its Deconcentration Policy for Field Office review.

See Attachment B.1(c) – Deconcentration Policy

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Hope VI or Choice Neighborhoods. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Mixed Finance Modernization or Development. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Demolition and/or Disposition. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Designated Housing for Elderly and/or Disabled Families. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Conversion of Public Housing to Tenant-Based Assistance. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Conversion of Public Housing to Project-Based Assistance under RAD. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Occupancy by Over-Income Families. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Occupancy by Police Officers. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Non-Smoking Policies. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Project-Based Vouchers. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Units with Approved Vacancies for Modernization. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). |

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

Mixed-Finance Modernization or Development:

Mixed Finance Modernization

In 2020, YMHA will begin an assessment of the public housing portfolio to develop a Preservation/Repositioning Plan for YMHA's properties. As part of these efforts, the agency will consider and analyze the feasibility and cost-effectiveness of Rental Assistance Demonstration (RAD) conversion and mixed-finance modernization for all YMHA public housing properties.

Priorities for modernization include: Gutknecht Tower, Kirwan Homes, and Arlington Heights I & II. YMHA plans to modernize these properties and will analyze the feasibility of using RAD, Low Income Housing Tax Credits and/or other financing strategies for this purpose.

Development

YMHA will research, consider and seek out opportunities for developing new mixed-financing housing units for families, seniors and special populations in Youngstown and Mahoning County.

Demolition and/or Disposition:

OH020006 (AMP 6)

YMHA's inventory includes three units in AMP 6. The unit located 17890 Avondale Avenue is a single family home and meets HUD's definition of obsolescence. YMHA plans to submit a Disposition Application (Draft DDA0009422) for this unit to request approval to dispose of it via sale.

The two additional units in AMP 6, located at 4135 Burkey Road in Austintown, OH and 212 Gordon Avenue in Campbell, OH, are already approved for disposition. They may each be sold to the current resident or to another income eligible buyer.

OH 2-14 Units

YMHA's inventory includes 69 units/17 buildings of OH 2-14 scattered site units in AMPs 1, 2, 4 & 5, which meet HUD's definition of obsolescence. YMHA plans to dispose of these 69 units of the OH 2-14 scattered site properties through sale/auction and submitted Disposition/Demolition Application DDA0007089 on

January 16, 2020. If units approved for disposition are not sold after a reasonable time on the market, YMHA will request approval to dispose of them via transfer of ownership to the Mahoning County Land Reutilization Corporation or the City of Youngstown, if either of these organizations are able to fund their demolition. If transfer of ownership to either of these organizations is not feasible, YMHA will request demolition approval for units that are not sold. The following chart shows the number of units to be affected by disposition by bedroom size. None of these units are accessible. Addresses are listed below the chart.

Disposition App - DDA0007089	2 BR	3 BR	Total
AMP 1	19	19	38
AMP 2	12	0	12
AMP 4	8	0	8
AMP 5	9	2	11
Total	48	21	69

Disposition Application - DDA0007089 Address List:

AMP 1 (12 Buildings; 38 Units)

1352 Belmont Avenue, Youngstown, OH 44504
 1354 Belmont Avenue, Youngstown, OH 44504
1356 Belmont Avenue, Youngstown, OH 44504
 150 Benita Avenue, Youngstown, OH 44505
152 Benita Avenue, Youngstown, OH 44505
 20 Dennick Avenue, Youngstown, OH 44505
 22Dennick Avenue, Youngstown, OH 44505
24 Dennick Avenue, Youngstown, OH 44505
 174-A Dennick Avenue, Youngstown, OH 44505
 174-B Dennick Avenue, Youngstown, OH 44505
 174-C Dennick Avenue, Youngstown, OH 44505
 174-D Dennick Avenue, Youngstown, OH 44505
 174-E Dennick Avenue, Youngstown, OH 44505
174-F Dennick Avenue, Youngstown, OH 44505
 1520 #1 Elm Street, Youngstown, OH 44505
1520 #2 Elm Street, Youngstown, OH 44505
 1918 Elm Street, Youngstown, OH 44505
1918 1/2 Elm Street, Youngstown, OH 44505
 69 Lauderdale Avenue, Youngstown, OH 44505
 2129 Kensington Avenue, Youngstown, OH 44505
 2133 Kensington Avenue, Youngstown, OH 44505
2137 Kensington Avenue, Youngstown, OH 44505
 539 - #1 Falls Avenue, Youngstown, OH 44502
 539 - #2 Falls Avenue, Youngstown, OH 44502
 539 - #3 Falls Avenue, Youngstown, OH 44502
539 - #4 Falls Avenue, Youngstown, OH 44502

AMP 1 (12 Buildings; 38 Units) – Continued

911 Lakewood Avenue, Youngstown, OH 44502
913 Lakewood Avenue, Youngstown, OH 44502
915 Lakewood Avenue, Youngstown, OH 44502
917 Lakewood Avenue, Youngstown, OH 44502
174 - #1 Roslyn Avenue, Youngstown, OH 44505
174 - #2 Roslyn Avenue, Youngstown, OH 44505
174 - #3 Roslyn Avenue, Youngstown, OH 44505
174 - #4 Roslyn Avenue, Youngstown, OH 44505
210 Thornton Avenue, Youngstown, OH 44505
212 Thornton Avenue, Youngstown, OH 44505
2306 Trussit Avenue, Youngstown, OH 44505
2306 Trussit Avenue, Youngstown, OH 44505

AMP 2 (2 Buildings; 12 Units)

2209 Oakwood Avenue, Youngstown, OH 44509
2211 Oakwood Avenue, Youngstown, OH 44509
2213 Oakwood Avenue, Youngstown, OH 44509
2215 Oakwood Avenue, Youngstown, OH 44509
804 Steel Street, Youngstown, OH 44509
806 Steel Street, Youngstown, OH 44509
808 Steel Street, Youngstown, OH 44509
810 Steel Street, Youngstown, OH 44509
812 Steel Street, Youngstown, OH 44509
814 Steel Street, Youngstown, OH 44509
816 Steel Street, Youngstown, OH 44509
818 Steel Street, Youngstown, OH 44509

AMP 4 (1 Buildings; 8 Units)

103 Lincoln Park Avenue, Youngstown, OH 44506
105 Lincoln Park Avenue, Youngstown, OH 44506
107 Lincoln Park Avenue, Youngstown, OH 44506
1629 Shehy Avenue, Youngstown, OH 44506
1631 Shehy Avenue, Youngstown, OH 44506
1633 Shehy Avenue, Youngstown, OH 44506
1635 Shehy Avenue, Youngstown, OH 44506
1637 Shehy Avenue, Youngstown, OH 44506

AMP 5 (2 Buildings; 11 Units)

116-A Maywood Avenue, Youngstown, OH 44512
116-B Maywood Avenue, Youngstown, OH 44512
116-C Maywood Avenue, Youngstown, OH 44512
116-D Maywood Avenue, Youngstown, OH 44512
116-E Maywood Avenue, Youngstown, OH 44512
116-F Maywood Avenue, Youngstown, OH 44512
116-G Maywood Avenue, Youngstown, OH 44512
116-H Maywood Avenue, Youngstown, OH 44512
116-I Maywood Avenue, Youngstown, OH 44512
2749 Rush Boulevard, Youngstown, OH 44507
2751 Rush Boulevard, Youngstown, OH 44507

Other Units

YMHA may also consider selective demolition of units that are obsolete, beyond a reasonable cost to repair and/or in areas of high density.

	<p><u>Conversion of Public Housing to Project-Based Assistance under RAD</u></p> <p>In 2020, YMHA will begin an assessment of the housing portfolio to develop a Preservation/Repositioning Plan for YMHA's properties. As part of these efforts, the agency will consider and analyze feasibility of public housing conversion to project-based housing through the Rental Assistance Demonstration (RAD) program.</p> <p><u>Project-Based Vouchers</u></p> <p>YMHA will evaluate and implement opportunities to provide Project-Based Housing Choice Vouchers, especially in areas of higher income/opportunity or in the development of supportive housing for special populations.</p>
B.3	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>SEE Attachment B.3 – Certification of Compliance with PHA Plan and Related Regulations (To be signed on 3/17/20)</p>
B.4	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
B.5	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>SEE Attachment B.5 – 2019 Progress Report</p>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>The RAB Board unanimously approved the YMHA 2020 Annual Plan as presented at the Public Hearing in their meeting on March 11, 2020.</p>
B.7	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>SEE Attachment B.7 – Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan from the City of Youngstown.</p>

B.8	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
C.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>The 2020-2024 Capital Fund Program (CFP) 5-Year Action Plan was approved on March 27, 2020 SEE Attachment C.1 for a copy of the U.S. Department of Housing and Urban Development's Energy and Performance Information Center's Screenshot Showing Approval of the most recent CFP 5-Year Action Plan.</p>

Instructions for Preparation of Form HUD-50075-ST

Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section.

- A.1** Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

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

B. Annual Plan. All PHAs must complete this section.

B.1 Revision of 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." (24 CFR §903.7)

☐ **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. 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 and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(1)) Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. (24 CFR §903.7(a)(2)(ii))

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b)) Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA's procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)). A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (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 operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or 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 rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

☐ **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. (24 CFR §903.7(e))

☐ **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. (24 CFR §903.7(f))

☐ **Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

☐ **Community Service and Self Sufficiency Programs.** Describe how the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(l)) A description of: 1) Any programs relating to services and amenities provided or offered to assisted families; and 2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS. (24 CFR §903.7(l))

☐ **Safety and Crime Prevention.** Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

☐ **Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

☐ **Asset Management.** State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR §903.7(q))

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

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define 'significant amendment/modification', HUD will consider the following to be 'significant amendments or modifications': a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD's website at: [Notice PIH 1999-51](#). (24 CFR §903.7(r)(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 current 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."

☐ **Hope VI or Choice Neighborhoods.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☐ **Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☐ **Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

☐ **Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected. Note: The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

☐ **Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

☐ **Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to project-based assistance under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32](#)

☐ **Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days' notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). (24 CFR 960.503) (24 CFR 903.7(b))

☐ **Occupancy by Police Officers.** The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). (24 CFR 960.505) (24 CFR 903.7(b))

☐ **Non-Smoking Policies.** The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: [Notice PIH 2009-21](#). (24 CFR §903.7(e))

☐ **Project-Based Vouchers.** Describe any plans to use Housing Choice Vouchers (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 983.57(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, and describe how project-basing would be consistent with the PHA Plan. (24 CFR §903.7(b))

☐ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

B.3 Civil Rights Certification. Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, 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 AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))

B.4 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))

B.5 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 §903.7(r)(1))

B.6 Resident Advisory Board (RAB) comments. If the RAB provided comments to 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)

B.7 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.

B.8 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A." (24 CFR §903.9)

C. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7(g))

C.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: "See HUD Form- 50075.2 approved by HUD on XX/XX/XXXX."

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 9.2 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.

**Youngstown Metropolitan Housing Authority
2020 Annual Plan
Attachment B.1(c) – Deconcentration Policy**

**DECONCENTRATION AND INCOME TARGETING POLICY
FOR THE
YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY
YOUNGSTOWN, OHIO**

DECONCENTRATION AND INCOME TARGETING POLICY

(of the Public Housing Admissions and Occupancy Policy)

Sub-Title A, Section 513 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), establishes two interrelated requirements for implementation by Public Housing Authorities: (1) Economic Deconcentration of public housing developments and (2) Income Targeting to assure that families in the "extremely low" income category are proportionately represented in public housing and that pockets of poverty are reduced or eliminated. Under the deconcentration requirement, PHAs are to implement a program which provides that families with lowest incomes will be offered units in housing developments where family incomes are the highest and high-income families will be offered units in developments where family incomes are the lowest. In order to implement these new requirements the PHA must promote these provisions as policies and revise their Admission and Occupancy policies and procedures to comply.

Therefore, the Youngstown Metropolitan Housing Authority (PHA) hereby affirms its commitment to implementation of the two requirements by adopting the following policies:

1. Economic Deconcentration:

Admission and Occupancy policies are revised to include the PHA's policy of promoting economic deconcentration of its housing developments by offering low-income families, selected in accordance with applicable preferences and priorities, units in developments where family incomes are highest. Conversely, families with higher incomes will be offered units in developments with the lowest average family incomes.

Implementation of this program will require the PHA to: (1) determine and compare the relative tenant incomes of each development and the incomes of families in the census tracts in which the developments are located, and (2) consider what policies, measures or incentives are necessary to bring high-income families into low-income developments (or into developments in low-income census tracts) and low-income families into high-income developments (or into developments in high-income census tracts).

In addition, an assessment of the average family income for each development is necessary. Families will be provided with an explanation of the policy during the application/screening process and/or the occupancy orientation sessions and given opportunities to discuss the options available to them. The families will also be informed that should they choose not to accept the first unit offered under this system, their refusal will not be cause to drop their name to the bottom of the list.

Implementation may include one or more of the following options:

- Skipping families on the waiting list based on income;
- Establishing preferences for working families;
- Establish preferences for families in job training programs;
- Establish preferences for families in education or training programs;
- Marketing campaign geared toward targeting income groups for specific developments;
- Additional supportive services;
- Additional amenities for all units;
- Ceiling rents;
- Flat rents for developments and unit sizes;
- Different tenant rent percentages per development;
- Different tenant rent percentages per bedroom size;
- Saturday and evening office hours;
- Security Deposit waivers;
- Revised transfer policies;
- Site-based waiting lists;
- Mass Media advertising/Public service announcements; and
- Giveaways.

2. Income Targeting

As public housing dwelling units become available for occupancy, responsible PHA employees will offer units to applicants on the waiting list. In accordance with the Quality Housing and Work Responsibility Act of 1998, the PHA encourages occupancy of its developments by a broad range of families with incomes up to eighty percent (80%) of the median income for the jurisdiction in which the PHA operates. At a minimum, 40% of all new admissions to public housing on an annual basis will be families with incomes at or below thirty percent (30%) (extremely low-income) of the area median income. The offer of assistance will be made without discrimination because of race, color, religion, sex, national origin, age, handicap or familial status.

The PHA may employ a system of income ranges in order to maintain a public housing resident body composed of families with a range of incomes and rent paying abilities representative of the range of incomes among low-income families in the PHA's area of operation, and will take into account the average rent that should be received to maintain financial solvency. The selection procedures are designed so that selection of new public housing residents will bring the actual distribution of rents closer to the projected distribution of rents.

In order to implement the income targeting program, the following policy is adopted:

- The PHA may select, based on date and time of application and preferences, two (2) families in the extremely low-income category and two (2) families from the lower/very low-income category alternately until the forty percent (40%) admission requirement of extremely low-income families is achieved (2 plus 2 policy).
- After the minimum level is reached, all selections may be made based solely on date, time and preferences. Any applicants passed over as a result of implementing this 2 plus 2 policy will retain their place on the waiting list and will be offered a unit in order of their placement on the waiting list.
- To the maximum extent possible, the offers will also be made to effect the PHA's policy of economic deconcentration.
- For the initial year of implementation, a pro-rated percentage of the new admissions will be calculated from April 1, 1999 through the end of the fiscal year. Following the initial implementation period, the forty percent (40%) requirement will be calculated based on new admissions for the fiscal year.
- The PHA reserves the option, at any time, to reduce the targeting requirement for public housing by no more than ten percent (10%), if it increases the target figure for its Section 8 program from the required level of seventy-five percent (75%) of annual new admissions to no more than eighty-five percent (85%) of its annual new admissions.

Youngstown Metropolitan Housing Authority

2020 Annual Plan

**Attachment B.3 – Certification of Compliance with PHA Plan and Related
Regulations**

**Certifications of Compliance with
PHA Plans 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 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning July 1, 2020, hereinafter referred to as "the Plan", 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 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.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA 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.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - 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;
 - 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 part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. 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.
10. 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.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

13. 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.
14. 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.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. 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.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. 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.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Youngstown Metropolitan Housing Authority
PHA Name

OH002
PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2020

X 5-Year PHA Plan for Fiscal Years 2020 - 2024

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

Gary Singer

Title

Board of Commissioners Chairperson

Signature

Gary Singer

Date

3/17/2020

**Youngstown Metropolitan Housing Authority
2020 Annual Plan
Attachment B.5 – 2019 Progress Report**

Youngstown Metropolitan Housing Authority 2020 Annual Plan - 2019 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.

In 2019, YMHA has 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 vouchers applications were needed or available in 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 from August 7 through August 16 in 2019.**

- **Reduce public housing vacancies**

- Reduce by a least 5% annually. **Vacancies averaged <1% in 2019.**
- Maintain minimum 98% occupancy rate. **Occupancy rate is currently averaging 99%.**
- Analyze cause of vacancies/develop program. **< 1% vacancies are due to normal move-in, move-out unit turnover rates and 3 units that 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 2019 due to high occupancy rate.**
- 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 2019, YMHA executed a contract using RHF and CFP funds to rehabilitate the six-unit multifamily building acquired in 2018. 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 will rehabilitate the six-unit multifamily building acquired in 2018 to add these units to the housing inventory when its rehabilitation is completed in 2020.**

- ***PHA Goal: Improve the quality of assisted housing***

- ***Improve public housing program administration and management***

- Increase occupancy and unit turnaround.
Occupancy rates continue to be 99%+. Unit turnarounds 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. This is a decrease from the previous three years when 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).
The rent collection rate was 95.6% in 2019, a decrease from the 97.7% in 2018, and an increase from the 94.1% in 2017.
- Achieve HUD Public Housing Assessment System (PHAS) "high performer" status.
The PHAS score for FYE 2018 was 80 of 100, which is a "standard performer" rating. The score for FYE 2019 has not been published.
- Conduct Green Physical Needs Assessment (GPNA) in 2015 and update periodically.
Not applicable in 2019. (The last GPNA was conducted in 2015.)
- Continue to use and improve Online Applications in both English and Spanish achieved in FY 2014. **Ongoing in 2019.**
- Continue to update and improve Maintenance Plan to reduce unit turnaround time.
No change in 2019. Unit turnaround time averages 30 days or less. (The current Maintenance Plan was updated in 2015.)
- Evaluate agency staffing plan and re-organize if necessary for more efficient and cost effective administration/management.
No change in 2019. (The current staffing plan was updated in 2017.)
- Evaluate AMP structure and re-organize if necessary for more efficient and cost effective administration/management.
No change in 2019. (Reorganization of AMPs was determined not financially beneficial in 2016.)

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

This change did not occur in 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.
No change in 2019. (The current HCV staffing plan was re-organized in 2016.)
- Increase staff as fees from higher utilization rates and sufficient funding become available.
No increase in staff during 2019.

- ***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 took place in 2019 and is ongoing.
- Implement an automated response system for callers.
This was not implemented in 2019 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. The

collection rate decreased to 95.6% in 2019, down from 97.7% in 2018, but up from 94.1% in 2017. Occupancy rates averaged 99% in 2019.

- Use technology to amend and improve Internal Audit process and to serve as an evaluation tool.

This was an ongoing process in 2019.

- ***Renovate or modernize public housing units***

- Prioritize needs for rehabilitation using the 2015 Green Physical Needs Assessment (GPNA) and updates.

In 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/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 Avondale Avenue home 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 in 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 will rehabilitate the six-unit multifamily building acquired in 2018 to add these units to the 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 2019.

- ***Other***

- Assume the General Partner interest and management responsibility (directly or through a third-party) for Arlington Heights I and Arlington Heights II developments.
This was completed in 2015 with no change in 2019.
- 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 with no change in 2019.

- Continue increasing energy efficiency of Public Housing units.
Major projects completed in 2019 to increase the energy efficiency of public housing were:
 - Furnace replacements installed in all residential units at Victory Annex (AMP 4).**
 - Roof replacements completed 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.
During 2019, these continuing partnerships provided 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 in place in 2019.
- Evaluate voucher payment standard by reassessing for low poverty areas subject to fund availability.
Completed in 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.

Major projects completed 2019 to increase the energy efficiency of public housing at Victory Annex (AMP 4), Rockford Village (AMP 4) and Kirwan

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 an FSS grant for four service coordinators in 2019 and had an average caseload of over 200 participants throughout the year.
 - Continue to expand pre-homeownership and homeownership opportunities.
These opportunities were ongoing during 2019.
- ***Implement housing security improvements***
 - Expand security systems to all sites, including site access systems and security cameras. **Continued to monitor all security cameras at four family sites and all six high rise buildings in 2019.**
 - 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 in 2019.
 - Continue Resident Officer Program as necessary.
This program was not in operation in 2019.
 - Seek additional funding for security.
No additional funding for security was obtained in 2019.
 - Consider demolition in high density areas.
No additional disposition/demolition of units was planned in 2019.
 - Continue Public Safety Division and accompanying vehicles.
The Public Safety Division operations continued in 2019.
 - Continue use of Operation Fore_cast (crime mapping and follow-up).
Operation Fore_cast, crime mapping through the Youngstown Police Department reports, was used in 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 continues to uphold the VAWA Act provisions and operates in accordance with the YMHA VAWA Policy.
- *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 elderly only designation 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 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 (NNC) and establish other sites as applicable.
Rockford Village did not operate as a Neighborhood Network Center in 2019. 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 is on the Board for Youngstown/Mahoning County's Continuum of Care.
 - Plan for designation of smoke-free buildings/developments.
YMHA's authority-wide smoke-free policies/procedures were designed and implemented in 2018 and were in use in 2019.

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 in 2019 and had an average caseload of over 200 residents throughout the year. 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. **The EnVision Center at Rockford Village, established in 2018, 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 operations to HOPE VI residents were 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.
At the end of 2019, there were 84 active residents on the Elderly/Disabled Service Coordinator's caseload. On-site health and wellness services were provided at all senior developments by a variety of community agencies.
 - 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 in 2019.

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. **Completed in 2019.**
 - Provide and/or participate in fair housing and cultural diversity training for staff. **Ongoing. Management staff attends state and national training programs on Affirmatively Furthering Fair Housing and in-house training on cultural diversity.**
 - Increase access to housing opportunities through the use of specialized vouchers as they are/become available. **No additional specialized vouchers became available in 2019**
 - Ensure that new developments and major rehabilitation projects meet Section 504 and Americans with Disabilities Act (ADA) requirements. **Rehabilitation for the new development in Boardman was designed to meet Section 504 and ADA requirements in 2019.**

Youngstown Metropolitan Housing Authority

2020 Annual 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.

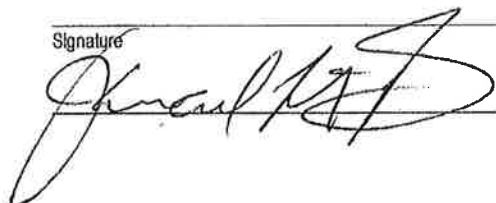
I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729,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

Name of Authorized Official

Title


Signature

Date



4/6/20

Youngstown Metropolitan Housing Authority
2020 Annual Plan
Attachment C.1 – Capital Fund Program 5-Year Plan Approval



Energy and Performance Information Center (EPIC)
MPE163, Welcome back!

Home

Core Activity/Energy Module

Development of New Housing

Activity Planning (CFP grant planning)

PNA

EPC

User and Group Tools

HUD.gov

Help System

MPE163

Logout


5-Year Action Plan


Annual Statement/Budget/P&E


Selected PHA: Youngstown Metropolitan Housing Authority


OMB CONTROL NUMBER: 2577-0274
EXPIRATION DATE: 02/28/2022


5YAP1 » 5-Year Action Plan Reporting


 » This plan has been submitted and cannot be edited


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Five Year Action Plan

Plan	Type	Created Date	Last Modified	Report Year	Status	Submitted On	Approved By	Approved On	Options
 5-Year Action Plan for 2020-2024	Rolling	03/06/2020	03/27/2020	2020-2024	Approved	03/20/2020	MURRAY, BRIAN	03/27/2020	  
5-Year Action Plan for 2019-2023 Rev. 1  (0/1)	Rolling	11/18/2019	03/06/2020	2019-2023	Approved	11/18/2019	MURRAY, BRIAN	11/19/2019	 
5-Year Action Plan for 2019-2023	Rolling	04/16/2019	11/18/2019	2019-2023	Approved	05/14/2019	MURRAY, BRIAN	05/14/2019	 
5-Year Action Plan for 2018-2022	Rolling	06/27/2018	04/16/2019	2018-2022	Approved				 
5-Year Action Plan for 2017-2021  (0/1)	Rolling	07/31/2017	06/27/2018	2017-2021	Approved				