

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 02/29/2016</b>
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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.																		
A.1	<p>PHA Name: <u>Youngstown Metropolitan Housing Authority</u> <span style="float: right;">PHA Code: <u>OH002</u></span></p> <p>PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>July 1, 2021</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>1237</u> Number of Housing Choice Vouchers (HCVs) <u>2280</u></p> <p>Total Combined Units/Vouchers <u>3517</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> 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 <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</p> <p>AMP 3 Gutknecht Tower, 110 E. Wood Street, Youngstown, OH 44503</p> <p>AMP 4 Norton Manor, 1400 Springdale Avenue, Youngstown, OH 44505</p> <p>AMP 5 Rockford Village, 1402 Dogwood Lane, Youngstown, OH 44505</p> <p>Victory Annex, 690 Magnolia Avenue, Youngstown, OH 44505</p> <p>Kirwan Homes , 101 Jackson Street, Campbell, OH 44405</p> <p>Struthers Manor, 585 Poland Avenue, Struthers, OH 44471</p> <p>Vasu Manor, 137 Roosevelt Drive, Campbell, OH 44405</p> <p>AMPs 7 &amp; 8 Arlington Heights I &amp; II, 801 Park Avenue, Youngstown, OH 44510</p> <p>AMPs 9 &amp; 10 Villages at Arlington I &amp; II, 516 Griffith Avenue, Youngstown, OH 44510</p> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="162 1738 1451 1908"> <thead> <tr> <th data-bbox="162 1738 440 1814">Participating PHAs</th> <th data-bbox="440 1738 573 1814">PHA Code</th> <th data-bbox="573 1738 873 1814">Program(s) in the Consortia</th> <th data-bbox="873 1738 1146 1814">Program(s) not in the Consortia</th> <th colspan="2" data-bbox="1146 1738 1291 1814">No. of Units in Each Program</th> </tr> <tr> <th data-bbox="162 1814 440 1850"></th> <th data-bbox="440 1814 573 1850"></th> <th data-bbox="573 1814 873 1850"></th> <th data-bbox="873 1814 1146 1850"></th> <th data-bbox="1146 1814 1291 1850">PH</th> <th data-bbox="1291 1814 1451 1850">HCV</th> </tr> </thead> <tbody> <tr> <td data-bbox="162 1850 440 1908">Lead PHA:</td> <td data-bbox="440 1850 573 1908"></td> <td data-bbox="573 1850 873 1908"></td> <td data-bbox="873 1850 1146 1908"></td> <td data-bbox="1146 1850 1291 1908"></td> <td data-bbox="1291 1850 1451 1908"></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. 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

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

**(b) 1 – Statement of Housing Needs and Strategy for Addressing Housing Needs**

Has been revised to reflect the statistics from the new City of Youngstown FY 2020-2024 Consolidated Plan.

**Statement of Housing Needs and Strategy for Addressing Housing Needs**

There are 13,030 extremely low-income (< 30% AMI) and very low income households (30%-50% AMI) in the City of Youngstown, according to Youngstown's FY 2020-2024 Consolidated Plan. 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.

**Number of Households Table from City of Youngstown FY 2020-2024 Consolidated Plan**

	<b>0-30% HAMFI*</b>	<b>&gt;30-50% HAMFI*</b>
<b>Total Households</b>	<b>7,690</b>	<b>5,340</b>
Small Family Households	2,405	1,745
Large Family Households	645	440
Household contains at least one person 62-74 years of age	1,105	1,005
Household contains at least one person age 75 or older	660	1,205
Households with one or more children 6 years old or younger	1,575	1,065

\*HUD Adjusted Family Median Income

Nearly 59% these households (7,674) pay more than 30% of their income for housing costs, which demonstrates then need for additional affordable housing (see table below).

<b>City of Youngstown Extremely/Very Low Income Households with &gt;30% Housing Cost Burden</b>			
	<b>Renter</b>	<b>Owner</b>	<b>Total</b>
Small Related	2410	560	2970
Large Related	600	154	754
Elderly	890	620	1510
All Other	1715	725	2440
<b>Number of Extremely/Very Low Income Households with Cost Burden Greater Than 30% AMI</b>	<b>5615</b>	<b>2059</b>	<b>7674</b>
Total Households Earning Less than 50% AMI			13,030
<b>Percentage of Extremely/Very Low Income Households with Cost Burden Greater Than 30% AMI</b>			<b>58.9%</b>

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:

<b>YMHA Public Housing– February 2021</b>		
<b>Waiting List is Open</b>		
	<b>Number of households</b>	<b>Percentage of households</b>
<b>Waiting List total</b> (Average Income = \$13,990)	3370	
Extremely low income < 30% AMI	2959	89.2%
Very low income 30%-50% AMI	255	7.7%
Low income 50% - 80% AMI	95	2.9%
High >80% AMI	8	0.2%

Families with children	713	21.1%
Elderly (62+)	65	1.9%
Families with disabilities	626	18.6%
White	1370	44.7%
Black/African-American	1608	52.4%
Other	86	2.8%
0 BR	5	0.1%
1 BR	1892	56.1%
2 BR	873	25.9%
3 BR	442	13.1%
4 BR	145	4.3%
5 BR	13	0.4%

**YMHA Housing Choice Voucher Program – February 2021**

**Waiting List is CLOSED – To Be Opened Spring 2021**

	Number of households	Percentage of households
<b>Waiting List Total</b>	334	
Extremely low income < 30% AMI	251	75.1%
Very low income 30%-50% AMI	44	13.2%
Low income 50% - 80% AMI	28	8.4%
High >80% AMI	11	3.3%
Families with children	109	32.6%
Elderly families	23	6.9%
Families with disabilities	56	16.8%
White	73	21.0%
Black/African-American	252	75.4%
Other	6	1.8%

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.

**(b) 2 – Housing Choice Voucher Selection/Admissions**

**HCV Administrative Plan - Opening the Waiting List**

New Language

YMHA will assign one preference point for families where the Head of Household is disabled.

**(b) 3 - Financial Resources**

The Coronavirus Aid, Relief, and Economic Security (CARES) Act economic stimulus bill passed by the U.S. Congress and signed into law on March 27, 2020 provided YMHA with a new funding resource in FY 2020. The agency received a total of \$1,481,853 for the public housing and

Housing Choice Voucher programs, with a current remaining balance of \$1,000,993 that will carry over into FY 2021. The following table represents YMHA's anticipated funding resources for FY 2021 including operating, capital, CARES Act and other Federal resources, as well as tenant rents and other income available to support YMHA's programs:

<b>Planned Resources</b>	<b>Amounts</b>	<b>Planned Used</b>
<b>1. Federal Grants (FY 202 estimated)</b>		
Public Housing Operating Fund	\$6,237,861	Public Housing Operations
Public Housing Capital Fund	\$3,182,792	Public Housing Capital Improvements, Administration & Site Operations
Annual Contributions for Section 8 Tenant Based Assistance	\$ 9,800,000	Housing Choice Voucher (HCV) Assistance Payments
HCV Program Administrative Fee	\$ 1,250,000	HCV Program Administration
<b>2. Prior Year Federal Grants (unexpended funds only listed below)</b>		
ROSS – Family Self Sufficiency	\$ 244,140	Supportive Services
Replacement Housing Factor Funds – Prior Years	\$ 127,683	Replacement Housing
Capital Fund 2020	\$ 2,002,962	Public Housing Capital Improvements
Capital Fund 2019	\$ 2,055,141	Public Housing Capital Improvements
Capital Fund 2018	\$ 133,499	Public Housing Capital Improvements
HCV CARES ACT	\$ 429,849	HCV Program Operations
LIPH CARES ACT	\$ 571,144	Public Housing Operations
<b>Sub-total</b>	<b>\$ 26,035,071</b>	
<b>3. Public Housing Dwelling Rental Income</b>	<b>\$ 2,596,000</b>	<b>Public Housing Operations</b>
<b>4. Other Income (Listed Below)</b>	<b>\$ 362,550</b>	<b>Public Housing Operations</b>
Non-Dwelling Rent - \$11,700		Public Housing Operations
Excess Utilities - \$83,750		Public Housing Operations
Interest on General Fund investments - \$91,100		Public Housing Operations
Other income; legal fees, maintenance charges to tenants, NSF check charges, etc. - \$176,000		Public Housing Operations
<b>Sub-total</b>	<b>\$ 2,958,550</b>	
<b>TOTAL RESOURCES</b>	<b>\$ 28,993,621</b>	

**(b) 4 – Housing Choice Voucher Management and Operations**

The Housing Choice Voucher (HCV) Program has begun utilizing Remote Video Inspections (RVI) for use in conducting safe inspections. It is initially being used for Special Inspections with plans to utilize for all Inspection types. HCV has also began use of an online system for participants to report changes in their family income and family size and for applicants to check their status on the Waiting List and update their mailing address.

The following changes have been made to sections of the HCV Administrative Plan to reflect changes in the operations and management of YMHA's HCV Program:

## **Eligibility Interview**

### Old Language

Information provided by the applicant will be verified in accordance with federal requirements. If additional information or documents are required, the family will be given **fourteen days** to provide the requested information. If the information is not provided in the time period (subject to a reasonable accommodation) YMHA will mail the family a notification of denial of assistance. The family will be given an opportunity for an Informal Review.

### New Language

Information provided by the applicant will be verified in accordance with federal requirements. If additional information or documents are required, the family will be given **seven days** to provide the requested information. If the information is not provided in the time period (subject to a reasonable accommodation) YMHA will mail the family a notification of denial of assistance. The family will be given an opportunity for an Informal Review.

## **Informal Reviews**

### New Language

YMHA may elect to conduct the Informal Review remotely. This means either by teleconference, video call or other technical platform. YMHA will survey the family to ensure the family can participate in the selected technological platform. Applicants will receive any documents YMHA has used to base its decision prior to the remote review. If the family is unable to participate remotely in an in-person alternative will be offered. YMHA will take the appropriate steps to ensure applicants with disabilities are afforded any reasonable accommodations to fully participate in the informal review process.

## **Briefings**

### Old Language

A full HUD required briefing will be conducted for applicant families who are determined to be eligible for assistance. The briefings will be conducted in groups. Families who attend group briefings or meetings and still have the need for individual assistance will be accommodated. Briefings will be conducted in English. Other accommodations will be provided upon request.

The purpose of the briefing is to explain how the program works. The briefing packet documents are also explained to families so they are fully informed about the program. This will enable them to utilize the program to their advantage, and it will prepare them to discuss it with potential owners and property managers.

### New Language

A full HUD required briefing will be conducted for applicant families who are determined to be eligible for assistance. **The briefings will be conducted in groups, either in-person or via remote briefing. A remote briefing means either by teleconference, video call, webcast/webinar, video recording or other means recommended by HUD.** For remote briefings, YMHA will provide all materials associated with the briefing prior to the scheduled date and time of the briefing. In addition, YMHA will survey families prior to any remote briefing to ensure families are able to fully participate based on the technology platform that will be used. If a family is not able to participate due to the technology platform being used, an in-person alternative will be offered.

Families will be given the opportunity to ask questions during the briefing, whether in-person or other format. Families who participate in group briefings or meetings and still have the need for

individual assistance will be accommodated. Briefings will be conducted in English. Other accommodations will be provided upon request.

### **Briefings**

#### Old Language

YMHA will not issue a voucher to a family unless the household representative has attended a briefing and signed the voucher. Applicants who provide prior notice of inability to attend a briefing will automatically be scheduled for the next briefing. Applicants who fail to attend two scheduled briefings, without prior notification and approval of YMHA, will have their assistance denied. They will have an opportunity to request an Informal Review.

#### New Language

YMHA will not issue a voucher to a family unless the household representative has participated in a briefing and signed the voucher. Applicants who provide prior notice of inability to participate in a briefing will automatically be scheduled for the next briefing. Applicants who fail to participate in two scheduled briefings, without prior notification and approval of YMHA, will have their assistance denied. They will have an opportunity to request an Informal Review.

### **Term of the Voucher**

#### Old Language

Families who require additional assistance during their search may contact YMHA to request assistance. Voucher holders will be notified at the briefing session that YMHA periodically updates the list of available units and how the updated list may be obtained. YMHA will assist families with negotiations with owners and provide other assistance related to the families' search for housing.

#### New Language

Families who require additional assistance during their search may contact YMHA to request assistance. **Voucher holders will be notified at the briefing session of how to search for available properties and YMHA will provide a list of available units.** YMHA will assist families with negotiations with owners and provide other assistance related to the families' search for housing.

### **Annual Functions**

#### Old Language

At least annually, generally no later than the family's admission anniversary date, participating families will be required to attend a Reexamination interview to advise YMHA of any changes in the family's circumstances and to resubmit documentation to YMHA regarding the family's income and allowable deductions. All adult household members must be in attendance at the Annual Reexamination appointment. YMHA will maintain a reexamination tracking system.

#### New Language

At least annually, generally no later than the family's admission anniversary date, participating families will be required to attend a Reexamination interview to advise YMHA of any changes in the family's circumstances and to resubmit documentation to YMHA regarding the family's income and allowable deductions. All adult household members must be in attendance at the Annual Reexamination appointment. **YMHA may also elect to complete Annual Reexaminations by mail.** YMHA will maintain a reexamination tracking system.

## **Interim Reporting**

### Old Language

Participants must report all changes in household income and composition between annual reexaminations, in writing, on the appropriate Interim Reexamination Update Form within 30 days. Family composition changes include additions and removals from the household.

### New Language

Participants must report all changes in household income and composition between annual reexaminations, in writing, on the appropriate Interim Reexamination Update Form **or through the agency's web based reporting tool**, within 30 days. Family composition changes include additions and removals from the household.

## **Initial Inspections**

### Old Language

YMHA will inspect each unit for compliance with HUD's Housing Quality Standards (HQS) within fourteen days of the approval of the Request for Tenancy Approval. YMHA will use the Initial Inspection to document the current condition of the unit and for determination of rent reasonableness.

### New Language

YMHA will inspect each unit for compliance with HUD's Housing Quality Standards (HQS) within fourteen days of the approval of the Request for Tenancy Approval. **The inspection may be conducted in-person or by Remote Video Inspection (RVI). An RVI is a method of conducting a housing inspection using video or digital picture technology, performed by a person other than the PHA public housing or Housing Quality Standards (HQS) inspector.** YMHA will use the Initial Inspection to document the current condition of the unit and for determination of rent reasonableness.

## **Annual Inspection of Units**

### Old Language

At least biennially, YMHA will conduct an HQS inspection of each assisted unit. Notification will be provided to the participant and owner in writing. Failure to allow the Annual inspection will result in a participant's assistance being proposed for termination.

### New Language

At least biennially, YMHA will conduct an HQS inspection of each assisted unit. **The inspection may be conducted in-person or by Remote Video Inspection (RVI). An RVI is a method of conducting a housing inspection using video or digital picture technology, performed by a person other than the PHA public housing or Housing Quality Standards (HQS) inspector.** Notification will be provided to the participant and owner in writing. Failure to allow the Annual inspection will result in a participant's assistance being proposed for termination.

## **Annual Income**

### Old Language

Regular alimony and child support payments are counted as income for calculation of total tenant payment. YMHA will use the amount awarded by the court unless the family verifies that they are not receiving the full amount awarded. Verification from the agency responsible for enforcement or collection is acceptable. "Regular" payments is defined as receiving payments for at least three consecutive months at the time of verification.



### New Language

Regular alimony and child support payments are counted as income for calculation of total tenant payment. YMHA will use the amount awarded by the court unless the family verifies that they are not receiving the full amount awarded. Verification from the agency responsible for enforcement or collection is acceptable. **YMHA will average a family's last six months of payments to determine income from child support.**

### **Informal Hearings**

#### New Language

YMHA may elect to conduct the Informal Hearing remotely. This means either by teleconference, video call or other technical platform. YMHA will survey the family to ensure the family can participate in the selected technological platform. Participants will receive any documents YMHA has used to base its decision prior to the remote hearing. If the family is unable to participate remotely, an in-person alternative will be offered. YMHA will take the appropriate steps to ensure participants with disabilities are afforded any reasonable accommodations to fully participate in the informal hearing process.

### **(b) 4 – Homeownership Programs**

YMHA's Homeownership Education and Counseling Program was discontinued in FY 2020 and will not be in operation during FY 2021.

### **(b) 5 – Safety and Crime Prevention**

A copy of YMHA's Violence Against Women (VAWA) Policy is included in this Plan. See Attachment B.1 (b) 5.

### **(b) 5 - 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) for a copy of YMHA's 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 FY 2021, 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, but are not limited to: 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 may 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. The disposal was approved by the U.S. Department of Housing and Urban Development (HUD) with the approval of Disposition/Demolition Application DDA0007089 on March 26, 2021.

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.

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

**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

**AMP 1 (12 Buildings; 38 Units) - Continued**

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  
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

	<p><b>Other Units</b> 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> <p><b><u>Conversion of Public Housing to Project-Based Assistance under RAD</u></b> In FY 2021, 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><b><u>Project-Based Vouchers</u></b> 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><b>Civil Rights Certification.</b></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><b>SEE Attachment B.3 – Certification of Compliance with PHA Plan and Related Regulations</b></p>
B.4	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit? Y    N <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
B.5	<p><b>Progress Report.</b></p> <p><b>SEE Attachment B.5 - Progress Report</b></p>
B.6	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan? 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><b>The RAB Board unanimously approved the YMHA 2021 Annual Plan as presented at the Public Hearing in their meeting on March 17, 2020. See attachment B.6 for RAB Board meeting minutes and minutes of the Public &amp; Resident Advisory Board Hearing.</b></p>

B.7	<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. To be signed after approval by the YMHA Board of Commissioners.</b></p>
B.8	<p><b>Troubled PHA.</b></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><b>Statement of Capital Improvements.</b> Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
C.1	<p><b>Capital Improvements.</b> 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 5-Year Capital Fund Action Plan was approved on March 27, 2020. See Attachment C.1.for a screenshot copy of the U.S. Department of Housing and Urban Development’s Energy and Performance Information’s website, showing approval of YMHA’s 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](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."

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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 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**

**2021 Annual Plan**

**Attachment B.1 (b) 5 – Safety and Crime Prevention**

**Violence Against Women Act (VAWA) Policy**

## **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. *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:
    - 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.
  2. *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.
  3. *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.

## **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.

#### **XI. Relationships with Services Providers**

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.

#### **XII. Notification**

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.



**XIII. Relationship with Other Applicable Laws**

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.

**XIV. Amendment**

This policy may be amended from time to time by YMHA as approved by the YMHA Board of Commissioners.

**Youngstown Metropolitan Housing Authority  
2021 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**

**2021 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 \_\_\_ 5-Year and/or **2021** Annual PHA Plan for the PHA fiscal year beginning **July 1, 2021**, 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

☒ Annual PHA Plan for Fiscal Year 2021

       5-Year PHA Plan for Fiscal Years 20        - 20       

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

Name of Authorized Official

Gary Singer

Title

Board Chairman

Signature

*Gary Singer*

Date

*0/25/21*

**Youngstown Metropolitan Housing Authority  
2021 Annual Plan  
Attachment B.5 – 2020 Progress Report**

## **Youngstown Metropolitan Housing Authority**

### ***2021 Annual Plan – 2020 Progress Report***

2020 was a challenging year for Youngstown Metropolitan Housing Authority due to the global coronavirus pandemic. YMHA adapted to the public health crisis in several ways, which are listed at the end of this report.

In addition to the operational changes brought about by the pandemic, YMHA experienced a significant turnover in the leadership staff. Despite these challenges, YMHA continued to make progress toward organizational goals and objectives identified in the 2020-2024 Five-Year Agency Plan.

### **FY 2020 Goals, Objectives and Accomplishments**

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

#### **Objective:**

- Dispose and/or demolish of obsolete housing

YMHA submitted DDA Application 7089 for the disposal of 69 obsolete, scattered site housing units in January 2020. The application was approved on March 26, 2020 and relocation of residents began in September. To date, 18 residents have moved to other public housing units or to private housing with a Housing Choice Voucher. Disposition through sale will begin in FY 2021.

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

#### **Objectives:**

- Acquire and/or build developments to expand YMHA's housing portfolio

In FY 2020, YMHA began the rehabilitation of a 6-unit building in Boardman Township, defined as an area of opportunity by the Ohio Housing Finance Agency. The building was acquired with Replacement Housing Factor funds. Rehabilitation will be completed in FY 2021.

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

#### **Objectives:**

- Designate developments or buildings for particular resident populations (elderly, etc.)

YMHA has designated 5 developments as elderly-only for residents 62 years of age or above. A request to renew the designation will be submitted in FY 2021.

- Modernize/rehabilitate housing units  
Kirwan Homes, YMHA's 146 unit family development in Campbell, Ohio, underwent a major exterior rehabilitation in FY 2020 that included an updated exterior design and the replacement of roofs, siding, doors and windows.
- 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  
  
Please see narrative in the section below for information on resident services, including site-based programs and services.
- **Goal:** Implement resident service delivery to include emphasis on employment, health, education, self-sufficiency and Resident Council support  
**Objectives:**
  - Create and operate non-profit affiliate to coordinate resident service delivery system and develop additional funding for services  
  
Impacting Generations was formed as a non-profit 501(c)(3) organization in FY 2020 and to date has raised funds in the amount of \$46,000 to support resident services programming.
  - Continue to provide Family Self Sufficiency services for Housing Choice Voucher and Public Housing residents.  
  
YMHA continues to operate a Family Self-Sufficiency program for HCV and Public Housing residents, which serves over 200 families a year. The program was awarded a HUD FSS grant in the amount of \$244,410 during FY 2020.
  - Continue to operate and expand services at HUD designated EnVision Center at Rockford Village  
  
The EnVision center operated with 19 community partners during FY 2020. These partners, in conjunction with YMHA staff and a VISTA worker, provided 30 programs to the Rockford community. Youth programs included education/tutoring, sports leagues, Girl Scouts and a library. Adult services included job readiness/job placement, job fairs, nutrition/cooking classes, and parenting support. Services for the entire family included health/dental screenings, fire awareness, neighborhood safety awareness, community fun days and a pop-up fresh produce market.
  - 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's senior/disabled service programs serves an average of 85 individuals each month. The program coordinates on-site services and service for transportation,

medical needs, meal delivery, public assistance benefits, social security issues, mental health needs, substance abuse intervention and conflict resolution counseling.

- 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

During FY 2020, YMHA continued to operate site-based programs at all developments for adults, seniors and youth. These services were provided by staff in collaboration with over a dozen community agencies that include:

Girl Scouts, Summer Food Service Programming, City of Youngstown Health Department, YSU Student Nursing Program, Direction East (Area Agency on Aging), Pathway HUB, Compass, EZ Meals, United Health Care, MYCAP, Dare to Dream, Flying High, Mercy Health Care, Second Harvest, Aetna Health Care, Molina Health Care, and the *Jewish Center*.

The focus on site-based programs during FY 2020 was on health education/service and virtual programming.

#### Health Services Highlights:

YSU Student Nursing Program to provided medical supportive services to our senior buildings. These session included health screenings, signs and symptoms of COVID-19, how to wear a mask correctly, cough hygiene and importance of social distancing.

Resident Services staff collaborated with the City of Youngstown Health Department and Directions East (Area Agency on Aging) to provide on-site COVID-19 vaccination for YMHA's senior residents. This program began on February 13, 2021 and is ongoing

#### Virtual Programming Highlights:

Pathway HUB will be providing on-site, virtual training through ZOOM. These virtual training sessions will address several topics that will include Family, Youth and Senior programming.

**Girl of America** continues to provide virtual social & educational programs to girls from Brier Hill, Kirwan Homes and Victory Estates also Rockford Village.

United Health Care has scheduled virtual B.I.N.G.O via the participants' telephones. All senior buildings are participating.

## **FY 2020 YMHA Response to Coronavirus Pandemic**

YMHA adapted to the public health crisis in the following ways:

Providing Personal Protective Equipment (PPE) to all employees and by distribution distributing face masks to resident households.

Implementing sanitization procedures for common areas in senior buildings and the Central Office.

Implementing modified schedules and purchasing employee equipment for remote work from home operations (office employees).

Establishing protocols for intra agency reporting of positive resident COVID-19 cases and communications to residents and staff.

Establishing protocols for reporting and quarantine requirements for positive staff COVID-19 cases.

Requiring all employees to wear face coverings in common areas and in the presence of co-workers and the public.

Closing lobbies and establishing service by appointment only protocols.

Performing eligibility determination, income verification and recertification processes via mail.

Performing remote informal hearings via telephone.

Utilizing Remote Video Inspections (RVI) for Housing Choice Voucher (HCV) housing quality inspections. It is initially being used for Special Inspections with plans to utilize for all Inspection types.

Utilizing an online system for HCV participants to report changes in their family income and family size and for HC for applicants to check their status on the Waiting List and update their mailing address.

Communicating with the Resident Advisory Board via teleconference and Zoom video conferencing.

Conducting Public Hearings via Zoom video conferencing with telephone access for those without video conferencing access.

Conducting Board Meetings via teleconference and Zoom video conferencing.

Distributing flyers to YMHA residents listing agencies in the Greater Youngstown Area that received Federal funds to provide emergency rental assistance for those experiencing job loss or financial crisis due to the pandemic. (September 2020 and March 2021).

**Youngstown Metropolitan Housing Authority  
2021 Annual Plan  
Attachment B.6 – Resident Advisory Board (RAB) Documentation**

**Resident Advisory Board Minutes**

**Public and Resident Advisory Hearing Presentation**



## **Youngstown Metropolitan Housing Authority**

### **Resident Advisory Board (RAB) Meeting**

**March 17, 2020**

**This meeting was conducted virtually via Zoom videoconference and via telephone for those without access to Zoom.**

Dawn Monteiro, Director of Resident Services, introduced the meeting and turned the floor over to RAB Chairperson, Alice Freeman. Ms. Freeman called the meeting to order asked attendees to introduce themselves. The following were present:

Alice Freeman, RAB Chairperson – Village at Arlington  
Ricole Taltone – Rockford Village  
Priscilleton Hodge- Amedia Plaza  
Shirley Kimbrough – Lowellville Park  
Rose and Mike Maloney- Lowellville Park  
Patricia Edgersen – Victory Estates  
Cecil Taylor – Vasu Manor  
Jason White- Administrative Assistant  
LaMont English – Deputy Executive Director  
Dawn Monteiro – Director of Resident Services  
PJ Stoddard – Elderly/Disabled Coordinator  
Keisha Saxon- Director of Choice Voucher Program  
Danielle L. Mulligan – Interim Executive Director; Director of Planning & Development

Alice Freeman, requested a motions to accept the YMHA 2021 Annual Plan as presented at the public hearing.

1<sup>st</sup> motion from Shirley Kimbrough; 2<sup>nd</sup> from Prescillton Hodge. All RAB members were in favor; none opposed. Motion carried.

Ms. Freeman shares that she has no meeting agenda, then asks if other sites have been having meetings? To which, everyone replies no.

Alice Freeman asks Dawn Monteiro if there's anything that the sites need to report. Dawn replies no, not at the moment. Everyone has supplied their budget reports and letters requesting resident participation funds.

Housing development community centers remain closed until further notice but Resident Services can use ZOOM to have meeting with committees.

COVID-19 vaccines have been available in senior buildings in February and March and the experience has been a success. YMHA leadership has been keeping everyone informed of these events by using flyers that have been distributed to the residents.

Alice Freeman asked if anyone knows of anyone who is ill or has passed that we call or let someone know so that a call or card can be sent to the individual or the family.

Dawn Monteiro asked if there should be RAB Meetings via Zoom in the coming months. There was agreement to schedule these meetings the third Wednesdays of April, May and June.

Ms. Monteiro will provide information for those who have not received their COVID shots and will send flyer around to inform residents of future on-site vaccine clinics.

Alice Freeman thanked everyone for their participation and concluded the meeting

Public Hearing held on Wednesday, March 17, 2020 at 10:00 a.m.

### Annual Plan for Fiscal Year 2021

**This meeting was conducted virtually via Zoom videoconference and via telephone for those without access to Zoom. Copies of the PowerPoint presentation were distributed to members of the YMHA Resident Advisory Board in advance of the meeting so those without Zoom access could follow the visual presentation.**

### Meeting Minutes

Gary Singer, Board of Commissioners, Board Chair, welcomed everyone to the meeting and informed every one of the purpose for the meeting. He introduced Danielle L. Mulligan, Interim Executive Director and turned the meeting over to her.

Via PowerPoint Presentation, Ms. Mulligan discussed YMHA's Annual Plan for Fiscal Year 2021 as follows:

- The Quality Housing and Work Responsibility Act (QHWRA) of 1998 created the PHA Five-Year and Annual Plan requirement.
- The **Five-Year Plan** describes the agency's mission, long-range goals and objectives, and the approach to managing programs and providing services.
- The **Annual Plan** provides details about the agency's immediate operations, programs, plans and services for the upcoming fiscal year. This includes any changes to the public housing Admissions and Continuing Occupancy Plan (ACOP) and Housing Choice Voucher Administrative Plan.

### YMHA 2020-2024

#### Five Year Plan Goals

- Goal: Preserve/reposition YMHA's affordable housing portfolio and address capital needs
- Goal: Expand the supply of assisted housing
- Goal: Enhance staff capacity to develop/manage various types of affordable housing
- Goal: Create strategic plan
- Goal: Promote deconcentration and create access to affordable housing in areas of opportunity
- Goal: Provide and improve quality living environments in affordable housing developments
  
- Goal: Implement resident service delivery to include emphasis on employment, health, education, self-sufficiency and Resident Council support
- Goal: Ensure equal opportunity for all PHA customers and affirmatively further fair housing
- Goal: Improve YMHA's financial viability

#### Statement of Housing Needs and Strategy for Addressing Housing Needs

There are 13,030 extremely low-income (< 30% AMI) and very low income households (30%-50% AMI) in the City of Youngstown, according to Youngstown's FY 2020-FY 2024 Consolidated Plan. 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.

Nearly 59% these households (7,674) pay more than 30% of their income for housing costs, which demonstrates then need for additional affordable housing.

**YMHA has 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;

**YMHA strategies to continue meeting the housing needs of low-income households in Youngstown and Mahoning County (Continued):**

- 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 FOR YMHA PUBLIC HOUSING**

February 2021 - Waiting List is Open

	Number of households	Percentage of household
<b>Waiting List total</b>	<b>3379</b>	
<b>Extremely low income &lt; 30% AMI</b>	<b>2959</b>	<b>89.2%</b>
<b>Very low income 30%-50% AMI</b>	<b>255</b>	<b>7.7%</b>
<b>Low income 50% - 80% AMI</b>	<b>95</b>	<b>2.9%</b>
<b>High &gt;80% AMI</b>	<b>8</b>	<b>0.2%</b>
<b>Families with children</b>	<b>713</b>	<b>21.1%</b>
<b>Elderly families (62+)</b>	<b>65</b>	<b>1.9%</b>
<b>Families with disabilities</b>	<b>626</b>	<b>18.6%</b>
<b>White</b>	<b>1370</b>	<b>44.7%</b>
<b>Black/African-American</b>	<b>1608</b>	<b>52.4%</b>
<b>Other</b>	<b>86</b>	<b>2.8%</b>

	Number of households	Percentage of household
0 BR	4	0.1%
1 BR	1892	56.1%
2 BR	873	25.9%
3 BR	442	13.1%
4 BR	145	4.3%
5 BR	13	0.4%

#### UPDATED WAITING LIST - YMHA HOUSING CHOICE VOUCHERS

February 2021 - Waiting List is Closed – To Be Opened Spring 2021

	Number of households	Percentage of household
Waiting List total	334	
Extremely low income < 30% AMI	251	75.1%
Very low income 30%-50% AMI	44	13.2%
Low income 50% - 80% AMI	28	8.4%
High >80% AMI	11	3.3%
Families with children	109	32.6%
Elderly families	23	6.9%
Families with disabilities	56	16.8%
White	73	21.0%
Black/African-American	252	75.4%
Other	6	1.8%

#### Change to the Housing Choice Voucher Admissions/ Selection Policy

YMHA will have established a preference on the waiting list where the Head of Household is disabled and will assign one preference point for these families.

#### Changes to the Homeownership Plan

YMHA's Homeownership Education and Counseling Program was discontinued in FY 2020 and will not be in operation during FY 2021.

## Changes in Financial Resources

The Coronavirus Aid, Relief, and Economic Security (CARES) Act economic stimulus bill passed by the U.S. Congress and signed into law on March 27, 2020 provided YMHA with a new funding resource in FY 2020. The agency received a total of \$1,481,853 for the public housing and Housing Choice Voucher programs, with a current remaining balance of \$1,000,993 that will carry over into FY 2021.

Ms. Mulligan introduced Keisha Saxon, Director of the Housing Choice Voucher Program to explain changes being made to the HCV program operations and management in FY 2021.

## Changes to the Housing Choice Voucher Administrative Plan - Operations and Management

### Eligibility Interview

#### Old Language

Information provided by the applicant will be verified in accordance with federal requirements. If additional information or documents are required, the family will be given **fourteen days** to provide the requested information. If the information is not provided in the time period (subject to a reasonable accommodation) YMHA will mail the family a notification of denial of assistance. The family will be given an opportunity for an Informal Review.

#### New Language

Information provided by the applicant will be verified in accordance with federal requirements. If additional information or documents are required, the family will be given **seven days** to provide the requested information. If the information is not provided in the time period (subject to a reasonable accommodation) YMHA will mail the family a notification of denial of assistance. The family will be given an opportunity for an Informal Review.

### Informal Reviews

#### ● New Language

- **YMHA may elect to conduct the Informal Review remotely.** This means either by teleconference, video call or other technical platform. YMHA will survey the family to ensure the family can participate in the selected technological platform. Applicants will receive any documents YMHA has used to base its decision prior to the remote review. If the family is unable to participate remotely in an in-person alternative will be offered. YMHA will take the appropriate steps to ensure applicants with disabilities are afforded any reasonable accommodations to fully participate in the informal review process.

### Briefings

#### ● New Language

- A full HUD required briefing will be conducted for applicant families who are determined to be eligible for assistance. **The briefings will be conducted in groups, either in-person or via remote briefing.** A remote briefing means either by teleconference, video call, webcast/webinar, video recording or other means recommended by HUD. For remote briefings, YMHA will provide all materials associated with the briefing prior to the scheduled date and time of the briefing. In addition, YMHA will survey families prior to any remote briefing to ensure families are able to fully participate based on the technology platform that will be used. If a family is not able to participate due to the technology platform being used, an in-person alternative will be offered. Families will be given the opportunity to ask questions during the briefing, whether in-person or other format.

### Term of the Voucher

#### ● Old Language

Families who require additional assistance during their search may contact YMHA to request assistance. Voucher holders will be notified at the briefing session that YMHA periodically updates

the list of available units and how the updated list may be obtained. YMHA will assist families with negotiations with owners and provide other assistance related to the families' search for housing.

- New Language

Families who require additional assistance during their search may contact YMHA to request assistance. **Voucher holders will be notified at the briefing session of how to search for available properties and YMHA will provide a list of available units.** YMHA will assist families with negotiations with owners and provide other assistance related to the families' search for housing.

### Annual Functions

- New Language

At least annually, generally no later than the family's admission anniversary date, participating families will be required to attend a Reexamination interview to advise YMHA of any changes in the family's circumstances and to resubmit documentation to YMHA regarding the family's income and allowable deductions. All adult household members must be in attendance at the Annual Reexamination appointment. **YMHA may also elect to complete Annual Reexaminations by mail.** YMHA will maintain a reexamination tracking system.

### Interim Reporting

- New Language

Participants must report all changes in household income and composition between annual reexaminations, in writing, on the appropriate Interim Reexamination Update Form **or through the agency's web based reporting tool**, within 30 days. Family composition changes include additions and removals from the household.

### Initial Inspections

- New Language

YMHA will inspect each unit for compliance with HUD's Housing Quality Standards (HQS) within fourteen days of the approval of the Request for Tenancy Approval. **The inspection may be conducted in-person or by Remote Video Inspection (RVI). An RVI is a method of conducting a housing inspection using video or digital picture technology, performed by a person other than the PHA public housing or Housing Quality Standards (HQS) inspector.** YMHA will use the Initial Inspection to document the current condition of the unit and for determination of rent reasonableness.

### Annual Inspections

- New Language

At least biennially, YMHA will conduct an HQS inspection of each assisted unit. **The inspection may be conducted in-person or by Remote Video Inspection (RVI). An RVI is a method of conducting a housing inspection using video or digital picture technology, performed by a person other than the PHA public housing or Housing Quality Standards (HQS) inspector.** Notification will be provided to the participant and owner in writing. Failure to allow the Annual inspection will result in a participant's assistance being proposed for termination.

### Annual Income

- Old Language

Regular alimony and child support payments are counted as income for calculation of total tenant payment. YMHA will use the amount awarded by the court unless the family verifies that they are not receiving the full amount awarded. Verification from the agency responsible for enforcement or collection is acceptable. "Regular" payments is defined as receiving payments for at least three consecutive months at the time of verification.

#### ● New Language

Regular alimony and child support payments are counted as income for calculation of total tenant payment. YMHA will use the amount awarded by the court unless the family verifies that they are not receiving the full amount awarded. Verification from the agency responsible for enforcement or collection is acceptable. **YMHA will average a family's last six months of payments to determine income from child support.**

#### **Informal Hearings**

#### ● New Language

**YMHA may elect to conduct the Informal Hearing remotely.** This means either by teleconference, video call or other technical platform. YMHA will survey the family to ensure the family can participate in the selected technological platform. Participants will receive any documents YMHA has used to base its decision prior to the remote hearing. If the family is unable to participate remotely, an in-person alternative will be offered. YMHA will take the appropriate steps to ensure participants with disabilities are afforded any reasonable accommodations to fully participate in the informal hearing process.

Ms. Saxon concluded her part of the presentation and turned the meeting back over to Ms. Mulligan.

#### **Definition of Substantial Deviation/Significant Amendment**

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.

#### **Substantial Deviation from Agency Five Year Plan**

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

#### **New Activities**

#### **Mixed-Finance Modernization or Development**

##### **Mixed Finance Modernization**

- In FY 2021, 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 may submit a Disposition Application 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. This was approved by the U.S. Department of Housing and Urban Development (HUD) with the approval of Disposition/Demolition Application DDA0007089 on March 26, 2021.
- 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.

##### **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.

#### **Conversion of Public Housing to**

##### **Project-Based Assistance under RAD**

- In FY 2021, 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.

##### **Project-Based Vouchers**

- 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.

**Annual Plan Additional Documents**

Copies of these documents are part of the Five-Year and Annual Plans and are available today for those who would like a copy.

- YMHA Violence Against Women Act (VAWA) Policy
- YMHA 2020 Progress Report
- Address List of 2-14 Scattered Sites Proposed for Demolition

**QUESTIONS AND ANSWERS**

Ms. Mulligan asked if any of the attendees had questions or comments. There being none, Ms. Mulligan thanked everyone for their attendance and concluded the meeting.

**Youngstown Metropolitan Housing Authority**

**2021 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 of Youngstown  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or 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.** There are 13,030 extremely low-income (< 30% AMI) and very low income households (30%-50% AMI) in the City of Youngstown, according to Youngstown's FY 2020-2024 Consolidated Plan. 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 <b>Jamael Tito Brown</b>	Title <b>Mayor</b>
Signature 	Date <b>4/13/21</b>


**Youngstown Metropolitan Housing Authority**

**2021 Annual Plan**

**Attachment C.1 – Capital Fund Program 5-Year Plan Approval**

## 5YAP1 » 5-Year Action Plan Reporting


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






































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**Five Year Action Plan**

Plan	Type	Created Date	Last Modified	Report Year	Status	Submitted On	Approved By	Approved On	Options
<u>5-Year Action Plan for 2020-2024</u>	Rolling	03/06/2020	12/04/2020	2020-2024	Approved	03/20/2020	MURRAY, BRIAN	03/27/2020	        
<u>5-Year Action Plan for 2019-2023 Rev. 4</u> (0/1)	Rolling	07/31/2020	07/31/2020	2019-2023	Approved	07/31/2020	EPIC SYSTEM	07/31/2020	        
<u>5-Year Action Plan for 2019-2023 Rev. 3</u>	Rolling	07/31/2020	07/31/2020	2019-2023	Approved	07/31/2020	SYSTEM	07/31/2020	        
<u>5-Year Action Plan for 2019-2023 Rev. 2</u> (0/1)	Rolling	07/13/2020	07/14/2020	2019-2023	Approved	07/14/2020	EPIC SYSTEM	07/14/2020	        
<u>5-Year Action Plan for 2019-2023 Rev. 1</u> (0/1)	Rolling	11/18/2019	03/06/2020	2019-2023	Approved	11/18/2019	MURRAY, BRIAN	11/19/2019	        
<u>5-Year Action Plan for 2019-2023</u>	Rolling	04/16/2019	11/18/2019	2019-2023	Approved	05/14/2019	MURRAY, BRIAN	05/14/2019	        
<u>5-Year Action Plan for 2018-2022</u>	Rolling	06/27/2018	04/16/2019	2018-2022	Approved				        
<u>5-Year Action Plan for 2017-2021</u> (0/1)	Rolling	07/31/2017	06/27/2018	2017-2021	Approved				