

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small 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.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and 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>Housing Authority of the City of Frederick</u> PHA Code: <u>MD003</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/2021</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PII) Units <u>307</u> Number of Housing Choice Vouchers (HCVs) <u>847</u> Total Combined <u>1154</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. 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>The PHA Plan, PHA Plan Elements, and all information related thereto are available for inspection at the Housing Authority's main office, 209 Madison Street, during regular business hours. The Housing Authority's policies are also available for inspection at that location.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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B. Annual Plan Elements

B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

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.
- Homeownership Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Substantial Deviation.
- Significant Amendment/Modification

(b) The PHA must submit its Deconcentration Policy for Field Office Review.

Deconcentration Policy can be found as Attachment D.

(c) If the PHA answered yes for any element, describe the revisions for each element below:

A budget showing current financial resources is on display with the PHA Plan.

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

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Conversion of Public Housing to Tenant Based Assistance.
- Conversion of Public Housing to Project-Based Assistance under RAD.
- Project Based Vouchers.
- Units with Approved Vacancies for Modernization.
- 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.

The Housing Authority of the City of Frederick has received a tax credit award for the renovation of Catoclin View Apartments. In connection with this, the Housing Authority was awarded Tenant Protection Vouchers to enable the relocation of the residents there.

The Housing Authority of the City of Frederick recently project-based eight (8) vouchers at a renovation/new construction tax credit project at 520 N. Market Street. Furthermore, 76 vouchers are planned to be project-based in the renovated Catoclin View Apartments. Project-basing is consistent with the PHA Plan in that it helps to expand affordable housing opportunities. Vouchers may be project-based at other projects as well.

The Housing Authority of the City of Frederick is also considering the possibility of participating in RAD for Lucas Village and also for the mixed-finance projects of Hillcrest Commons and Frederick Revitalization I.

Another possibility being considered is taking over as General Partner for the Hillcrest Commons LP.

The Housing Authority will apply for other capital grant programs when they are available in order to meet its capital needs.

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

- I. Expand the supply of assisted housing.
 - The HOPE VI project added an additional 71 LIHTC units.
 - Additional scattered site units were purchased using Replacement Housing Factor funds.
 - HACF is a partner in other LIHTC projects to expand the supply of affordable housing
- II. Improve the quality of assisted housing.
 - The HACF receives high performer ratings most years under both PHAS and SEMAP.
 - The Bernard W. Brown Community Center was constructed in connection with the HOPE VI grant, and provides many services for residents, including two (2) Head Start classrooms and a Prosperity Center.
- III. Increase assisted housing choices
 - Voucher mobility counseling is provided at all voucher briefing sessions. Voucher holders are counseled individually if they are interested in moving to another unit.
 - HACF has implemented the homeownership option of the Housing Choice Voucher program. Currently, 21 participants are being assisted in their mortgage payments through the homeownership option.
 - The HACF has added LIHTC units to its portfolio of assisted housing opportunities.
- IV. Provide an improved living environment
 - Security cameras have been installed at three (3) public housing communities
 - The Trespass Policy has been revised to better enable the police and the Authority to control the presence of non-residents in the public housing communities.
- V. Promote self-sufficiency and asset development of assisted households.
 - The Housing Authority provides supportive services through the ROSS grant, as well as coordinating with local agencies to provide additional services for public housing residents.
 - The Housing Authority expanded the number of Family Self-Sufficiency slots in its public housing program from 12 to 25.
- VI. Ensure Equal Opportunity in Housing for all Americans
 - Additional accessible units have been added, in a variety of bedroom sizes, through the HOPE VI replacement housing.
 - The Housing Authority has established relationships with local advocacy groups to assist in locating accessible housing for Section 8 voucher holders in need of accessible units. In all public housing communities at least 5% of units are barrier-free and 2% of units are equipped for the hearing impaired.

B.4. Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

Y N

(b) If yes, please describe:

Other Document and/or Certification Requirements.

C.1 Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan

Form 50077-ST-HCV-HP, *Certification of Compliance with PHA Plans and Related Regulations*, must be submitted by the PHA as an electronic attachment to the PHA Plan. See Attachment A

C.2 Civil Rights Certification.

Form 50077-ST-HCV-HP, *Certification of Compliance with PHA Plans and Related Regulations*, must be submitted by the PHA as an electronic attachment to the PHA Plan. See Attachment A

C.3	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p>
C.4	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. See Attachment C</p>
D	<p>Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP)</p>
D.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. The most recent 5-Year Action Plan was approved by HUD on April 1, 2020.</p>

HOUSING AUTHORITY OF THE CITY OF FREDERICK

DECONCENTRATION POLICY

It is the policy of the Housing Authority of the City of Frederick to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, families may be skipped on the waiting list to reach other families with a lower or higher income. This will be accomplished in a uniform and non-discriminating manner.

The Housing Authority of the City of Frederick will affirmatively market housing to all eligible income groups. Lower income families will not be steered toward lower income developments and higher income families will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, the Housing Authority will perform a deconcentration analysis of the income levels of families residing at each development. Based on the results of this analysis, marketing and deconcentration strategies will be implemented.