

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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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, including changes to these policies, 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.** The 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 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, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS 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>The Housing Authority of the City of Frederick</u>      PHA Code: <u>MD003</u>            PHA Type: <input checked="" type="checkbox"/> Standard PHA   <input type="checkbox"/> Troubled PHA            PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/2024</u>            PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)            Number of Public Housing (PH) Units <u>307</u> Number of Housing Choice Vouchers (HCVs) <u>950</u>            Total Combined Units/Vouchers <u>1257</u>            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 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><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">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> <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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Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**B. Plan Elements**

**B.1 Revision of Existing 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):

If the PHA answered yes for any element, describe the revisions for each revised element(s): A budget showing current financial resources is on display with the PHA Plan. Substantial Deviation and significant amendment or modification are defined as discretionary changes in the plans or policies of the Housing Authority that fundamentally change the mission, goals, objectives or plans of the agency and which require formal approval of the Board of Commissioners. Any PHA changes to the policies or budgeted activities described in the Capital Fund 5 – Year Action Plan for Fiscal Years 2022 – 2026 and/or the Annual Statement for Fiscal Year 2022 in excess of 15% of the total fiscal year grant award, will be subject to a full public hearing and HUD review before implementation. An exception to this definition will be made for any amendments or modifications that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.

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

Deconcentration Policy can be found as attachment A.

**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.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- 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 will continue to assist Lucas Village households with their relocation process. Upon completion of the relocation of the entire community of 88 households, HACF will demolish Lucas Village, which received HUD demolition approval via a Section 18 demolition application, due to life, health and safety concerns.

The Housing Authority of the City of Frederick will submit Low-Income Housing Tax Credit applications for the redevelopment of Lucas Village.

The Housing Authority of the City of Frederick will submit a Low-Income Housing Tax Credit Application for a new senior apartment community in Frederick in the Dearbought neighborhood.

The Housing Authority of the City of Frederick will complete construction of their Low-Income Housing Tax Credit development, The Foundry, in the beginning of 2024. There will be a total of 152 units, 96 senior apartments and 56 family apartments with 8 units being PBVs.

The Housing Authority will begin construction on their Low-Income Housing Tax Credit development, Madison on North Market, in the summer of 2024. There will be a total of 60 family apartments.

The Housing Authority will continue construction on the renovation and expansion of the Carver Community Center.

The Housing Authority will continue to work on its RAD application for 20 ACC units, located at Hillcrest Commons in Frederick. The Housing Authority will also consider refinancing options at Hillcrest Commons.

The Housing Authority may consider applying for RAD for 43 ACC units, located at North Market / South Carroll Apartments in Frederick, MD.

The Housing Authority of the City of Frederick may project-base more vouchers to expand affordable housing opportunities.

The Housing Authority of the City of Frederick may submit other LIHTC applications to expand affordable housing opportunities.

The Housing Authority will apply for other grant, programs, and funding when they are available to meet its capital and development needs.

B.3

**Progress Report.**

Lucas Village

- Applied for and received HUD Section 18 Demolition approval for Lucas Village.
- Applied for and received 88 Tenant Protection Vouchers for LV residents.
- Hired relocation team to assist LV households with relocation process.

Madison on North Market

- Applied for 4% LIHTC funding to pair with previous award of 9% funding, using “twinning” to provide a solution to a funding gap.

The Foundry (formerly known as South Street Centre)

- Continued construction on 152 new LIHTC units in downtown Frederick. Expected completion: beginning 2024.
- Awarded 8 Project-based vouchers

Carver Community Center

- Chose a contractor through an RFP process, then began the expansion and renovation of the Carver Community Center.

Hillcrest Commons

- Began the RAD application process for 20 ACC units at Hillcrest Commons.

Grant Applications

- Applied for Strategic Demolition Fund grant from the State of Maryland for Lucas Village.
- Applied for Capital Magnet Fund grant from the US Department of the Treasury to assist in financing HACF affordable housing developments.
- Applied for relocation support, predevelopment funding, and development loans for Lucas Village from the City of Frederick.
- Applied for and received CDBG funding from the City of Frederick for the expansion and renovation of the Carver Community Center.

Website

- HACF staff and a web designer are creating a new, more user-friendly website for HACF.

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.

Ensure Equal Opportunity in Housing for all Americans.

- 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>B.4</b>	<b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. <ul style="list-style-type: none"> <li>• See Capital Fund 5-Year Action Plan in EPIC approved by HUD on 08/15/2022.</li> </ul>
<b>B.5</b>	<b>Most Recent Fiscal Year Audit.</b> (a) Were there any findings in the most recent FY Audit? Y N <input checked="" type="checkbox"/> <input type="checkbox"/>  (b) If yes, please describe:      Please see Attachment B
<b>C. Other Document and/or Certification Requirements.</b>	
<b>C.1</b>	<b>Resident Advisory Board (RAB) Comments.</b> (a) Did the RAB(s) have comments to the PHA Plan? Y N <input checked="" type="checkbox"/> <input type="checkbox"/>  (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.  Please see Attachment C.
<b>C.2</b>	<b>Certification by State or Local Officials.</b> 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
<b>C.3</b>	<b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b> Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
<b>C.4</b>	<b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.  (a) Did the public challenge any elements of the Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/>  If yes, include Challenged Elements.
<b>C.5</b>	<b>Troubled PHA.</b> (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>  (b) If yes, please describe: