PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011

1.0 PHA Information
PHA Name: Huron Metropolitan Housing Authority_____ PHA Code: OH 030
PHA Type: ☐ Small ☒ High Performing ☐ Standard ☒ HCV (Section 8)
PHA Fiscal Year Beginning: (MM/YYYY): 07/2010

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)
Number of PH units: _____ Number of HCV units: 572

3.0 Submission Type
☒ 5-Year and Annual Plan ☐ Annual Plan Only ☐ 5-Year Plan Only

4.0 PHA Consortia ☐ PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.

5.1 Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: Overall, the mission statement of the Huron MHA is to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination for the low-income, very low-income and extremely low-income families of Huron County. This can be accomplished through the administration and obtainment of additional housing vouchers if and when provided by HUD; the development of additional housing through various other program including the low income tax credit program, and the coordination of housing benefits with other local city, Huron County, state and federal agencies.

5.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.
The Huron MHA would like to double or triple the size of its Housing Choice Voucher Program. Unfortunately, federal budgetary restraints restrict the obtaining of virtually any additional vouchers or funding of any sort at this time. Until federal funding sources become more readily available, the Authority must rely on local initiatives, such as HOME funding through the city and/or county, and any state housing programs that may become available. In addition, the Huron MHA will continue to investigate the possibility of utilizing low-income housing tax credits to develop more affordable housing for low and very-low income families. However, being a small PHA, development of such a program will severely strain the available resources of the agency.
During the past five years, the Authority utilized all available Housing Voucher funding provided by HUD, even depleting its Net Restricted Asset account. In that respect, the agency has been successful. However, because of the recession, the actual number of families assisted has decreased because the agency contribution towards the rent has increased as family income has declined. Until the economy strengthens and more funding is available, this trend will likely continue.

6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: See attachment.
(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. The public may obtain copies of this 5-Year and Annual PHA plan at the Authority administrative office, 88 West Third Street, Mansfield, OH 44901; at the Authority leasing office, 17 Mill Street, Norwalk, OH 44857; at the City of Norwalk Mayor's Office, 38 Whittlesey Avenue, Norwalk, OH 44857, the Huron County Commissioners Office, 180 Milan Avenue, Norwalk, OH 44857 and the Norwalk-Huron County Public Library, 46 West Main Street, Norwalk, OH 44857,

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*
Not Applicable. The Housing Authority has no plans at the present time to participate in the Voucher Homeownership Program or to Project-Base any Vouchers.

8.0 Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. Not Applicable.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing. Not Applicable.

8.2 Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. Not Applicable.

8.3	**Capital Fund Financing Program (CFFP).** ☐ Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. Not Applicable.
9.0	**Housing Needs**. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. See Attachment

9.1	**Strategy for Addressing Housing Needs**. Provide a brief 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. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. See Attachment.**
10.0	**Additional Information**. Describe the following, as well as any additional information HUD has requested. (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. Very little progress has been made in the last five years in meeting the mission and goals as set forth in the 5-Year and annual plans, mainly because of the economy, dwindling federal and state funding sources and the ever-increasing demand for rental assistance. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" A significant amendment or substantial deviation/modification to the PHA plan would include the addition/subtraction of any housing program. It does not include the routine changes and amendments to the PHA Housing Voucher Administrative Plan, which is updated annually to conform to any HUD rule/regulation amendments and changes/

11.0	**Required Submission for HUD Field Office Review**. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office. (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only) (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only) (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only) (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only) (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

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 5-Year and Annual PHA Plans. 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 and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 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

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information
Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory
Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type
Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

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

5.0 Five-Year Plan
Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan**.**

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

(a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.

(b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central off ice of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **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.

3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance 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.

5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall 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.

7. **Community Service and Self-Sufficiency.** A description of: (**1**) Any programs relating to services and amenities provided or offered to assisted families; (**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; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (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.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and 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.

11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.

12. **Asset Management.** A statement of 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.

13. **Violence Against Women Act (VAWA).** 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.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

(a) Hope VI or 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 HOPE VI or Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI, 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

(b) Demolition and/or Disposition. With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (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. 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
Note: This statement must be submitted to the extent **that approved and/or pending** demolition and/or disposition has changed.

(c) Conversion of Public Housing. With respect to public housing owned by a PHA: **1)** A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter 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

(d) Homeownership. A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.

(e) Project-based Vouchers. If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

(a) To submit the initial budget for a new grant or CFFP;

(b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and

(c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;

2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and

3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at: http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note:** Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

9.1 Strategy for Addressing Housing Needs. 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. **(Note:** Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

(a) Progress in Meeting Mission and Goals. PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan**. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

(b) Significant Amendment and Substantial Deviation/Modification. PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

(c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

(a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*

(b) Form HUD-50070, *Certification for a Drug-Free Workplace* **(PHAs receiving CFP grants only)**

(c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* **(PHAs receiving CFP grants only)**

(d) Form SF-LLL, *Disclosure of Lobbying Activities* **(PHAs receiving CFP grants only)**

(e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* **(PHAs receiving CFP grants only)**

(f) Resident Advisory Board (RAB) comments.

(g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.

(h) Form HUD-50075.1**, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (Must be attached electronically for PHAs receiving CFP grants only).** See instructions in 8.1.

(i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* **(Must be attached electronically for PHAs receiving CFP grants only).** See instructions in 8.2.

6.0 **PHA Plan Update**
PHA Plan Elements

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** No revisions or changes since prior PHA plan submission.
2. **Financial Resources.** No revisions or changes since prior PHA plan submission. Funding sources remain Housing Choice Voucher funds and any HOME funds that may be obtained from city or county for Tenant Based Rental Assistance.
3. **Rent Determination.** No revisions or changes since prior PHA plan submission.
4. **Operation and Management.** No revisions or changes since prior PHA plan submission.
5. **Grievance Procedures.** No revisions or changes since prior PHA plan submission.
6. **Designated Housing for Elderly and Disabled Families.** Not applicable.
7. **Community Service and Self-Sufficiency.** Not applicable.
8. **Safety and Crime Prevention.** Not applicable.
9. **Pets.** Not applicable.
10. **Civil Rights Certification.** The PHA examines its programs to identify any impediments to fair housing choice and works with ABLE, the City of Norwalk, the Huron County Commissioners, Huron County Regional Planning Office, WSOS, Richland County Fair Housing Officer Don Mitchell and other agencies to promote and affirmatively further fair housing. The annual plan is consistent with the Consolidated Plan of the State of Ohio.
11. **Fiscal Year Audit.** The Authority is audited annually by Independent Public Accountants selected by the State of Ohio and approved by HUD. The audit is submitted annually to HUD and the State of Ohio where it is reviewed and approved. A copy of the latest Fiscal Year audit is included with the hard-copy of this annual plan.
12. **Asset Management.** Not applicable.
13. **Violence Against Womens Act (VAWA).** The Authority works with local social service agencies, law enforcement officials and counseling services to identify and verify victims of domestic violence, sexual assault and/or stalking. If such victim is a current participant on the Authority's housing programs, the agency follows all of the mandated procedures to insure that said victim and her/his family continue to receive rental assistance and that the perpetrator is no longer a member of the household and/or is removed from the household. The Authority notifies all prospective program participants and all landlords of the requirements of the VAWA provisions and assists said victims in any way possible to insure their safety and continued program participation.

9.0 Housing Needs.

According to the latest available U.S. Census Bureau data (2007), a full 11.1% of Huron County persons are living below the federal poverty level. In addition, the same figures show that 36.4% of renter occupied households in the county pay more than 35% of their income towards their rent and utilities.

The waiting list of the Huron MHA now totals 529 families at the time of writing of this plan. Of this total, 5.9% (31) are elderly head-of-households, and 94.1% are families, of which over 80% are female head-of-households.

There is a very small minority population in Huron County – only 5.1% total of the current waiting list, while 7.6% of the waiting list are of Hispanic descent. In addition, a total of 430 households (412 families and 18 elderly households) are classified as very low income on the waiting list.

The Huron MHA would like to assist all of these families expeditiously; however, because of the scarcity of rental assistance available nationwide, that is nothing more than a hope at the present time. The economy has forced many households to "double up," even though there are significant numbers or quality rental units available throughout all areas of Huron County.

9.1 Strategy for Addressing Housing Needs.

The Huron MHA will apply for any Housing Choice Vouchers that are made available by the U.S. Department of Housing and Urban Development, either free standing or special needs if the Authority meets the eligibility requirements for said applications. In addition, the HMHA will continue to investigate the possibility of developing, on its own and in partnerships with other local and state agencies, more affordable housing throughout Huron County, although this is difficult for a small HA to accomplish, especially when even private funding sources are drying up.

The following resolution was introduced by Mr. Meinke, read in full and considered:

RESOLUTION 02-10

DATE ADOPTED:
March 19, 2010

Raymond W Caldwell Jr.
Chairperson

SEE ATTACHED RESOLUTION/CERTIFICATION
REGARDING PHA PLAN

Mr. Meinke moved that the foregoing resolution be adopted as introduced and read. The motion was seconded by Ms. Conney, and upon Voice Vote, the following "Ayes" and "Nays" were recorded:

AYES: Mr. Caldwell, Ms. Conney, Mr. Meinke

NAYS: None

Whereupon, the Chairman declared said motion passed and the resolution adopted.

PHA Certifications of Compliance with PHA Plans and Related Regulations	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the PHA 5-*Year and Annual* PHA Plan

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X *5-Year and/or* X *Annual PHA Plan for the PHA fiscal year beginning* 7/1/10 *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 certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change. NA
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (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.
5. 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.
6. 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.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address 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 maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists: NA
   - 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 2006-24);
   - 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 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 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).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. 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. NA
11. 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.

12. 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. NA
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. 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.
15. 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. NA
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. 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.
18. 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).
19. 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.
20. 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.
21. The PHA provides assurance as part of this certification that:
    (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
    (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
    (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Huron Metropolitan Housing Authority	OH 030
PHA Name	PHA Number/HA Code

X 5-Year PHA Plan for Fiscal Years 20 10 - 20 14

X Annual PHA Plan for Fiscal Years 20 10 - 20 11

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

Name of Authorized Official	Title
Raymond W. Caldwell, Jr.	Chairman
Signature: Raymond W. Caldwell Jr.	Date: 3/14/10

Civil Rights Certification	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

Civil Rights Certification

Annual Certification and Board Resolution

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 Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency 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, and will affirmatively further fair housing.

Huron Metropolitan Housing Authority	OH 030
PHA Name	PHA Number/HA Code

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 Raymond W. Caldwell, Jr.	Title Chairman
Signature Raymond W. Caldwell, Jr.	Date 03/19/2010

Ohio | Department of Development

Ted Strickland, Governor **Lisa Patt-McDaniel**, Director
Lee Fisher, Lt. Governor

March 31, 2010

Patrick A. Heydinger, Executive Director
Huron Metropolitan Housing Authority
P.O. Box 1029
Mansfield, Ohio 44901

Subject: Certification of Consistency with the State of Ohio's Consolidated Plan

Dear Mr. Heydinger:

Enclosed please find a certification that the 2010 Annual Plan for the Huron Metropolitan Housing Authority is consistent with the State of Ohio's Consolidated Plan.

If you have any questions or need further assistance, please contact me at (614) 466-2285.

Sincerely,

Ian Thomas, Planner
Office of Housing and Community Partnerships

Enclosure

77 South High Street
P.O. Box 1001
Columbus, Ohio 43216-1001 U.S.A.

614 | 466 2480
800 | 848 1300
www.development.ohio.gov

The State of Ohio is an Equal Opportunity Employer and Provider of ADA Services

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

I, *Michael A. Hiler, Chief, OHCP, Ohio Department of Development* certify

that the 2010-2014 Five-Year Plan and 2010 Annual PHA Plan of

the *Huron Metropolitan Housing Authority* is consistent with the Consolidated Plan

of *the State of Ohio* prepared pursuant to 24 CFR Part 91.

Michael A. Hiler Date: March 31, 2010

Michael A. Hiler, Chief
Office of Housing and Community Partnerships
Ohio Department of Development

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

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

I, Sue Lesch the Mayor of Norwalk, Ohio certify that the Five Year and Annual PHA Plan of the Huron Metropolitan Housing Authority is consistent with the Consolidated Plan of City of Norwalk, Ohio prepared pursuant to 24 CFR Part 91.

2/19/10

Signed / Dated by Appropriate State or Local Official

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

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

I, Mike Adelman the Chairman of Huron Countyu Commissioenrs certify that the Five Year and Annual PHA Plan of the Huron Metropolitan Housing Authority is consistent with the Consolidated Plan of Huron County, Ohio prepared pursuant to 24 CFR Part 91.

Mike Adelman 2-22-10

Signed / Dated by Appropriate State or Local Official

A public hearing concerning the Huron Metropolitan Housing Authority's Five-Year and Annual PHA plan for Fiscal Year 2010 was held on Wednesday, March 24, 2010, at the Huron MHA leasing office in Norwalk, Ohio.

Huron MHA Board Chairman Raymond W. Caldwell, Jr., opened the hearing at 10 a.m. Also attending the hearing were Mrs. Jessica Hunter, Leasing Agent; Patrick A. Heydinger, Director; Karen Simon, Asst. Leasing Agent and Jodi Nickoli, Receptionist.

Mr. Caldwell noted that the public hearing was advertised as required by law in the Norwalk Reflector, a newspaper of general circulation in Huron County, Ohio.

He also noted that the PHA plans have been on public display at the Norwalk Public Library, the PHA leasing office and the offices of the Mayor of the City of Norwalk, Ohio and the offices of the Huron County Commissioners.

Mr. Caldwell said that after the public hearing, any comments received would be reviewed and responded to by the Authority. He also noted that the Huron MHA Resident Advisory Board has already met and reviewed and approved the Small PHA Plan and its submission, as had the Mayor and County Commissioner Chairman.

The Chairman asked for comments from the general public or any other attendees at the hearing. There were no other attendees other than HA employees and there were no additional questions from those present.

Mr. Caldwell thanked everyone for attending and declared said public hearing closed at 10:30 a.m.

Attendees at the March 24th, 2010, public hearing for the Huron Metropolitan Housing Authority's Five-Year and Annual PHA plan, held at 10:00 a.m. in Norwalk, Ohio.

1. Karen Simon
2. Jessica Hunter
3. Patrick A. Hayes
4. Jodi Nicholi
5. Raymond Caldwell
6.
7.
8.
9.
10.
11.
12.
13.
14.
15.

All three members of the Huron MHA Resident Advisory Council received, via U.S. Mail, a complete copy of the Huron MHA's proposed Five Year and Annual PHA Plan for 2010, including supporting documentation of the latest PHA audit and the Section 8 Housing Choice Voucher Administrative Plan.

Following receipt of the documents and review time, the members of the Huron MHA Resident Advisory Council met on Wednesday, February 24, 2010, at 10 a.m. at the Authority leasing offices in Norwalk, Ohio.

Attending the meeting were members Ms. Tricia Cantu, Ms. Susan Gunn and Ms. Kimberly Conney. Others attending were Mrs. Jessica Hunter, Huron MHA Leasing Agent and Mr. Patrick Heydinger, Director.

Mr. Heydinger welcomed members and thanked them, on behalf of the Authority for their efforts.

Mr. Heydinger explained to the Council the requirements of the U.S. Department of Housing and Urban Development for the Five-Year and Annual Plan submission.

Mr. Heydinger said this document would be reviewed by HUD to meet only certain, specific criteria. The overall Authority goals remain the same, he said, in the five-year plan and thus no changes have been made.

Mr. Heydinger said most of the Five-Year and Annual Plan components do not apply to the local agency because it has no public housing units and because the Authority is not proposing any changes in the plan or goals, there are further reduced submission requirements.

He explained that the plan has been submitted to Norwalk City and Huron County officials for their review and signoff. He said the Mayor of Norwalk, Sue Lesch, and the Chairman of the Huron County Commissioners, Mike Adelman, have already signed-off on the plan.

The Director noted that the Authority has revised certain portions of the Voucher Administrative Plan to deal with clarifications, proposed by HUD, to the Violence Against Women Act (VAWA) and general program updates to conform more closely to actual housing authority practices, and changes to third-party verification requirements and further utilization of the Enterprise Income Verification (EIV) system.

The Director explained that VAWA was signed into law in January, 2006, and the U.S. Department of Housing and Urban Development has finalized guidance and implementation guidelines on the law.

HUD has advised local agencies that they must abide by provisions of the law and HUD has provided a certification form that may be utilized by local agencies in enforcing provisions of VAWA.

Mr. Heydinger said all new landlords and participants receive information on the law at the time of initial briefing and again at recertifications.

The Director explained that during the last calendar year, the Authority decreased its leasing significantly to meet available funding, and that, with the new Administration, he his hopeful that additional voucher funding can be obtained to assist more families. However, he cautioned that current indications from both the Administration and Congress seem to show that funding will remain at current levels, at best, or be reduced even further.

Council members had few questions on the plan and supporting documents. Members expressed their desire that the Authority obtain any and all additional funding, so it can at least reach full contact leasing authority. Mrs. Hunter said the Authority is expending all available HAP funds and the Authority is extremely hopeful of additional funding, although the Authority must remain within its allocation of voucher units.

Members made generally favorable comments about the Authority and its operations and indicated if they had any additional comments, they would submit them in writing to the Authority. A public hearing is set for March 24, 2010 at 10 a.m. on the plan.

Following lengthy discussion, and approval of submission of the plan by members, Mr. Heydinger thanked members for their comments and said they would be included in the minutes. The meeting was adjourned at approximately 11:15 a.m.

By my signature, I am certifying that I was in attendance at the February 24, 2010, meeting of the Huron Metropolitan Housing Authority's Resident Advisory Council at the HMHA Leasing Office in Norwalk, Ohio.

Tricia Cantu

Ms. Tricia Cantu

Ms. Susan Gunn

Ms. Susan Gunn

Kim Conney

Ms. Kimberly Conney

Following review and discussion of the Huron Metropolitan Housing Authority's Five-Year and Annual Plan and Attachments for Fiscal Year 2010.

_____ I have no comments on the above-noted plans.

✓ I have the following comments:

Comments:

More housing needed because of people losing jobs, getting laid-off and companies closing.

Ms. Susan Gunn

Ms. Susan Gunn

2-24-10

February 24, 2010

Following review and discussion of the Huron Metropolitan Housing Authority's Five-Year and Annual Plan and Attachments for Fiscal Year 2010.

✓ I have no comments on the above-noted plans.

_____ I have the following comments:

Comments:

Ms. Tricia Cantu

2-24-10

February 24, 2010

Following review and discussion of the Huron Metropolitan Housing Authority's Five-Year and Annual Plan and Attachments for Fiscal Year 2010.

X I have no comments on the above-noted plans.

_____ I have the following comments:

Comments:

Kim Conney

Ms. Kimberly Conney

2-24-2010

February 24, 2010

HURON METROPOLITAN HOUSING AUTHORITY

P. O. BOX 1029 . MANSFIELD, OH 44901 . (419) 524-0029

February, 2010

The Norwalk Reflector
Classified Ad Department
61 East Monroe
Norwalk, Ohio 44857

To Whom It May Concern:

Enclosed you will find a classified advertisement which The Huron Metropolitan Housing Authority wishes to place in your publication.

The advertisement should be published in the Legal Notice section of the Classified Advertisements, and should be published two times – on Monday, March 1st, 2010 and Friday, March 19th, 2010.

Proof of publication and billing should be forwarded to me at the above-noted address.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Patrick A. Heydinger
Director

HURON METROPOLITAN HOUSING AUTHORITY

P. O. BOX 1029, MANSFIELD, OH 44901. (419) 524-0029

PUBLIC NOTICE

The Huron Metropolitan Housing Authority will hold a public hearing on Wednesday, March 24th, 2010, at 10:00 a.m. at the Authority leasing office, 17 Mill Street, Norwalk, Ohio, 44857, to receive comments from the public and interested parties on the Housing Authority's proposed 2010 Annual and Five-Year Plan, created pursuant to **Section 511** of the **Quality Housing and Work Responsibility Act of 1998 (QHWRA)**.

Copies of the streamlined annual plan are available for public review at the Norwalk Public Library, 46 West Main Street, Norwalk, Ohio 44857, and the Huron Metropolitan Housing Authority's Leasing Office, 17 Mill Street, Norwalk, Ohio, during normal business hours.

Questions or comments may also be directed to the Office of the Director, Huron Metropolitan Housing Authority, PO Box 1029, Mansfield, Ohio 44901, (419) 526-1622.

Patrick A. Heydinger, Director
Huron Metropolitan Housing Authority