

<b>Streamlined Annual PHA Plan</b> <i>(High Performer 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>
--	---	--

**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> <b>PHA Name:</b> Montgomery County Housing Authority <b>PHA Code:</b> PA012  <b>PHA Type:</b> <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): 2022  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> <u>550</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>2,260</u>  <b>Total Combined</b> <u>2,810</u>  <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> <b>Availability of Information.</b> 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> PHA Plans and attachments are available for public inspection on the MCHA's website at: <a href="http://www.montcoha.org">www.montcoha.org</a> </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> </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:																	
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																			
		PH	HCV																								
Lead PHA:																											

<b>B.</b>	<b>Annual Plan Elements</b>
<b>B.1</b>	<p><b>Revision of PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last <b>Annual PHA Plan</b> submission?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>Plans have been previously submitted. However, in order to address deconcentration issues further, the Housing Choice Voucher Program (HCVP) continues to implement landlord trainings and forums. HCVP will implement a financial incentive for new property owners to join the program in an effort to promote de-concentration.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p>The MCHA plans to implement current Covid-19 related HUD waivers and apply for any future HUD waivers where applicable.</p> <p>Additions to HCVP Administrative Plan:</p> <ul style="list-style-type: none"> <li>• Program participants porting their voucher into MCHA’s jurisdiction are not restricted to waiting a year to join Homeownership. Once absorbed into our jurisdiction, they may join immediately. Should the MCHA stop absorbing, this change becomes reversed and participants must wait a year to join. <b>See Attachment A (page 42)</b></li> <li>• As of 9/30/21; MCHA has adopted the administration of Emergency Housing Vouchers in collaboration with Montgomery County’s Your Way Home Program. If vouchers remain, applicants currently on HCVP waiting list will be reviewed and considered for possible Emergency Housing Vouchers. <b>See Attachment B</b></li> <li>• MCHA is applying for additional VASH vouchers.</li> <li>• MCHA has applied for Foster Youth to Independence Vouchers.</li> </ul> <p>Changes to the PBV Amendment:</p> <ul style="list-style-type: none"> <li>• For the first three years of any new HAP Contract (not including renewals) and for the first three years following a material change in the ownership or management of any PBV Development, the MCHA shall conduct inspections annually on all contract units on or before the anniversary of the HAP Contract or the change in ownership/management, as applicable. <b>See Attachment C</b></li> </ul> <p>Changes affecting the Public Housing Admission and Continued Occupancy Policy and HCVP Administrative Plan::</p> <ul style="list-style-type: none"> <li>• Public Housing transfers falling under Development and/or Redevelopment Activities <b>See Attachments D &amp; A (page 6)</b></li> </ul>
<b>B.2</b>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p>

**B.2**

(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 MCHA continues to explore Choice Neighborhoods, Hope IV, Mixed Finance Modernization or Development, Demolition and/or Disposition as it applies to its current portfolio and possible expansion.

**Mixed Finance Development, Conversion and /or Real Estate Ventures:** The MCHA continues the process to reposition the properties within its public housing portfolio including the North Hills Manor development, for which the MCHA has selected a developer partner through a competitive selection process under 24 CFR Part 941, Subpart F.

At North Hills Manor, the MCHA's plans may include a combination of substantial rehabilitation and demolition and rebuilding of existing units and/or new construction of units to create modern, energy efficient units and UFAS compliant (as required by relevant regulations) units. Funding sources include public housing operating funds, Project Based vouchers, equity generated from the sale of Low Income Housing Tax Credits as well as other public, private and non-profit resources. The units will meet the household income restrictions of the involved funding sources. A Low Income Housing Tax Credit award was accomplished for North Hills Manor. Any relocation required to accomplish this plan will meet the required regulations for displaced persons. North Hills Manor was disposed of to a Limited Partnership under a long term ground lease in condo phases; it received approval from the Special Acquisitions Center at HUD for this disposition. Financial closing occurred and construction on the first and second phases of units is complete. Construction on the third phase is nearing completion. When completed, the MCHA plans for all 50 units at the property to be subsidized through 50 PBV vouchers.

The MCHA continues to evaluate its housing portfolio, and housing opportunities inside and outside its portfolio, to increase the housing options for low and very low income households throughout Montgomery County, PA. This may include the acquisition of land and/or buildings for future development. The MCHA is considering its next repositioning effort which may include the following, either individually or in some combination thereof: Bright Hope Estates, Bright Hope Manor, Golden Age Manor, Marshall Lee Towers, Sidney Pollock House and Robert P. Smith Towers.

The MCHA and/or its affiliate(s) is considering other ventures (real estate and otherwise) inside and outside its portfolio to create revenue generating opportunities in order to further support its mission. To the extent that the MCHA should need to partner with or procure a development partner to evaluate and/or accomplish these efforts, MCHA will do so in accordance with all relevant regulations. All actions, including, but not limited to, submitting applications for funding or for required approvals and/or allocation of MCHA's financial/subsidy resources may be pursued subject to all relevant regulations, policies and procedures.

**Project Based Vouchers:** MCHA plans to commit up to 50 PBS8 vouchers at the newly developed North Hills Manor. Any allocation of PBS8 vouchers will be done subject to financial feasibility of the project and consistent with relevant regulations and MCHA's PBS8 Administration plan in effect at the time of allocation.

Currently, the MCHA HCVP currently administers Project Based Vouchers as follows:

1. Jefferson School Project – Pottstown, PA – 23 units
2. Ardmore Crossing Project, Ardmore, PA – 53 units
3. Rittenhouse School Project – Norristown, PA - 44 units (these are project based Certificates)
4. Crest Manor, Willow Grove, PA - 16 units
5. North Hills Manor, Glenside, PA – 34 units

**Units With Approved Vacancies For Modernization:** Should the need to place vacant units under modernization status over the next year arise, due to work related to modernization and /or development projects, MCHA plans to apply for this status.

**Applications:** The MCHA is considering applying and may apply to the following programs: HOPE VI/Choice Neighborhoods, Emergency Safety and Security Grants, VASH PBV, Family Supportive Service (FSS), Set Aside and Other Funding that may be offered comparable to what is included in Notice PIH 2018-9 and may re-apply for Mainstream Vouchers. The MCHA is exploring applying to the Moving to Work (MTW) program. MCHA plans to apply for additional NED (Non Elderly Disabled) vouchers by 12/31/20.

	MCHA plans to apply for any Covid-19 related funding where applicable, including but not limited to FEMA Category B funds. The MCHA plans to apply to non-HUD/federal government funding as well.
	<b>Resident Opportunities and Self Sufficiency (ROSS) Grant Program:</b> The MCHA has received grant funding for a Resident Opportunities (ROSS) Service Coordinator. The position was filled with a qualified individual and the MCHA plans to re-apply for ROSS funding when this term is completed.
<b>B.3</b>	<b>Progress Report.</b> Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.  Refer to Progress Report in 2020-2024 Five Year Plan.
<b>B.4.</b>	<b>Most Recent Fiscal Year Audit.</b>  (a) Were there any findings in the most recent FY Audit? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> (b) If yes, please describe:
<b>Other Document and/or Certification Requirements.</b>	
<b>C.1</b>	<b>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</b> <u>Form 50077-ST-HCV-HP</u> , <i>Certification of Compliance with PHA Plans and Related Regulations</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
<b>C.2</b>	<b>Civil Rights Certification.</b> <u>Form 50077-ST-HCV-HP</u> , <i>Certification of Compliance with PHA Plans and Related Regulations</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
<b>C.3</b>	<b>Resident Advisory Board (RAB) Comments.</b> (a) Did the RAB(s) provide comments to the PHA Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> 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.  Due to Covid-19, a RAB meeting was not held. However, all residents were provided the opportunity make capital fund comments via a resident Capital Fund phone Hotline. These comments were reviewed by staff and incorporated into the final Capital Fund Plan. Additionally, resident advisory boards were provided the draft agency plan for comment. The MCHA did not receive any comments from the RAB.
<b>C.4</b>	<b>Certification by State or Local Officials.</b> <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.
<b>D Statement of Capital Improvements.</b> Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).	
<b>D.1</b>	<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. CFP 2021-2025 Five Year Plan was submitted for approval to HUD on August 12, 2021. The CFP 2022-2026 Five Year Plan was made available for public hearing and review during this Agency Plan process. CFP 2020-2024 Five Year Plan was approved by HUD on April 17, 2020.

---

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. 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.

Public reporting burden for this information collection is estimated to average 16.64 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