

5-Year PHA Plan <i>(for All 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, 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-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.					
A.1	<div><div>PHA Name: Montgomery County Housing Authority</div><div>PHA Code: PA012</div><div>PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2025</div><div>The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029</div><div>Plan Submission Type <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</div><div><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 on 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 the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p><p>How the public can access this PHA Plan: PHA Plans and attachments are available for public inspection on the MCHA’s website at: www.montcoha.org</p></div><div><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</div><table><tr><th>Participating PHAs</th><th>PHA Code</th><th>Program(s) in the Consortia</th><th>Program(s) not in the Consortia</th><th>No. of Units in Each Program</th></tr></table></div>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program
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B.	Plan Elements. Required for all PHAs completing this form.					
B.1	<p>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.</p> <p>To stimulate and ensure safe, decent and affordable housing in Montgomery County, PA; To recognize residents, community and government leadership as our partners; To expand opportunities for assisted families to locate housing throughout Montgomery County; To support participants and residents in MCHA programs to become self-sufficient and economically independent including expanded opportunities and support for assisted families to realize the benefits of homeownership or progressively independent housing choices; To maintain mutual respect and dignity with all residents of Montgomery County; To assure financial responsibility and integrity by all participants and residents; and To achieve excellence through innovative program development and effective program management to the benefit of all residents of Montgomery County.</p>					
B.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low-income families for the next five years.</p> <p>• Improve the quality of assisted housing by striving to maintain a high performer rating and achieving high scores in each component • Concentrate on efforts to improve specific management functions (if PHAS scores show a need for improvement, MCHA will concentrate on areas of need) • Strive to reduce public housing vacancies and improve vacant unit turnaround time • Increase customer satisfaction and improve marketability of current public housing units • Continue to consult with Resident Advisory Board with management and maintenance planning and policy development • Preserve, renovate and modernize public housing units and systems to be energy efficient and appealing to the community • Acquire or build units or developments • Demolish or dispose of obsolete public housing • Consider submitting applications to HUD for competitive grants to support the revitalization of public housing properties • Explore leveraging private or other public funds to create additional housing opportunities, including mixed-finance public housing and assisted housing with Section 8 project-based voucher subsidy • Consider conversion of at-risk public and assisted housing to long-term Section 8 rental assistance contracts under the HUD Rental Assistance Demonstration Program • Consider providing public housing homeownership opportunities • Implement public housing security improvements • Continue to actively promote Section 3 requirements through contracting preferences and advertisement • Ensure equal opportunity and affirmatively further fair housing by ensuring a suitable living environment is available for families living in public housing, regardless of race, color, religion national origin, sex, familial status and disability • Ensure accessible housing is available to persons with all varieties of disabilities • Continue to maintain cooperative agreements with other agencies and support the Montgomery County Consolidated Plan to ensure housing and supportive services are available for low income residents • Maintaining full lease up of all subsidies (or all funding) awarded • Consider submitting applications for any or all new incremental funding offered by HUD • Consider submitting applications for special purpose funding made available by HUD in cases where partnerships for administering the funding can be established where needed and/or the MCHA can, on its own, administer the special purpose funding • Selection of projects to receive Section 8 project-based voucher assistance that will promote key MCHA goals including deconcentration of poverty, revitalization of distressed public and assisted housing, providing access for low-income families to suitable living environments, quality education and jobs • Continue to increase the number of families participating in our Family Self Sufficiency Program • Consider establishing a preference for housing for households who are participants of Montgomery County’s ‘Your Way Home’ or other initiatives – depending upon local needs and program support by local service providers • Consider continuing and increasing our administration of HOME and Affordable Housing Trust Funding for Tenant Based Rental Assistance dedicated to the needs of special populations that can be served with this funding through local programs awarded the funds by our County offices of Housing and Community Development • Continuing our successful administration of the HCVP Homeownership Program with the goal of gaining approximately eight to</p>					

	10 new homeowners each year • Continuing our efforts to help HCVP assisted families to move to non-poverty concentrated areas with the specific goal of continuing to strive to achieve Section Eight Management Assessment Program recognition for deconcentration of poverty
B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>The HCV Program has received awards for Mainstream, Emergency Housing, new VASH and Foster Youth Initiative vouchers. MCHA sought and received 120% payment standard approval from HUD. MCHA has received SEMAP bonuses over multiple years. Incremental Vouchers have been HUD approved and are presently being administered. MCHA had multiple Home Ownership closings. Family Self Sufficiency Action Plan has been HUD approved. MCHA consistently submits 50058's and has maintained PIC reporting scores of 95% or more. MCHA successfully utilizes the EIV System and actively investigates income discrepancies and brings them to resolution. The MCHA has received two Federal Community Project Fund awards, with a third request pending. Funding is being used to tackle a large water infiltration problem at our Lee Towers development. MCHA has received an ARPA Recovery Grant, several PHARE awards and multiple CDBG awards which supplement many upcoming modernization projects. MCHA has received a Philanthropy PAHWF (Pottstown Area Health and Wellness Foundation) award being used for the renovation of our Bright Hope Community Play Spaces for the children's enjoyment. MCHA obtained a HUD Security and Safety Grant for CO Detectors, Fobs and Cameras throughout our developments. MCHA has experienced multiple years of 'clean' Audits, only one non-financial finding in 2022. MCHA received only three findings during HUD's Compliance Monitoring review in 2023 and review has been closed. Additionally, three Best Practices were noted.</p>
B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The Public Housing Department has added provisions to the Admissions and Continued Occupancy Policy and the Residential Dwelling Lease that states that the MCHA can not deny an applicant or terminate a tenant, regardless of gender, based upon the applicant or tenant being or having been a victim of domestic violence, dating violence or stalking, provided that the applicant or tenant is otherwise eligible. The HCVP has implemented use of HUD's Tenancy Addendum for the HCVP (form HUD-52641 A – 8/2009) which includes VAWA information at number 8 e of this addendum. In addition, the required HAP Contract which must be signed by the landlords and the MCHA (form HUD 52641) includes in it, at Part C of the Contract at number 8 e, information on VAWA, Protections for Victims of Abuse. MCHA utilizes approved Emergency Transfer Plans for both Public Housing and Housing Choice Voucher Program. MCHA utilizes Notices HUD-5380, HUD-5382 and HUD-5383. Additionally have these forms translated in Spanish version. Notices have been added to the MCHA's website and online applications which are accessed through the website. MCHA will make all best efforts to work with victims of domestic violence and will provide them with hotlines, information and brochures from the Women's Center of Montgomery County. In addition, the Department will encourage victims to seek help by contacting the Center.</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>The Montgomery County Housing Authority defines substantial deviation or significant amendments or modification to its plan as discretionary changes in procedures or policies that fundamentally change the mission, goals, objectives or plans of the agency including the addition of non-emergency work items that are not included in the current 5-Year Action Plans, which require formal approval of the Board of Directors.</p>
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y <input type="checkbox"/> N <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations</p>

C.3	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	<p>Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p>