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| **Annual PHA Plan**  ***(Standard PHAs and Troubled PHAs)*** | **U.S. Department of Housing and Urban Development**  **Office of Public and Indian Housing** | **0MB No. 2577-0226**  **Expires: 9/30/2027** |

**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. They also inform 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-, very low-, 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 ofa High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

**Definitions.**

1. ***High-Performer PHA*** -A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) 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, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, 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 HCVs combined and is not PHAS or SEMAP troubled.

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|  | | PHA Information. | | | | | | |
| **A.I** | | **PHA Name:** Montgomery County Housing Authority **PHA Code:**  PA012  **PHA Type: X** Standard PHA Troubled PHA  **PHA Plan for Fiscal Year Beginning:** (MM/YYYY): **01/2026**  **PHA Inventory** (Based on Annual Contributions Contract (ACC) units at time of FYbeginning, above)  **Number of Public Housing (PH) Units: 550 Number of Housing Choice Vouchers (HCVs): 3,094**  **Total Combined Units/Vouchers 3,644**  **PHA Plan Submission Type: X** Annual Submission Revised Annual Submission  **Public 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. 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.  The Plans are available on the Montgomery County Housing Authority’s website at [www.montcoha.org](http://www.montcoha.org) | | | | | | |
|  | **PHA Consortia:** (Check box if submitting a Joint PHA Plan and complete table below) | | | | | | | |
| **Participating PHAs** | | **PHA**  **Code** | **Program(s) in the Consortia** | **Program(s) not in the Consortia** | **No. of Units in Each**  **Program** | | |
|  |  | |  |  |  | **PH** | **I** | **HCV** |
|  | Lead PHA: | |  |  |  |  | |  |
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|  | **Plan Elements** | | | | | | | |
| **B.1** | **Revision of Existing PHA Plan Elements.**   1. 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):  Changes to Public Housing Admission and Continued Occupancy Policies and Residential Dwelling Lease:  The MCHA plans to add restrictions to the burning of candles, incense and other herbs in public housing  units. This is to enhance the safety of our residents and buildings.  The MCHA has updated its Use of Community Facilities and Common Areas Policy  Changes to Housing Choice Voucher:  Funding for Emergency Housing Vouchers will end in 2026.  MCHA is developing policy/preferences to  put existing participants on a waiting list.  c) The PHA must submit its Deconcentration Policy for Field Office review.  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.  The MCHA applied for and received HUD permission to utilize Exception payment Standards and has currently set our Payment Standard at 120% of the FMR.  Additionally during the most recent SEMAP period, the MCHA achieved the Deconcentration Bonus. | | | | | | | |

* 1. **New Activities.**
     1. Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

Choice Neighborhoods Grants.

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.

Homeownership Program under Section 32, 9 or 8(Y)

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 applicable 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.

**Choice Neighborhood Grants:** The MCHA continues to explore Choice Neighborhoods as it applies to its current portfolio and possible expansion.

**Modernization or Development:** 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.

**Demolition and/or Disposition:** The MCHA continues to explore demolition and/or disposition as it applies to its current portfolio.

**Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD**: The MCHA continues to explore Moderate Rehabilitation, RAD or other possible federally supported conversions as it applies to its current portfolio and possible expansion.

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| **B.3** | **Project Based Vouchers**: 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 – 50 units 6. Norriswoods Apartments, Norristown, PA – 40 units 7. Jefferson Apartments, West Norriton, PA – 58 units   **Units With Approved Vacancies For Modernization:** Currently, vacant units in Bright Hope Manor, Golden Age Manor, Robert Smith Towers and Marshall Lee Towers are being placed in Modernization status to prepare for upcoming modernization work. Should the need to place other 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.  **Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety**  **and Security Grants):** The MCHA is considering applying and may apply to the following programs: HOPE VI/Choice Neighborhoods, Emergency Safety and Security Grants, VASH PBV, Family Self Sufficiency (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. The MCHA plans to apply to non-HUD/federal government funding as well. MCHA plans to reapply for more Foster Youth Initiative Vouchers. 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.  **Progress Report:**  Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.   * Voucher Program high performer under Semap for FY 2024 * Public Housing Program raised PHAS score from Sub-Standard to Standard for FY2023, FY 2024 has not been scored as of this date * HOTMA policies completed and those required implemented in July 2025 * MCHA completed the conversion of 40 units of Mod Rehab to Project Based Voucher at Norriswoods Apartments, Norristown, PA * MCHA was awarded an additional 15 vouchers under the Foster Youth Initiative * MCHA completed the conversion of 58 units to Project Based Voucher at Jefferson Apartments, W. Norriton, PA * 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. * MCHA has received two Federal Community Project Funding awards and a third award is pending. Funding is being used to tackle a large water infiltration problem at our Lee Towers development and new boilers, thermostats and water heaters at Pollock House. * 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 has received an ARPA Recovery Grant, several PHARE awards and multiple CDBG awards which supplement many upcoming modernization projects. * 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. |

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| **B.4** | **Capital Improvements.** Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.  Five Year Action Plan 2025-2029 was approved 10/8/2024 |
| **B.5** | **Most Recent Fiscal Year Audit.**  (a) Were there any findings in the most recent FY Audit?  Y N    (b) If yes, please describe: |
|  | **Other Document and/or Certification Requirements.** |
| **C.1** | **Resident Advisory Board (RAB) Comments.**   1. Did the RAB(s) have comments to the PHA Plan?   Y N    (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. |

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| **C.2** | **Certification by State or Local Officials.**  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. |
| **C.3** | **Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.**  Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed,* must be submitted by the PHA as an electronic attachment to the PHA Plan. |
| **C.4** | **Challenged Elements.** 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.   1. Did the public challenge any elements of the Plan?   Y N     1. If yes, include Challenged Elements. |

* 1. **Troubled PHA.**
     1. Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

Y N *NIA*

* + 1. If yes, please describe