

Significant Amendment to PHA Annual Plan for Fiscal Year 1/1/2019

The proposed Significant Amendments to the PHA Annual Plan are shown here with new language double underlined, and deleted language with a ~~strike through~~.

ATTACHMENT 1

B.1a Revision of PHA Plan Elements

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions

Waiting Lists

PPHA intends to open a site based waiting list for project based vouchers for Chevybrook Estates following a successful voluntary conversion pursuant to PIH 2019-05. Additionally since PPHA will not operate public housing after the conversion, PPHA will merge the existing public housing waiting list with the PBV Site based waiting list and provide a preference to members of the public housing waiting list based on the date and time of application to the public housing waiting list.

Rent Determination

PPHA will implement Over-Income Limits for Public Housing residents as required by the Housing Opportunity Through Modernization Act of 2016 (HOTMA).

B.2b New Activities

Mixed Finance Modernization or Development

PPHA may research opportunities in the Fiscal Year that may be available for mixed finance modernization for the interior of units. Based on PPHA's most recent Physical Needs Assessment, approximately \$2 million dollars are needed in capital needs.

Demolition and/or Disposition

~~PPHA is evaluating Chevybrook Estates and researching the benefits of demolition and or disposition.~~ PPHA plans to submit a voluntary conversion application for Chevybrook Estates, a public housing project with 60 units located 5617 Chevrolet Boulevard, Parma, Ohio (the "Project"), to convert the project from public housing to tenant-based vouchers as further described below.

Conversion of Public Housing to Tenant-Based Assistance

~~PPHA is researching the benefits of converting to Tenant-Based Assistance.~~ PPHA plans to convert Chevybrook Estates, a public housing project with 60 units located 5617 Chevrolet Boulevard, Parma, Ohio (the "Project"), through a voluntary conversion of public housing to tenant-based vouchers. PPHA intends for the conversion to occur in the first quarter of 2020 and to submit its voluntary conversion application to HUD pursuant to PIH Notice 2019-05 once this significant amendment is approved.

Following conversion, and pursuant to an option to purchase with CHN Housing Partners, an Ohio nonprofit corporation (the “Developer”), PPHA plans to dispose of the Project to the Developer or to a party related to the Developer, who shall rehabilitate the project with financing from low-income housing tax credits, bonds and various state funded loan programs.

There will be no relocation of the tenants due to the voluntary conversion. Tenants will receive tenant-based vouchers following conversion. The PHA plans to work with families at the Project in accordance with PIH Notice 2019-05 to convert the tenant-based vouchers to up to sixty (60) Project-Based Vouchers.

Conversion of Public housing to Project-Based Assistance under RAD

PPHA is researching the benefits of converting to RAD.

Project-Based Vouchers

PPHA will operate a project-based voucher (PBV) program using up to 20 percent of its Consolidated Annual Contributions Contract (ACC) authorized units for project-based assistance.

PHA’s PBV program is designed to ensure that PBV assistance is used to support goals that could not be equally achieved through the use of tenant-based voucher assistance. PHA’s PBV program has committed to the following priorities described below.

1. Expand the supply of affordable housing and increase the affordable housing choices of residents within the jurisdiction.
2. Support projects which further revitalize neighborhoods, promote the de-concentration of poverty and generally provide increased housing and economic opportunities.
3. Work with the community to identify and serve populations with particular housing needs, including but not limited to the provision of supportive services to promote self-sufficiency and supportive housing for families with disabilities.
4. PPHA intends to project base up to 60 vouchers at Chevybrook Estates.

B.3 Parma Public Housing Agency - Civil Rights Certification

See attachments (HUD Form 50077-ST-HCV-HP)

B.5 Parma Public Housing Agency Progress Report

PPHA goal. Expand the supply of assisted housing. The Housing Agency has worked to improve its leasing numbers (percentage) in the Housing Choice Voucher Program to exceed 95% program utilization and/or 95% budget authority utilization. As of September 2016, we were utilizing 100% Budget Authority. Low income Public Housing is maintaining 95% or better utilization on a consistent basis.

Parma Public Housing Agency has updated its ACOP and Administrative Plan, ~~with an effective date of December 2016~~. These plan updates incorporate all HUD notices and guidelines since October 2012, which was the date of the last plan updates.

PPHA goal. Improve the quality of assisted housing and an improved living environment. The agency continues to invest CFP funding received from HUD into improving and modernizing the Public Housing facility at Chevybrook Estates, but plans to dispose of Chevybrook Estates through a voluntary conversion in 2019.

PPHA goal. Improve Voucher Management. The agency continues to work to improve voucher utilization to ensure we meet the HUD required goal of 95% utilization and/or 95% Budget Authority, thereby ensuring all SEMAP points are met.

Through QC, the agency has improved rent calculation and complete QC audits on a monthly basis.

PPHA goal. Increase assisted housing choices. The Housing Agency partnered with a new organization (Go Section 8) in June 2015 to provide more comprehensive unit listings and housing availability for its clients.

B.7 Certification by State and Local Officials

See attachments HUD form 50077-SL

B.8 Troubled PHA.

N/A

C.1 Capital Improvements.

See HUD Form - 50075.2 approved by HUD on September 9, 2015.

Notice

Significant Amendments to Annual Plan January 1, 2019

45 Day Public Notice Period

August 15, 2019 – October ____, 2019

Copies of Significant Amendment are available for review on
the website of the Parma Public Housing Agency at

_____ or

can be obtained in person at _____ between
8:00 a.m. and 4:00 p.m. Monday through Friday