

**Streamlined Annual
PHA Plan
(HCV Only PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires 03/31/2024

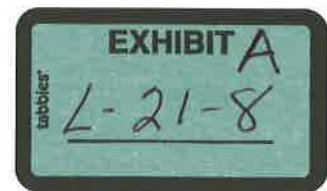
Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public 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-HCV is to be completed annually by HCV-Only PHAs. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

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 the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, 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 and 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	PHA Name: <u>PARMA PUBLIC HOUSING AGENCY</u> PHA Code: <u>011073</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2022</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>802</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission				
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 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 the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.					
<input type="checkbox"/> PHA Consortia: (Check box if submitting a joint 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
	Lead PHA:				



B.	Plan Elements.
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Decentralization 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 checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s): SEE ATTACHMENT 1</p>
B.2	New Activities. – Not Applicable
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan. SEE ATTACHMENT 1</p>
B.4	Capital Improvements. – Not Applicable
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(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.</p>
C.2	<p>Certification by State or Local Officials.</p> <p><i>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.</i></p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p><i>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.</i></p>
C.4	<p>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.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

D:	Affirmatively Furthering Fair Housing (AFFH).									
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</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> <table border="1" data-bbox="350 411 1292 741"> <tr> <td data-bbox="350 411 1292 436">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="350 436 1292 462"><i>Describe fair housing strategies and actions to achieve the goal</i></td> </tr> <tr> <td data-bbox="350 462 1292 741">Non-discrimination – SEE Chapter 2 of the Admin Plan Attached</td> </tr> </table> <table border="1" data-bbox="350 741 1292 1062"> <tr> <td data-bbox="350 741 1292 766">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="350 766 1292 791"><i>Describe fair housing strategies and actions to achieve the goal</i></td> </tr> <tr> <td data-bbox="350 791 1292 1062">Policies Related to Persons with Disabilities - SEE Chapter 2 of the Admin Plan Attached</td> </tr> </table> <table border="1" data-bbox="350 1062 1292 1413"> <tr> <td data-bbox="350 1062 1292 1087">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="350 1087 1292 1113"><i>Describe fair housing strategies and actions to achieve the goal</i></td> </tr> <tr> <td data-bbox="350 1113 1292 1413">Prohibition of Discrimination Against Limited English Proficiency Persons - SEE Chapter 2 of the Admin Plan Attached</td> </tr> </table>	Fair Housing Goal:	<i>Describe fair housing strategies and actions to achieve the goal</i>	Non-discrimination – SEE Chapter 2 of the Admin Plan Attached	Fair Housing Goal:	<i>Describe fair housing strategies and actions to achieve the goal</i>	Policies Related to Persons with Disabilities - SEE Chapter 2 of the Admin Plan Attached	Fair Housing Goal:	<i>Describe fair housing strategies and actions to achieve the goal</i>	Prohibition of Discrimination Against Limited English Proficiency Persons - SEE Chapter 2 of the Admin Plan Attached
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ATTACHMENT 1

B.1a Revision of PHA Plan Elements

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions

PPHA will add a preference change to its Waiting List process to include county residents.

Operation and Management

The agency will be adding a new position to its staff that will focus on program compliance and quality control. This position will review all HUD regulations, PIH Notices and will complete quality control checks on various program components.

Informal Review and Hearing Procedures

The agency revised its process of conducting hearings and reviews (due to COVID) by allowing families to use ZOOM, Microsoft Teams and telephone services.

Significant Amendment/Modification

PPHA's definition of significant amendment/modification includes organization of the waiting list. PPHA intends on changing its Waiting List procedures.

B.2 New Activities

Not Applicable

B.3 Progress Report

The agency continues to maintain its eligibility and apply for additional housing choice vouchers as they become available.

The agency continues to strive for a high performer rating in its SEMAP audit. The agency conducts quality control audits for SEMAP on a quarterly basis.

The agency will continue to improve the accuracy of rent calculations. Continuing education will be provided to individuals who are responsible for rent calculations and rent determinations.

The agency will continue to eliminate physical participant files by creating electronic files in order to free up space in the office and have one point of accessibility for all employees.

The agency will strive to maintain a lease-up rate of at least 98% in the Housing Choice Voucher Program.

The agency will explore new methods of conducting landlord outreach in order to provide more unit availability for the program.

The agency will continue to work with program participants to become economically self-sufficient through the FSS Program as long as funding is available from HUD. The FSS Program will continue to outreach to new partners such as community organizations, social services and businesses that can provide their resources and expertise in supporting the program goals of the participants.

The agency has created a new position that will focus on program compliance and quality control. This position will review all HUD regulations, PIH Notices and will complete quality control checks on various program components.

B.4 Capital Improvements

Not Applicable