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|---------------------------------------------------------|-------------------------------------------------------------------------------------------------|-------------------------------------------------|
| <b>Streamlined Annual<br/>PHA Plan<br/>(Small PHAs)</b> | <b>U.S. Department of Housing and Urban Development<br/>Office of Public and Indian Housing</b> | <b>OMB No. 2577-0226<br/>Expires: 9/30/2027</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. 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-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer 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, and 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.

| <b>A.</b>          | <b>PHA Information.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                    |          |                             |                                 |                              |                                 |                              |     |  |  |  |  |  |  |
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| <b>A.1</b>         | <p>PHA Name: <u>Wayne Metropolitan Housing Authority</u> PHA Code: <u>OH036</u><br/>         PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2027</u><br/>         PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)<br/>         Number of Public Housing (PH) Units <u>224</u> Number of Housing Choice Vouchers (HCVs) <u>961</u><br/>         Total Combined <u>1185</u><br/>         PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><b>Public 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 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.</p> <p><b>How the public can access this PHA Plan:</b> Wayne Metropolitan Housing Authority's (Wayne MHA) 5 Year and Annual Action Plan will be posted in the front lobby of our main office building located at 345 North Market Street, Wooster Ohio 44691 and on our website <a href="http://www.waynemha.org">www.waynemha.org</a> and at AMP OH036000011 locations 200 S. Market Street, Wooster, Ohio 44691 and 155 E. Sunset Drive Rittman, Ohio 44270 for the public to inspect or read. Requests from the public regarding additional information on our policies will be granted once Wayne MHA receives the request after being notified of such request. The request can be either in writing, through email, or any form of communication to Wayne MHA. Upon receiving request, the documents can be mailed or sent electronically to the requestor.</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"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <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 |  |  |  |  |  |  |
| 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>B.</b>          | <p><b>Plan Elements Submitted with 5-Year PHA Plans.</b> Required elements for Small PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a Small PHA is not submitting its 5-Year Plan. See sub-section below for required elements in all other years (Years 1-4).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                    |          |                             |                                 |                              |                                 |                              |     |  |  |  |  |  |  |

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| <b>B.1</b> | <p><b>Revision of Existing PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last <b>5-Year PHA Plan</b> submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</p> <p><input 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):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <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 applicable Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/> Choice Neighborhoods Grants.</p> <p><input type="checkbox"/> <input type="checkbox"/> Modernization or Development.</p> <p><input type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input type="checkbox"/> Homeownership Program under Section 32, 9 or 8(Y)</p> <p><input type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(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.</p> |
| <b>B.3</b> | <p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>B.4</b> | <p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>B.5</b> | <p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

Y ☐ N ☐

(b) If yes, please describe:

**Plan Elements Submitted All Other Years (Years 1-4).** Required elements for all other fiscal years. This section does not need to be completed in years when a Small PHA is submitting its 5-Year PHA Plan.

**B.1 New Activities**

(a) 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.
- ☒ ☐ Conversion of Public Housing to Tenant-Based Assistance.
- ☒ ☐ Conversion of Public Housing to Project-Based Assistance under RAD.
- ☐ ☒ Homeownership Program under Section 32, 9 or 8(Y)
- ☒ ☐ 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.

**Demolition and/or Disposition.**

Wayne MHA plans to reposition it's 224 Public Housing (Section 9) units by reviewing different options, and associated planning considerations available to Wayne MHA, this may include but not limited to the disposition of our scattered units. Wayne MHA will use proceeds received through the disposition of any property in accordance with 24 CFR 970.19(e) for the reasonable costs of relocation or disposition; the retirement of outstanding obligations, if any, issued to finance original development or modernization of the project; the provision of low-income housing or to benefit the residents of the PHA, through such measures as modernization of lower-income housing or the acquisition, development, or rehabilitation of other properties to operate as lower-income housing; to leverage amounts for securing commercial enterprises, on-site in public housing developments of the PHA, appropriate to serve the needs of the residents; or for any other use approved by HUD.

**Conversion of Public Housing to Tenant-Based Assistance.**

Wayne MHA plans to reposition it's 224 Public Housing (Section 9) units by reviewing different options, and associated planning considerations available to Wayne MHA. The focus is on converting these properties currently assisted under the Public Housing Program platform to the Section 8 Program or other platforms. The Section 8 platform shares many of the same tenant eligibility requirements, resident protections, and rent computations as Public Housing but is generally considered to be a more stable financial platform and, because of this stability, provides a more reliable income stream for operations and maintenance and better attracts private investment for capital needs of the property. Repositioning plans that may include but not limited to Tax Credits, Rental Assistance Demonstration (RAD), Project Base (PBV), Project Base Rental Assistance (PBRA) and disposition.

**Conversion of Public Housing to Project-Based Assistance under RAD.**

Wayne MHA plans to reposition it's 224 Public Housing (Section 9) units by reviewing different options, and associated planning considerations available to Wayne MHA. The focus is on converting these properties currently assisted under the Public Housing Program platform to the Section 8 Program or other platforms. The Section 8 platform shares many of the same tenant eligibility requirements, resident protections, and rent computations as Public Housing but is generally considered to be a more stable financial platform and, because of this stability, provides a more reliable income stream for operations and maintenance and better attracts private investment for capital needs of the property. Repositioning plans that may include but not limited to Tax Credits, Rental Assistance Demonstration (RAD), Project Base (PBV), Project Base Rental Assistance (PBRA) and disposition.

**Project Based Vouchers.**

|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
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|            | <p>Wayne MHA plans to reposition it's 224 Public Housing (Section 9) units by reviewing different options, and associated planning considerations available to Wayne MHA. The focus is on converting these properties currently assisted under the Public Housing Program platform to the Section 8 Program or other platforms. The Section 8 platform shares many of the same tenant eligibility requirements, resident protections, and rent computations as Public Housing but is generally considered to be a more stable financial platform and, because of this stability, provides a more reliable income stream for operations and maintenance and better attracts private investment for capital needs of the property. Repositioning plans that may include conversion over to Project-Based Vouchers.</p> <p><b>Units with Approved Vacancies for Modernization.</b><br/> OH036000011 Hi-Rises – OH036000011 Hi-Rises – TVT03 Units 0003, 0012, 0016, 0017, 0023, 0031, 0036, 0037, 0045, 0051, 0054, 0059, 0069 OH036000010 Scattered Sites – 429PRK, 515LIB-2, 7PRO09, PE08B-2B, PE08A-3A, PAR237-A In addition, as units become vacant and are in need of comprehensive renovations, Wayne MHA intends to request approval to renovate units utilizing Capital Funds, which will result in units being placed in “Approved Vacancy for Modernization” status.</p> <p><b>Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</b><br/> Wayne MHA has applied for the Emergency Disaster in the amount of \$1,003,525, in hopes to repair the plumbing stacks and replace the existing fire suppression pump system in AMP OH036000011 at our Townview Terrace Hi-Rise property. The independent estimated total cost to repair the plumbing stacks is \$1,363,796, this includes the Capital Fund amount of \$360,271 that is already obligated to this project. These projects are vital to Townview Terrace and our mission to continue to provide decent, safe, and sanitary living conditions for our residents. Wayne MHA plans to apply for other HUD Grant Funding Opportunities if any grants align with our agency's goals.</p> <p>(c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan.</p> <p><b>Project Based Vouchers.</b><br/> Wayne MHA will be advised by a consultant that will guide us through the repositioning to RAD process. Depending on the recommendation and other factors, the number of project based units Wayne MHA will apply for will be determined after a complete study and analysis has been completed for all of our public housing units.</p> <p>(d) The PHA must submit its Deconcentration Policy for Field Office Review.</p> |
| <b>B.2</b> | <p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p><b>Capital Fund 5-Year Action Plan in EPIC was approved by HUD on 05/13/2026.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>C</b>   | <p><b>Other Document or Certification Requirements for Annual Plan Submissions.</b> Required in all submission years.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>C.1</b> | <p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y <input type="checkbox"/> N <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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>C.2</b> | <p><b>Certification by State or Local Officials.</b></p> <p>Form HUD 50077-SL, <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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

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| <b>C.3</b> | <p><b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form HUD-50077-CRT-SM, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>                                 |
| <b>C.4</b> | <p><b>Challenged Elements.</b> 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 <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p> |

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 2.67 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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.

**Form identification:** *OH036-Wayne Metropolitan Housing Authority Form HUD-50075-SM (Form ID - 9423)*  
*printed by Rodney Mitchell in HUD Secure Systems/Public Housing Portal at 10/15/2026 10:15AM EST*

# ANNUAL PROGRESS REPORT

## Wayne Metropolitan Housing Authority

Public Housing Agency Code: OH036

Annual Reporting Period: 2025

*Housing • Veterans • Capital Improvements • Resident Safety • Partnerships • Housing Opportunities*

Prepared for Board, Stakeholder, and Program Reporting

### 1. Executive Summary

During the reporting period, Wayne Metropolitan Housing Authority (WMHA) continued its commitment to providing safe, affordable, and accessible housing while pursuing targeted improvements that address resident safety, veteran housing needs, behavioral health recovery, and the significant demand for one-bedroom housing. The Authority's efforts included administering five VASH vouchers for veterans, advancing capital improvements and security measures at public housing developments, partnering with the Local Mental Health & Recovery Board and OneEighty to expand recovery housing opportunities, and evaluating housing resources to increase the availability of one-bedroom units for applicants on the waiting list.

These initiatives reflect WMHA's broader goal of preserving existing housing resources, improving the quality and security of its properties, expanding supportive housing partnerships, and aligning available units with demonstrated community housing needs.

### 2. Housing Program Accomplishments

WMHA continued to manage and preserve its public housing portfolio while focusing on the housing needs of low-income families, elderly residents, persons with disabilities, veterans, and applicants awaiting housing assistance.

- Continued efforts to maximize the use of available housing resources and reduce barriers to occupancy, this includes online capabilities.
- Focused planning and resource allocation on housing opportunities that respond to the composition of the Authority's waiting list.
- Continued coordination with community partners to connect residents and applicants with supportive services when appropriate.

### 3. Veterans Housing – VASH Vouchers

WMHA continued to support veterans through five Veterans Affairs Supportive Housing (VASH) vouchers. These vouchers combine rental assistance with supportive services designed to help eligible veterans obtain and maintain stable housing.

- WMHA was awarded five VASH vouchers to serve our local eligible veterans.

- WMHA continues to coordinate with appropriate veteran-service and supportive-service partners to promote housing stability.
- The VASH initiative supports the Authority's commitment to serving vulnerable populations and expanding access to permanent housing.

#### 4. Capital Improvements and Resident Safety

A significant accomplishment during the reporting period was the installation of security camera systems using funds awarded through the 2024 Emergency Safety and Security Grant. The improvements strengthen property security, support resident safety, and enhance the Authority's ability to monitor common areas and respond to safety concerns.

| Development / Asset                                                         | Development ID | Improvement                                                                                                                            |
|-----------------------------------------------------------------------------|----------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Scattered Sites<br>Madison Heights<br>Perkins Manor<br>Northgate Apartments | OH036000010    | Installation of security cameras using 2024 Emergency Safety and Security Grant funds.                                                 |
| Hi-Rises – Rittman Town Manor                                               | OH036000011    | Installation of security cameras using 2024 Emergency Safety and Security Grant funds; property serves elderly and disabled residents. |

The security improvements are particularly important at Rittman Town Manor, a hi-rise community serving elderly and disabled residents. Enhanced security infrastructure supports a safer residential environment while helping protect residents, staff, visitors, and Authority property.

#### 5. 2024 Emergency Safety and Security Grant

WMHA utilized funding from the 2024 Emergency Safety and Security Grant to implement security camera improvements at identified public housing properties. The grant-funded work represents a direct investment in resident safety and the protection of public housing assets.

- Grant-funded security camera installation at OH036000010 – Scattered Sites.
- Grant-funded security camera installation at OH036000011 – Hi-Rises / Rittman Town Manor.
- Improved visibility and monitoring of designated areas within the developments.
- Strengthened the Authority's overall safety and security infrastructure.

#### 6. Behavioral Health and Recovery Housing Partnerships

WMHA expanded its collaboration with the Local Mental Health & Recovery Board and OneEighty to support the development of recovery housing opportunities. These partnerships recognize that stable housing is an important component of successful recovery and long-term community stability.

- Partnered with the Local Mental Health & Recovery Board on housing and recovery-related initiatives.
- Partnered with OneEighty to support the establishment and operation of recovery houses.
- Worked toward connecting appropriate individuals with safe, stable housing environments that can complement recovery and supportive-service programs.
- Continued to explore opportunities for coordinated housing and supportive services within available Authority resources.

#### 7. Expanding One-Bedroom Housing Opportunities

One of the Authority's most significant housing challenges is the demand for one-bedroom units. Based on the current waiting-list needs identified by WMHA, one-bedroom housing represents the greatest housing

need. The Authority is therefore working to create additional one-bedroom housing opportunities for qualified applicants.

As part of this effort, WMHA is evaluating the use of existing housing resources and agreements to increase the number of one-bedroom opportunities available to applicants on the waiting list. This includes the decision not to renew an existing Assisted Living agreement when appropriate and permissible, allowing the affected housing resources to be returned to the Authority's general housing inventory and made available to eligible applicants in need of one-bedroom housing.

- Prioritize the creation and preservation of one-bedroom housing opportunities.
- Align available unit types with demonstrated waiting-list demand.
- Evaluate existing agreements and housing arrangements for opportunities to increase one-bedroom availability.
- Not renew the Assisted Living agreement, subject to applicable requirements and approvals, in order to return housing resources to use for eligible applicants needing one-bedroom units.
- Increase access to housing for qualified applicants currently waiting for one-bedroom accommodations.

## **8. Waiting List and Housing Need**

WMHA continues to assess the composition of its waiting list and available housing inventory so that housing resources can be used as effectively as possible. The Authority's emphasis on one-bedroom units is intended to address a documented mismatch between available unit types and applicant demand.

By identifying opportunities to repurpose or return housing resources to the general inventory, WMHA can increase the number of applicants who may be served while maintaining compliance with applicable program requirements, occupancy standards, and funding restrictions.

## **9. Community Impact**

The initiatives undertaken during the reporting period demonstrate WMHA's commitment to more than maintaining housing units. The Authority is working to create safer communities, expand housing options for veterans and individuals participating in recovery programs, and make better use of existing housing resources.

- Veterans: Five VASH vouchers support permanent housing opportunities for eligible veterans.
- Residents: Security camera installations strengthen safety at multiple public housing properties.
- Elderly and disabled residents: Rittman Town Manor received security improvements appropriate to the needs of its resident population.
- Individuals seeking recovery: Partnerships with the Local Mental Health & Recovery Board and OneEighty support recovery housing opportunities.
- Waiting-list applicants: Reallocation of housing resources is being pursued to increase access to highly needed one-bedroom units.

## **10. Goals for the Next Reporting Period**

- Continue to maintain and improve the public housing portfolio.
- Continue administering and supporting the five VASH vouchers for eligible veterans.
- Strengthen partnerships with the Local Mental Health & Recovery Board and OneEighty.
- Continue development and support of recovery housing opportunities.

- Increase the availability of one-bedroom housing opportunities for qualified applicants on the waiting list.
- Complete the transition associated with the Assisted Living agreement, as applicable, and return eligible housing resources to use for one-bedroom applicants.
- Continue evaluating capital improvement and safety needs throughout OH036000010 and OH036000011.
- Complete the transition to reposition all of WMHA's Public Housing portfolio through the Rental Assistance Demonstration (RAD) conversion.
- Seek additional grant, capital, and partnership opportunities that improve resident safety and expand housing choices.

## 11. Performance Summary

| Area                          | Annual Progress                                                                                                                                                                       |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Veterans Housing              | Five VASH vouchers maintained for eligible veterans.                                                                                                                                  |
| Capital Improvements          | Security camera installations completed/advanced at OH036000010 and OH036000011 using 2024 Emergency Safety and Security Grant funds.                                                 |
| Resident Safety               | Enhanced security infrastructure at Scattered Sites and Rittman Town Manor.                                                                                                           |
| Recovery Housing              | Partnerships established/continued with the Local Mental Health & Recovery Board and OneEighty to support recovery houses.                                                            |
| One-Bedroom Housing           | Focused effort to increase one-bedroom opportunities, identified as the greatest housing need on the waiting list.                                                                    |
| Housing Resource Optimization | Non-renewal of the Assisted Living agreement is being used as part of the strategy to free housing resources for eligible one-bedroom applicants, subject to applicable requirements. |

## 12. Conclusion

Wayne Metropolitan Housing Authority remains committed to providing quality, safe, and affordable housing to the residents and applicants it serves. During the reporting period, the Authority made progress in resident safety, veteran housing, capital improvements, recovery housing partnerships, and the strategic use of its housing inventory.

Looking forward, WMHA will continue to prioritize one-bedroom housing opportunities, strengthen community partnerships, maintain and improve its public housing developments, and pursue resources that enhance safety and housing stability. These efforts are intended to ensure that limited housing resources are directed where they are most needed while supporting the long-term viability of the Authority's housing programs.

Waitlist: you

## B. Housing Needs of Families on the Public Housing Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

| Housing Needs of Families on the Waiting List                                                                                                                                                                                                                                                                                                                                                                                                                                                            |               |                     |                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|---------------------|-----------------|
| Waiting List Type: (select one)<br><input checked="" type="checkbox"/> Section 8 tenant-based assistance<br><input type="checkbox"/> Public Housing<br><input type="checkbox"/> Combined Section 8 and Public Housing<br><input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)Housing<br>If used, identify which development/sub-jurisdiction:                                                                                                                |               |                     |                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | # of families | % of total families | Annual Turnover |
| Waiting list total                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1115          |                     |                 |
| Extremely low income<br><=30% AMI                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 902           | 80.9%               |                 |
| Very low income<br>(>30% but <=50% AMI)                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 155           | 13.9%               |                 |
| Low income<br>(>50% but <80% AMI)                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 51            | 4.6%                |                 |
| Families with children                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 627           | 56.2%               |                 |
| Elderly families                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 11            | 1.0%                |                 |
| Families with Disabilities                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 117           | 10.5%               |                 |
| Race/ethnicity (White)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 482           | 43.2%               |                 |
| Race/ethnicity (Black)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 671           | 60.2%               |                 |
| Race/ethnicity<br>(Asian/Other)                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 55            | 4.9%                |                 |
| Race/ethnicity (Hispanic)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 73            | 6.6%                |                 |
| Characteristics by<br>Bedroom Size (PH Only)                                                                                                                                                                                                                                                                                                                                                                                                                                                             |               |                     |                 |
| 1 BR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0             | 0.0%                |                 |
| 2 BR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0             | 0.0%                |                 |
| 3 BR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0             | 0.0%                |                 |
| 4 BR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0             | 0.0%                |                 |
| 5 BR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0             | 0.0%                |                 |
| 5+ BR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 0             | 0.0%                |                 |
| Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes    If yes:    Closed on <b>01/31/2024</b><br>How long has it been closed (# of months)? <b>31</b><br>Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes<br>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes |               |                     |                 |

Waitlist: pubhse

## B. Housing Needs of Families on the Public Housing Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

| Housing Needs of Families on the Waiting List                                                                                                                                                                                                                                                                                                                                                                                                                                                           |               |                     |                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|---------------------|-----------------|
| Waiting List Type: (select one)<br><input type="checkbox"/> Section 8 tenant-based assistance<br><input checked="" type="checkbox"/> <b>Public Housing</b><br><input type="checkbox"/> Combined Section 8 and Public Housing<br><input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)Housing<br>If used, identify which development/sub-jurisdiction:                                                                                                        |               |                     |                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | # of families | % of total families | Annual Turnover |
| Waiting list total                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 538           |                     |                 |
| Extremely low income<br><=30% AMI                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 450           | 83.6%               |                 |
| Very low income<br>(>30% but <=50% AMI)                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 61            | 11.3%               |                 |
| Low income<br>(>50% but <80% AMI)                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 23            | 4.3%                |                 |
| Families with children                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 128           | 23.8%               |                 |
| Elderly families                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 10            | 1.9%                |                 |
| Families with Disabilities                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 45            | 8.4%                |                 |
| Race/ethnicity (White)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 413           | 76.8%               |                 |
| Race/ethnicity (Black)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 129           | 24.0%               |                 |
| Race/ethnicity<br>(Asian/Other)                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 21            | 3.9%                |                 |
| Race/ethnicity (Hispanic)                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 14            | 2.6%                |                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |               |                     |                 |
| Characteristics by<br>Bedroom Size (PH Only)                                                                                                                                                                                                                                                                                                                                                                                                                                                            |               |                     |                 |
| 1 BR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 416           | 77.3%               |                 |
| 2 BR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 52            | 9.7%                |                 |
| 3 BR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 16            | 3.0%                |                 |
| 4 BR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 34            | 6.3%                |                 |
| 5 BR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 20            | 3.7%                |                 |
| 5+ BR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 0             | 0.0%                |                 |
| Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes    If yes:    Closed on <b>06/19/2026</b><br>How long has it been closed (# of months)? <b>2</b><br>Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes<br>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes |               |                     |                 |

## **Attachment A – Deconcentration Policy**

### **DECONCENTRATION OF POVERTY AND INCOME-MIXING**

The Wayne Metropolitan Housing Authority's (WMHA) admission policy is designed to provide for de-concentration of poverty and income-mixing by bringing higher income residents into lower income projects and lower income residents into higher income projects.

Nothing in the deconcentration policy relieves the WMHA of the obligation to meet the income targeting requirement.

Gross annual income is used for income-limits at admission and for income-mixing purposes.

### **Deconcentration and Income-Mixing Goals**

The WMHA's deconcentration and income-mixing goal, in conjunction with the requirement to target at least 40% of new admissions to the public housing in each fiscal year to "extremely low-income families", will be to admit families above the WMHA's Established Income Range (EIR) to developments below the EIR, and families below the WMHA's EIR to developments above the EIR. Deconcentration applies to transfer families as well as applicant families.

### **Project Designation Methodology**

Annually, the WMHA will determine on an annual basis the average income of all families residing in general occupancy developments.

The WMHA will then determine the average income of all families residing in each general occupancy development.

The WMHA will then determine whether each general occupancy development falls above, within or below the Established Income Range (EIR).

The EIR is 85% to 115% (inclusive of 85% and 115%) of the WMHA-wide average income for general occupancy developments.

The WMHA will then determine whether or not developments outside the EIR are consistent with local goals and strategies in the WMHA Plan. Any deconcentration policy as needed is described in the WMHA Plan.

The WMHA may explain or justify the income profile for these developments as being consistent with and furthering two sets of goals:

1. Goals of deconcentration of poverty and income-mixing (bringing higher income families into lower income developments and vice versa); and
2. Local goals and strategies contained in the WMHA Plan.

### **Deconcentration Policy**

Depending on local circumstances, a WMHA's deconcentration strategy, included as part of the WMHA's admissions policy, include but not limited to one or more of the following"

### **Potential Deconcentration Incentives**

1. Providing incentives designed to encourage families with income below the Established Income Range (EIR) to accept units in developments with incomes above the EIR (or the reverse situation). Incentives include:

Rent incentives

Affirmative marketing plans

2. Establish a preference for admission of working families in developments below the EIR.
3. WMHA's may skip a family on the waiting list to reach another family in an effort to further goals of the WMHA's deconcentration policy. Skipping to promote deconcentration shall be an adverse action.

### **Strategies to promote Deconcentration:**

Right to return to former unit within one year

Family's have discretion to refuse a unit with no loss of place on wait list

Relationship to income targeting requirement

Fair housing requirement must be met

Nondiscrimination in administration of program

Affirmatively furthering fair housing

### **Deconcentration Compliance**

If, at annual review, the average incomes at all general occupancy developments are within the Established Income Range, the WMHA will be considered to be in compliance with the deconcentration requirement.