

Streamlined Annual PHA Plan <i>(Small PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. 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.

A.	PHA Information.														
A.1	<p>PHA Name: <u>Wayne Metropolitan Housing Authority</u> PHA Code: <u>OH036</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2026</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>224</u> Number of Housing Choice Vouchers (HCVs) <u>961</u></p> <p>Total Combined <u>1185</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. 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>How the public can access this PHA Plan: 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. The plan will also be posted on our website www.waynemha.org 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"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <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						
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B.	<p>Plan Elements Submitted with 5-Year PHA Plans. 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>														

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last **5-Year PHA Plan** submission?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Homeownership Programs.
- Substantial Deviation.
- Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each element(s):

Statement of Housing Needs and Strategy for Addressing Housing Needs.

Wayne Metropolitan Housing Authority (Wayne MHA) hopes to use Local, Non-Traditional Activities to address the local need for housing. Based on Waiting List applications 1 and 2- bedroom units are still the most needed. Current zoning restrictions limits the development of more housing options. Wayne MHA continues to work with the local Realtors, City and County Officials, and developers to search for future land or units to create more affordable housing. 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.

Rent Determination.

The Admission and Continued Occupancy Policy and Administrative Plan for Wayne MHA's Public Housing and Housing Choice Voucher were updated to include elements of the Housing Through Modernization Act of 2016 (HOTMA). Implementation and compliance of HOTMA regarding rent determination will be in accordance to PIH Notice 2023-27 and aligned with the Housing Information Portal (HIP), Yardi (software vendor) and Housing of Urban Development (HUD) guidance regarding an implementation timeline. Elderly/disabled households with only fixed income and no minors in the household will have their regular income reexaminations done every three years rather than annually.

Substantial Deviation.

WMHA is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD specific items: a. The decision to convert to Project Based Voucher Assistance. b. Changes to the Capital Fund Budget produced because of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds. c. Changes to the construction and rehabilitation plan for each approved RAD conversion; and d. Changes to the financing structure for each approved RAD conversion.

Significant Amendment/Modification.

Wayne Metropolitan Housing Authority (WMHA) considers any of the following to be a substantial deviation from the Agency's 5-year Plan and a significant amendment or modification to the Agency's Annual Plan. If any of the criteria are met, the WMHA will submit a revised Plan(s) that satisfy all public process requirements. (Changes made to comply with new or revised HUD rules do not constitute significant deviation or modification from the Plans presently submitted). Revisions made to work items and activities contained in the Plan, to accommodate the loss of PFS subsidy or capital funds received from HUD as a result of inadequate appropriations, shall not be considered substantial deviation or significant modification from the present plans. 5-Year Plan: • Additions or deletions of strategic goals. • Revisions to the WMHA mission statement that deviates from the present commitments. Annual Plan and Capital Fund Program (CFP) Five-Year Action Plan: • Any changes to rent or admission policies, or organization of the waiting list. • Any change, for purpose of the CFP, to a proposed demolition, disposition, designations of housing, homeownership programs, development, mixed-finance proposal, RAD Conversions or Capital Fund Financing. An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements since such changes are not considered significant. Any future issuance of HUD guidelines or additional regulations shall take precedence over the above criterion.

(c) The PHA must submit its Deconcentration Policy for Field Office Review.

B.2 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 Rental Assistance or Project-Based Vouchers 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. 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.

Demolition and/or Disposition.

Wayne Metropolitan Housing Authority intends to dispose LIPH property Townview Terrace, Parcel ID 64-02236.000 located at 200 South Market Street, Wooster, AMP OH036000011. Timeframe for Disposition application submission to SAC is by December 31, 2025. Townview Terrace is a state licensed Assisted Living Facility which is contracted by Tri State Home Health LLC who depends on Area Agency on Aging for potential resident referrals. This procedure and low demand have been causing the monthly occupancy rate to average closely to 93% which is below Wayne Metropolitan Housing Authority and HUD standard of 96%. This is causing an infeasible operation and no longer effective as a public housing building. Screened potential private residents on the waiting list are continuing to refuse being housed at Townview Terrace due to the fact the atmosphere is similar to a nursing home. Wayne Metropolitan Housing Authority intends to dispose LIPH property located at 429 Park Drive, Wooster, Ohio 44691, Approximate Square Ft. is 1,096, Parcel ID 64-02614.000, AMP OH036000010. Timeframe for Disposition application submission to SAC is by December 31, 2025. WMHA intends to dispose of the Public Housing above properties. WMHA will use proceeds received through the disposition of 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 Rental Assistance or Project-Based Vouchers 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 conversion over to Project-Based Vouchers.

Project Based Vouchers.

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.

Units with Approved Vacancies for Modernization.

At this time there are no vacancies approved for Modernization. In addition, as units become available and are in need of comprehensive renovations, Wayne Metropolitan Housing Authority intend to request approval to renovate units utilizing Capital Funds, which will result in units being placed in "Approved Vacancy for Modernization" status.

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

Wayne Metropolitan Housing Authority was selected to receive grant funding under the Fiscal Year 2024 Capital Fund Emergency Safety and Security Program as authorized by the FY2024 Consolidated Appropriations Act, in the amount of \$213,701. These funds were used to install camera and security systems to reduce and prevent future crimes.

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

Wayne MHA improved several site that involved parking lot repairs, lighting upgrade in parking lots, installed an ADA auto door operator at Rittman Town Manor, replaced the roof top chiller at Rittman Town Manor, replaced the balcony panels at Townview Terrace, installed a new elevator door at Townview Terrace, replaced common area HVAC unit at Townview Terrace, and placed vinyl siding at 219 Palmer Street. Additional capital improvements have also been made to keep in line with Wayne MHA's plan of renovating, modernize and improving the quality of Public Housing units. Continuing to create and improve online capabilities for residents. Notified HUD regarding the Payment Standard waiver to keep the payment standards over 110% to accommodate the increase in fair market rates for our Housing Choice Voucher Program. Attended community events to help increase the interest for potential Landlords as well as advertising the need for Landlords on our website. Wayne MHA continues to administer the Homeownership programs with 15 current residents and 3 new closing since 2020. The Family Self Sufficiency program continues to help our clients with self-sufficiency with over 134 families who graduated from the program and moved towards self-sufficiency. Wayne MHA continues to partner with the City of Wooster, Orrville, and Wayne County to administer the Community Housing Impact and Preservation grant program. This program has completed rehab on 34 properties over the last 2-year grant cycle.

B.4 Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.

Capital Fund 5-Year Action Plan in EPIC was approved by HUD on 10/15/2024.

B.5 Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

Y N

(b) If yes, please describe:

	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	<p>New Activities</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 Assistance 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.</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>(d) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
B.2	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.
C	Other Document or Certification Requirements for Annual Plan Submissions. Required in all submission years.
C.1	<p>Resident Advisory Board (RAB) Comments.</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>
C.2	Certification by State or Local Officials.
	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.
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.
	Form HUD-50077-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.

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 <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
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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 - 5567) printed by Rodney Mitchell in HUD Secure Systems/Public Housing Portal at 09/09/2025 08:07AM EST*