

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	<p>Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA since its last <u>Five-Year PHA Plan</u> submission?</p> <table border="0"> <tr> <td style="text-align: center;">Y</td> <td style="text-align: center;">N</td> <td></td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td>Statement of Housing Needs and Strategy for Addressing Housing Needs.</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Financial Resources.</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> <td>Rent Determination.</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Homeownership Programs.</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Substantial Deviation.</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td>Significant Amendment/Modification</td> </tr> </table> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>Statement of Housing Needs and Strategy for Addressing Housing Needs. 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 labeled as Residential Traditional (RT) limits the development of more housing options. Wayne MHA continues to work with the local Realtors, City and County Officials to change zoning practices and search for future land to develop 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) conversion, disposition, and/or Streamline Voluntary Conversion (SVC).</p> <p>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. Wayne Metropolitan Housing Authority (Wayne MHA) revised and updated the Administrative Plan for its HCV program and the Admissions and Continued Occupancy (ACOP) for Public Housing that added elements from the Housing Through Modernization Act (HOTMA). Tenant Selection Plans were revised and updated for our interfaith multi-family property and Secret Village Section 202 PAC/PRAC property under HOTMA. Implementation and compliance of HOTMA regarding eligibility 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.</p> <p>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</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p> <p>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. 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;</p>	Y	N		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement of Housing Needs and Strategy for Addressing Housing Needs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Financial Resources.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rent Determination.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homeownership Programs.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Substantial Deviation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Significant Amendment/Modification
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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 current 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 of the Public Housing property Townview Terrace, Parcel ID 64-02236.000 located at 200 South Market Street, Wooster, AMP OH03600011. Timeframe for Disposition application submission to SAC is by 12/31/2024. 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 has 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.

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) conversion, disposition, and/or Streamline Voluntary Conversion (SVC).

Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.

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Project Based Vouchers.

The Wayne Metropolitan Housing Authority is planning to develop Permanent Supportive Housing that may need PBV vouchers. Dependent on HCV funding, Wayne MHA plans to Project Base 50-100 vouchers to improve lease up in the HCV program.

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 will be used to install camera systems on 2 AMPs 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 and Annual Plan. Wayne MHA replaced the roofing at our 70-unit elderly/disabled complex. 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. Created and implemented online capabilities for residents to improve how services are provided. Acquired and developed a six 1-bedroom affordable housing unit known as Princeton Place. Applied for a HUD waiver to increase 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 21 current residents and 3 new closing since 2020. The Family Self Sufficiency program continues to help our clients with self-sufficiency with over 133 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. The 2025-2029 Five-Year Action Plan has been submitted but not approved.

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 New Activities
(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?
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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	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> (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.
C.2	Certification by State or Local Officials. <i>Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i>
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. <i>Form HUD-50077-CRT-SM, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed, must be submitted by the PHA as an electronic attachment to the PHA Plan</i>
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> If yes, include Challenged Elements.
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	Affirmatively Furthering Fair Housing (AFFH). Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Form identification: OH036-Wayne Metropolitan Housing Authority Form HUD-50075-SM (Form ID - 1841) printed by Rodney Mitchell in HUD Secure Systems/Public Housing Portal at 12/10/2024 11:53AM EST