

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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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, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

**Applicability.** Form HUD-50075-ST is to be completed annually by **STANDARD PHAs** or **TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 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 exceeds 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 housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
	PHA Name: <u>Youngstown Metropolitan Housing Authority</u> <span style="float: right;">PHA Code: <u>OH002</u></span> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>July 1, 2019</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>1243</u> Number of Housing Choice Vouchers (HCVs) U <u>2280</u> <span style="float: right;">Total Combined Units/Vouchers <u>3523</u></span> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission																										
	<p><b>Availability of Information.</b> PHAs must have the elements listed below in sections B and C 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. 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. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>Youngstown Metropolitan Housing Authority, Central Office, 131 W. Boardman Street, Youngstown, OH 44503</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;"> <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>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <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	Lead PHA:																	
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**B. Annual Plan Elements**

**B.1 Revision of PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA?

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.
- Operation and Management.
- Grievance Procedures.
- Homeownership Programs.
- Community Service and Self-Sufficiency Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Asset Management.
- Substantial Deviation.
- Significant Amendment/Modification

**Statement of Housing Needs and Strategy for Addressing Housing Needs**

There are 12,015 extremely low-income (< 30% AMI) and very low income households (30%-50% AMI) in the City of Youngstown, according to Youngstown’s FY 2015-FY 2019 Consolidated Plan. Of these households, 67.9% (8,160) pay more than 30% of their income for housing costs.

<b>City of Youngstown Extremely/Very Low Income Households with &gt;30% Housing Cost Burden</b>			
	<b>Renter</b>	<b>Owner</b>	<b>Total</b>
Small Related	2380	710	3090
Large Related	305	245	550
Elderly	800	1355	2155
All Other	1695	670	2365
Number of Extremely/Very Low Income Households with Cost Burden Greater Than 30% AMI	5180	2980	8160
Total Households Earning Less than 50% AMI			12,015
Percentage of Extremely/Very Low Income Households with Cost Burden Greater Than 30% AMI			67.9%

Youngstown Metropolitan Housing Authority (YMHA) provides decent, safe and affordable housing for over 3,000 of these households through its public housing units and Housing Choice Voucher subsidies. YMHA also provides housing counseling, which is a community need identified in the Consolidated Plan.

YMHA had adopted the following strategies to continue meeting the housing needs of low-income households in Youngstown and Mahoning County:

- Maintain a minimal vacancy rate in the public housing program and increase utilization in the Housing Choice Voucher (HCV) program to maximize the number of available assisted housing units;
- Continue to provide housing dedicated to the needs of seniors by maintaining the designation of certain public housing properties through HUD's Designated Housing Plan for the Elderly.
- Renovate and modernize the public housing stock with the use of Capital Funds and seek additional financing opportunities for the same;
- Increase the supply of assisted housing units by developing new units and applying for additional vouchers as made available;
- Collaborate and continue support of local initiatives that provide housing for homeless and special needs households through the public housing and HCV programs;
- Continue to provide economic opportunities for residents through the Family Self-Sufficiency program and other resident services.

Updated waiting list information for the Housing Choice Voucher and Public Housing programs is provided below:

### YMHA Public Housing– February 2019

#### Waiting List is Open

	Number of households	Percentage of households
Waiting List total	1044	
Extremely low income < 30% AMI	941	90.1%
Very low income 30%-50% AMI	69	6.6%
Low income 50% - 80% AMI	29	2.6%
High >80% AMI	5	0.4%
Families with children	158	15.1%
Elderly families	33	3.1%
Families with disabilities	175	16.7%
White	232	22.2%
Black/African-American	513	49.1%
Other	24	2.2%
0 BR	13	1.2%
1 BR	661	63.3%
2 BR	249	23.2%
3 BR	83	7.9%
4 BR	34	3.2%
5 BR	6	0.5%

**YMHA Housing Choice Voucher Program – February 2019**  
**Waiting List is CLOSED – Will be Opened During FY 2019**

	Number of households	Percentage of households
Waiting List total	1143	
Extremely low income < 30% AMI	894	78.2%
Very low income 30%-50% AMI	147	12.8%
Low income 50% - 80% AMI	72	6.2%
High >80% AMI	30	2.6%
Families with children	413	36.1%
Elderly families	42	3.6%
Families with disabilities	180	15.7%
White*	224	19.5%
Black/African-American*	916	80.1%
Other*	33	2.8%

\*Please note that some households identified themselves as being of more than one race, which resulted in a greater total of responses than total households on the waiting list.

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

**Admissions Policies**

YMHA has expanded the definition of the Displacement Preference for admission to include the following:

- YMHA will also give a Displacement Preference to include residents of public housing properties developed by YMHA through acquisition. Residents of such properties will be allowed to make application and become public housing residents if they are income qualified and meet program requirements. Residents of such properties, who become public housing residents, will be given a preference for admission and/or a right of first return to the acquired units from which they were displaced.

**The YMHA Family Self-Sufficiency (FSS) Action Plan has been revised to provide a detailed description of current program processes and activities. A copy of the revised plan was submitted under separate cover and is available for review at the YMHA Central Office at 131 W. Boardman Street, Youngstown, OH 44503.**

**PLEASE SEE Attachment B.1. (a) for the revised 2019 Substantial Deviation & Significant Amendment/Modification definition and YMHA's current Violence Against Women Act (VAWA) policy.**

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

**PLEASE SEE Attachment B.1(c) – Deconcentration Policy**

<p><b>B.2</b></p>	<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 current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" 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 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.</p> <p><b>PLEASE SEE Attachment B.2 (b) – New Activities for description of Mixed-Finance Modernization, Development, Demolition/Disposition and Designated Housing for Elderly.</b></p>
<p><b>B.3</b></p>	<p><b>Civil Rights Certification.</b></p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p><b>PLEASE SEE Attachment B.3 – Certification of Compliance with PHA Plan and Related Regulations</b></p>
<p><b>B.4</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p><b>B.5</b></p>	<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 and Annual Plan.</p> <p><b>PLEASE SEE Attachment B.5 – Progress Report</b></p>

<p><b>B.6</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y    N  <input checked="" type="checkbox"/>   <input type="checkbox"/></p> <p>(c) 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> <p><b>RAB members unanimously voted to approve the PHA Plan and 2019-2023 CFP Five-Year Action Plan at their meeting after the March 13, 2019 Public Hearing. PLEASE SEE Attachment B.6 – Resident Advisory Board Sign-In Sheet, Presentation and Minutes.</b></p>
<p><b>B.7</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><u>Form HUD 50077-SL</u>, <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> <p><b>PLEASE SEE Attachment B.7 – Certification of Consistency</b></p>
<p><b>B.8</b></p>	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y    N    N/A  <input type="checkbox"/>   <input checked="" type="checkbox"/>   <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p><b>C. Statement of Capital Improvements.</b> Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>	
<p><b>C.1</b></p>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p><b>The 2018 – 2022 Capital Fund Program (CFP) 5-Year Action Plan was approved on August 21, 2018. PLEASE SEE Attachment C. 1 for the CFP 5-Year Action Plan Approval Notification E-Mail and EPIC Screenshot Showing Approval.</b></p>

## Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

**A. PHA Information.** All PHAs must complete this section.

**A.1** Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

**B. Annual Plan.** All PHAs must complete this section.

**B.1 Revision of PHA Plan Elements.** PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no." (24 CFR §903.7)

**Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(1)) Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. (24 CFR §903.7(a)(2)(ii))

**Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b)) Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA's procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)). A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

**Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

**Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

**Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. (24 CFR §903.7(e))

**Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. (24 CFR §903.7(f))

**Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

**Community Service and Self Sufficiency Programs.** Describe how the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(l)) A description of: 1) Any programs relating to services and amenities provided or offered to assisted families; and 2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS. (24 CFR §903.7(l))

**Safety and Crime Prevention.** Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

**Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

**Asset Management.** State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR §903.7(q))

**Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

**Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. Should the PHA fail to define 'significant amendment/modification', HUD will consider the following to be 'significant amendments or modifications': a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD's website at: Notice PIH 1999-51. (24 CFR §903.7(r)(2)(ii))

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

**B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

**Hope VI or Choice Neighborhoods.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

**Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

**Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA’s last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD’s website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm). (24 CFR §903.7(h))

**Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected. Note: The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

**Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

**Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to project-based assistance under RAD. See additional guidance on HUD’s website at: [Notice PIH 2012-32](#)

**Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA’s cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days’ notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD’s website at: [Notice PIH 2011-7. \(24 CFR 960.503\)](#) (24 CFR 903.7(b))

**Occupancy by Police Officers.** The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A “police officer” means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD’s website at: [Notice PIH 2011-7. \(24 CFR 960.505\)](#) (24 CFR 903.7(b))

**Non-Smoking Policies.** The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD’s website at: [Notice PIH 2009-21. \(24 CFR §903.7\(e\)\)](#)

**Project-Based Vouchers.** Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan. (24 CFR §903.7(b))

**Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

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

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

**B.3 Civil Rights Certification.** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair



housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))

- B.4 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(p))
- B.5 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))
- B.6 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)
- B.7 Certification by State of Local Officials.** 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. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.
- B.8 Troubled PHA.** If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A." (24 CFR §903.9)

**C. Statement of Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g))

- C.1 Capital Improvements.** In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: "See HUD Form- 50075.2 approved by HUD on XX/XX/XXXX."

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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.

Public reporting burden for this information collection is estimated to average 9.2 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. 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 Act 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.

**Youngstown Metropolitan Housing Authority  
2019 Annual Plan – Attachment B.1 (a)**

**2019 Substantial Deviation & Significant Amendment/Modification Definition**

**Violence Against Women Act (VAWA) Policy**



**2019 Annual Plan & Capital Fund Program  
Statement of Substantial Deviation/Significant Amendment**

Youngstown Metropolitan Housing Authority (YMHA) considers any of the following to be a substantial deviation from the Agency's Five-Year Plan and a significant amendment or modification to the Agency's Annual Plan. If any of the criteria are met, YMHA will submit a revised Plan that satisfies 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 Plan.

**Agency Five Year Plan**

- Additions or deletions of strategic goals
- Revisions to the YMHA mission statement that deviates from the present commitments

**Agency Annual Plan and Capital Fund Program (CFP) Five-Year Action Plan**

- Any change to rent or admission policies or organization of waiting lists
- Any change, for purposes of the CFP, to a proposed demolition, disposition, designation of housing, homeownership programs, development, or mixed-finance proposal.

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.

This criterion does not supersede the requirements of OMB Circular No. A-87 (Cost Principal for State, Local, and Indian Tribal Governments) and 25 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements), as well as federal, state, or local regulations or statutes.

Any future issuance of HUD guidelines or additional regulations shall take precedence over the above criterion.



**YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY  
VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY  
OH002**

**I. Purpose and Applicability**

The purpose of this policy (herein called "Policy") is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) and more generally to set forth YMHA's policies and procedures regarding domestic violence, dating violence, and stalking, as hereinafter defined.

This Policy shall be applicable to the administration by YMHA of all federally subsidized public housing and Section 8 Housing Choice Voucher rental assistance under the United States Housing Act of 1937 (42 U.S.C. §1437 *et seq.*). Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

**II. Goals and Objectives**

This Policy has the following principal goals and objectives:

- A. Maintaining compliance with all applicable legal requirements imposed by VAWA;
- B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by YMHA;
- C. Providing and maintaining housing opportunities for victims of domestic violence dating violence, or stalking;
- D. Creating and maintaining collaborative arrangements between YMHA, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by YMHA; and
- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by YMHA.

**III. Other YMHA Policies and Procedures**

This Policy shall be referenced in and attached to YMHA's Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of YMHA's Admissions and Continued Occupancy Policy and Section 8 Housing Choice Voucher Administrative Plan. YMHA's

annual public housing agency plan shall also contain information concerning YMHA's activities, services or programs relating to domestic violence, dating violence, and stalking.

To the extent any provision of this policy shall vary or contradict any previously adopted policy or procedure of YMHA, the provisions of this Policy shall prevail.

#### IV. Definitions

As used in this Policy:

A. *Domestic Violence* – The term 'domestic violence' includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction."

B. *Dating Violence* – means violence committed by a person—

(A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and

(B) where the existence of such a relationship shall be determined based on a consideration of the following factors:

(i) The length of the relationship.

(ii) The type of relationship.

(iii) The frequency of interaction between the persons involved in the relationship.

C. *Stalking* – means –

(A) (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and

(B) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to –

(i) that person;

(ii) a member of the immediate family of that person; or

(iii) the spouse or intimate partner of that person;

D. *Immediate Family Member* - means, with respect to a person –

(A) a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or

(B) any other person living in the household of that person and related to that person by blood or marriage.

E. *Perpetrator* – means person who commits an act of domestic violence, dating violence or stalking against a victim.

## V. Admissions and Screening

A. *Non-Denial of Assistance*. YMHA will not deny admission to public housing or to the Section 8 Housing Choice Voucher rental assistance program to any person because that person is or has been a victim of domestic violence, dating violence, or stalking, provided that such person is otherwise qualified for such admission.

## VI. Termination of Tenancy or Assistance

A. *VAWA Protections*. Under VAWA, public housing residents and persons assisted under the Section 8 Housing Choice Voucher rental assistance program have the following specific protections, which will be observed by YMHA:

1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a “serious or repeated” violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.
2. In addition to the foregoing, tenancy or assistance will not be terminated by YMHA as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant’s control, and the tenant or an immediate family member is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:
  - (a) Nothing contained in this paragraph shall limit any otherwise available authority of YMHA or a Section 8 Housing Choice Voucher owner or manager to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, or stalking in question against the tenant or a member of the tenant’s household. However, in taking any such action, neither YMHA nor a Section 8 Housing Choice Voucher manager or owner may apply a more demanding standard to the victim of domestic violence dating violence or stalking than that applied to other tenants.
  - (b) Nothing contained in this paragraph shall be construed to limit the authority of YMHA or a Section 8 Housing Choice Voucher owner or manager to evict or terminate from assistance any tenant or lawful applicant if the owner, manager or YMHA, as the case may be, can demonstrate an actual and

imminent threat to other tenants or to those employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.

B. *Removal of Perpetrator.* Further, notwithstanding anything in paragraph VI.A.2. or Federal, State or local law to the contrary, YMHA or a Section 8 Housing Choice Voucher owner or manager, as the case may be, may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also the tenant or a lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by YMHA. Leases used for all public housing operated by YMHA and, at the option of Section 8 Housing Choice Voucher owners or managers, leases for dwelling units occupied by families assisted with Section 8 Housing Choice Voucher rental assistance administered by YMHA, shall contain provisions setting forth the substance of this paragraph.

## **VII. Verification of Domestic Violence, Dating Violence or Stalking**

A. *Requirement for Verification.* The law allows, but does not require, YMHA or a Section 8 Housing Choice Voucher owner or manager to verify that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this policy. Subject only to waiver as provided in paragraph VII. C., YMHA shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by YMHA. Section 8 Housing Choice Voucher owners or managers receiving rental assistance administered by YMHA may elect to require verification, or not to require it as permitted under applicable law.

Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence or stalking may be accomplished in one of the following three ways:

1. *HUD-approved form* - by providing to YMHA or to the requesting Section 8 Housing Choice Voucher owner or manager a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator.
2. *Other documentation* - by providing to YMHA or to the requesting Section 8 Housing Choice Voucher owner or manager documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or

stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.

3. *Police or court record* – by providing to YMHA or to the requesting Section 8 Housing Choice Voucher owner or manager a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.

B. *Time allowed to provide verification/ failure to provide.* An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by YMHA, or a Section 8 Housing Choice Voucher owner or manager to provide verification, must provide such verification within 14 business days (*i.e.*, 14 calendar days, excluding Saturdays, Sundays, and federally-recognized holidays) after receipt of the request for verification. Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.

C. *Waiver of verification requirement.* The Executive Director of YMHA or his/her designee, or a Section 8 owner or manager, may, with respect to any specific case, waive the above-stated requirements for verification and provide the benefits of this policy based on the victim's statement or other corroborating evidence. Such waiver may be granted in the sole discretion of the Executive Director, owner or manager. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

## **VIII. Confidentiality**

A. *Right of confidentiality.* All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to YMHA or to a Section 8 Housing Choice Voucher owner or manager in connection with a verification required under section VII of this policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving party in confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:

1. requested or consented to by the individual in writing, or
2. required for use in a public housing eviction proceeding or in connection with termination of Section 8 Housing Choice Voucher assistance, as permitted in VAWA, or
3. otherwise required by applicable law.

B. *Notification of rights.* All tenants of public housing and tenants participating in the Section 8 Housing Choice Voucher rental assistance program administered by YMHA



shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.

### **VIII. Transfer to New Residence**

- A. *Application for transfer.* In situations that involve significant risk of violent harm to an individual as a result of previous incidents or threats of domestic violence, dating violence, or stalking, YMHA will, if an approved unit size is available at a location that may reduce the risk of harm, approve transfer by a public housing or Section 8 Housing Choice Voucher tenant to a different unit in order to reduce the level of risk to the individual. A tenant who requests transfer must attest in such application that the requested transfer is necessary to protect the health or safety of the tenant or another member of the household who is or was the victim of domestic violence dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.
- B. *Action on applications.* YMHA will act upon such an application promptly.
- C. *No right to transfer.* YMHA will make every effort to accommodate requests for transfer when suitable alternative vacant units are available and the circumstances warrant such action. However, except with respect to portability of Section 8 Housing Choice Voucher assistance as provided in paragraph IX. E. below the decision to grant or refuse to grant a transfer shall lie within the sole discretion of YMHA, and this policy does not create any right on the part of any applicant to be granted a transfer.
- D. *Family rent obligations.* If a family occupying YMHA public housing moves before the expiration of the lease term in order to protect the health or safety of a household member, the family will remain liable for the rent during the remainder of the lease term unless released by YMHA. In cases where YMHA determines that the family's decision to move was reasonable under the circumstances, YMHA may wholly or partially waive rent payments and any rent owed shall be reduced by the amounts of rent collected for the remaining lease term from a tenant subsequently occupying the unit.
- E. *Portability.* Notwithstanding the foregoing, a Section 8-assisted tenant will not be denied portability to a unit located in another jurisdiction (notwithstanding the term of the tenant's existing lease has not expired, or the family has not occupied the unit for 12 months) so long as the tenant has complied with all other requirements of the Section 8 Housing Choice Voucher program and has moved from the unit in order to protect a health or safety of an individual member of the household who is or has been the victim of domestic violence dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

## **X. Court Orders/Family Break-up**

A. *Court orders.* It is YMHA's policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by YMHA and their property. This includes cooperating with law enforcement authorities to enforce civil protection orders issued for the protection of victims and addressing the distribution of personal property among household members in cases where a family breaks up.

B. *Family break-up.* Other YMHA policies regarding family break-up are contained in YMHA's Public Housing Admissions and Continuing Occupancy Plan (ACOP) and its Section 8 Housing Choice Voucher Administrative Plan.

## **XI. Relationships with Service Providers**

It is the policy of YMHA to cooperate with organizations and entities, both private and governmental, that provide shelter and/or services to victims of domestic violence. If YMHA staff become aware that an individual assisted by YMHA is a victim of domestic violence, dating violence or stalking, YMHA will refer the victim to such providers of shelter or services as appropriate. Notwithstanding the foregoing, this Policy does not create any legal obligation requiring YMHA either to maintain a relationship with any particular provider of shelter or services to victims of domestic violence or to make a referral in any particular case. YMHA's annual public housing agency plan shall describe providers of shelter or services to victims of domestic violence with which YMHA has referral or other cooperative relationships.

## **XII. Notification**

YMHA shall provide written notification to applicants, tenants, and Section 8 Housing Choice Voucher owners and managers, concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance and, termination of tenancy or assistance.

## **XIII. Relationship with Other Applicable Laws**

Neither VAWA nor this Policy implementing it shall preempt or supersede any provision of Federal, State or local law that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence or stalking.

## **XIV. Amendment**

This policy may be amended from time to time by YMHA as approved by the YMHA Board of Commissioners.

**Youngstown Metropolitan Housing Authority  
2019 Annual Plan – Attachment B.1 (c) – Deconcentration Policy**

**Deconcentration Policy**

**DECONCENTRATION AND INCOME TARGETING POLICY  
FOR THE  
YOUNGSTOWN METROPOLITAN HOUSING AUTHORITY  
YOUNGSTOWN, OHIO**

## DECONCENTRATION AND INCOME TARGETING POLICY

*(of the Public Housing Admissions and Occupancy Policy)*

Sub-Title A, Section 513 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), establishes two interrelated requirements for implementation by Public Housing Authorities: (1) Economic Deconcentration of public housing developments and (2) Income Targeting to assure that families in the "extremely low" income category are proportionately represented in public housing and that pockets of poverty are reduced or eliminated. Under the deconcentration requirement, PHAs are to implement a program which provides that families with lowest incomes will be offered units in housing developments where family incomes are the highest and high-income families will be offered units in developments where family incomes are the lowest. In order to implement these new requirements the PHA must promote these provisions as policies and revise their Admission and Occupancy policies and procedures to comply.

Therefore, the Youngstown Metropolitan Housing Authority (PHA) hereby affirms its commitment to implementation of the two requirements by adopting the following policies:

1. Economic Deconcentration:

Admission and Occupancy policies are revised to include the PHA's policy of promoting economic deconcentration of its housing developments by offering low-income families, selected in accordance with applicable preferences and priorities, units in developments where family incomes are highest. Conversely, families with higher incomes will be offered units in developments with the lowest average family incomes.

Implementation of this program will require the PHA to: (1) determine and compare the relative tenant incomes of each development and the incomes of families in the census tracts in which the developments are located, and (2) consider what policies, measures or incentives are necessary to bring high-income families into low-income developments (or into developments in low-income census tracts) and low-income families into high-income developments (or into developments in high-income census tracts).

In addition, an assessment of the average family income for each development is necessary. Families will be provided with an explanation of the policy during the application/screening process and/or the occupancy orientation sessions and given opportunities to discuss the options available to them. The families will also be informed that should they choose not to accept the first unit offered under this system, their refusal will not be cause to drop their name to the bottom of the list.

Implementation may include one or more of the following options:

- Skipping families on the waiting list based on income;
- Establishing preferences for working families;
- Establish preferences for families in job training programs;
- Establish preferences for families in education or training programs;
- Marketing campaign geared toward targeting income groups for specific developments;
- Additional supportive services;
- Additional amenities for all units;
- Ceiling rents;
- Flat rents for developments and unit sizes;
- Different tenant rent percentages per development;
- Different tenant rent percentages per bedroom size;
- Saturday and evening office hours;
- Security Deposit waivers;
- Revised transfer policies;
- Site-based waiting lists;
- Mass Media advertising/Public service announcements; and
- Giveaways.

## 2. Income Targeting

As public housing dwelling units become available for occupancy, responsible PHA employees will offer units to applicants on the waiting list. In accordance with the Quality Housing and Work Responsibility Act of 1998, the PHA encourages occupancy of its developments by a broad range of families with incomes up to eighty percent (80%) of the median income for the jurisdiction in which the PHA operates. At a minimum, 40% of all new admissions to public housing on an annual basis will be families with incomes at or below thirty percent (30%) (extremely low-income) of the area median income. The offer of assistance will be made without discrimination because of race, color, religion, sex, national origin, age, handicap or familial status.

The PHA may employ a system of income ranges in order to maintain a public housing resident body composed of families with a range of incomes and rent paying abilities representative of the range of incomes among low-income families in the PHA's area of operation, and will take into account the average rent that should be received to maintain financial solvency. The selection procedures are designed so that selection of new public housing residents will bring the actual distribution of rents closer to the projected distribution of rents.

In order to implement the income targeting program, the following policy is adopted:

- The PHA may select, based on date and time of application and preferences, two (2) families in the extremely low-income category and two (2) families from the lower/very low-income category alternately until the forty percent (40%) admission requirement of extremely low-income families is achieved (2 plus 2 policy).
- After the minimum level is reached, all selections may be made based solely on date, time and preferences. Any applicants passed over as a result of implementing this 2 plus 2 policy will retain their place on the waiting list and will be offered a unit in order of their placement on the waiting list.
- To the maximum extent possible, the offers will also be made to effect the PHA's policy of economic deconcentration.
- For the initial year of implementation, a pro-rated percentage of the new admissions will be calculated from April 1, 1999 through the end of the fiscal year. Following the initial implementation period, the forty percent (40%) requirement will be calculated based on new admissions for the fiscal year.
- The PHA reserves the option, at any time, to reduce the targeting requirement for public housing by no more than ten percent (10%), if it increases the target figure for its Section 8 program from the required level of seventy-five percent (75%) of annual new admissions to no more than eighty-five percent (85%) of its annual new admissions.

**Youngstown Metropolitan Housing Authority  
2019 Annual Plan – Attachment B.2 (b) – New Activities**



**Youngstown Metropolitan Housing Authority  
2019 Annual Plan – Attachment B.2 (b) – New Activities**

**B.2 New Activities.**

**(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.**

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**Mixed-Finance Modernization or Development:**

**Mixed Finance Modernization**

YMHA will consider and analyze the feasibility of Rental Assistance Demonstration (RAD) conversion for YMHA public housing properties, including, but not limited to: Gutknecht Tower, Arlington Heights I & II and Kirwan Homes. YMHA plans to modernize these properties and will analyze the feasibility of using RAD, Low Income Housing Tax Credits and/or other financing strategies for this purpose.

**Development**

YMHA will research and consider opportunities for developing new housing units for families, seniors and special populations in Youngstown and Mahoning County.

**Demolition and/or Disposition:**

**OH020006 – 17980 Avondale Avenue**

YMHA's inventory includes three units in AMP 6. The unit located 17890 Avondale Avenue is a single family home and meets HUD's definition of obsolescence. YMHA plans to submit a Disposition Application (Draft DDA0009422) for this unit to request approval to dispose of it via sale/auction.

**OH 2-14 Units**

YMHA's inventory includes 69 units/17 buildings of OH 2-14 scattered site units in AMPs 1, 2, 4 & 5, which meet HUD's definition of obsolescence.

YMHA plans to dispose of these 69 units of the OH 2-14 scattered site properties through sale/auction. A Disposition/Demolition Application (Draft DDA0007089) will be submitted to HUD in 2019. If units approved for disposition are not sold after a reasonable time on the market, they will be demolished. YMHA may transfer ownership of units to be demolished, at no cost to the purchaser, to the Mahoning County Land Reutilization Corporation or the City of Youngstown, if either of these organizations are able to fund the demolition. The following chart shows the number of units to be affected by disposition by bedroom size. None of these units are accessible. Addresses are listed below the chart.

<b>Disposition App – Draft DDA0007089</b>	<b>2 BR</b>	<b>3 BR</b>	<b>Total</b>
<b>AMP 1</b>	19	19	<b>38</b>
<b>AMP 2</b>	12	0	<b>12</b>
<b>AMP 4</b>	8	0	<b>8</b>
<b>AMP 5</b>	9	2	<b>11</b>
<b>Total</b>	<b>48</b>	<b>21</b>	<b>69</b>

**Disposition Application Draft DDA0007089 Address List:**

**AMP 1 (12 Buildings; 38 Units)**

1352 Belmont Avenue, Youngstown, OH 44504  
1354 Belmont Avenue, Youngstown, OH 44504  
1356 Belmont Avenue, Youngstown, OH 44504  
150 Benita Avenue, Youngstown, OH 44505  
152 Benita Avenue, Youngstown, OH 44505  
20 Dennick Avenue, Youngstown, OH 44505  
22Dennick Avenue, Youngstown, OH 44505  
24 Dennick Avenue, Youngstown, OH 44505  
174-A Dennick Avenue, Youngstown, OH 44505  
174-B Dennick Avenue, Youngstown, OH 44505  
174-C Dennick Avenue, Youngstown, OH 44505  
174-D Dennick Avenue, Youngstown, OH 44505  
174-E Dennick Avenue, Youngstown, OH 44505  
174-F Dennick Avenue, Youngstown, OH 44505  
1520 #1 Elm Street, Youngstown, OH 44505  
1520 #2 Elm Street, Youngstown, OH 44505  
1918 Elm Street, Youngstown, OH 44505  
1918 1/2 Elm Street, Youngstown, OH 44505  
69 Lauderdale Avenue, Youngstown, OH 44505  
2129 Kensington Avenue, Youngstown, OH 44505  
2133 Kensington Avenue, Youngstown, OH 44505  
2137 Kensington Avenue, Youngstown, OH 44505  
539 - #1 Falls Avenue, Youngstown, OH 44502  
539 - #2 Falls Avenue, Youngstown, OH 44502  
539 - #3 Falls Avenue, Youngstown, OH 44502  
539 - #4 Falls Avenue, Youngstown, OH 44502  
911 Lakewood Avenue, Youngstown, OH 44502  
913 Lakewood Avenue, Youngstown, OH 44502  
915 Lakewood Avenue, Youngstown, OH 44502  
917 Lakewood Avenue, Youngstown, OH 44502  
174 - #1 Roslyn Avenue, Youngstown, OH 44505  
174 - #2 Roslyn Avenue, Youngstown, OH 44505  
174 - #3 Roslyn Avenue, Youngstown, OH 44505  
174 - #4 Roslyn Avenue, Youngstown, OH 44505  
210 Thornton Avenue, Youngstown, OH 44505  
212Thornton Avenue, Youngstown, OH 44505  
2306 Trussit Avenue, Youngstown, OH 44505  
2306 Trussit Avenue, Youngstown, OH 44505

**AMP 2 (2 Buildings; 12 Units)**

2209 Oakwood Avenue, Youngstown, OH 44509  
2211 Oakwood Avenue, Youngstown, OH 44509  
2213 Oakwood Avenue, Youngstown, OH 44509  
2215 Oakwood Avenue, Youngstown, OH 44509  
804 Steel Street, Youngstown, OH 44509  
806 Steel Street, Youngstown, OH 44509  
808 Steel Street, Youngstown, OH 44509  
810 Steel Street, Youngstown, OH 44509  
812 Steel Street, Youngstown, OH 44509  
814 Steel Street, Youngstown, OH 44509  
816 Steel Street, Youngstown, OH 44509  
818 Steel Street, Youngstown, OH 44509

**AMP 4 (1 Buildings; 8 Units)**

103 Lincoln Park Avenue, Youngstown, OH 44506  
105 Lincoln Park Avenue, Youngstown, OH 44506  
107 Lincoln Park Avenue, Youngstown, OH 44506  
1629 Shehy Avenue, Youngstown, OH 44506  
1631 Shehy Avenue, Youngstown, OH 44506  
1633 Shehy Avenue, Youngstown, OH 44506  
1635 Shehy Avenue, Youngstown, OH 44506  
1637 Shehy Avenue, Youngstown, OH 44506

**AMP 5 (2 Buildings; 11 Units)**

116-A Maywood Avenue, Youngstown, OH 44512  
116-B Maywood Avenue, Youngstown, OH 44512  
116-C Maywood Avenue, Youngstown, OH 44512  
116-D Maywood Avenue, Youngstown, OH 44512  
116-E Maywood Avenue, Youngstown, OH 44512  
116-F Maywood Avenue, Youngstown, OH 44512  
116-G Maywood Avenue, Youngstown, OH 44512  
116-H Maywood Avenue, Youngstown, OH 44512  
116-I Maywood Avenue, Youngstown, OH 44512  
2749 Rush Boulevard, Youngstown, OH 44507  
2751 Rush Boulevard, Youngstown, OH 44507

**Other Units**

YMHA may also consider selective demolition of units in areas of high density, such as Kirwan Homes (OH 2-4; AMP 5; 146 Units).

**Designated Housing**

YMHA's will submit an extension request in FY 2019 for its Designated Housing Plan (Plan), which was approved in 2014. The Plan designates as elderly-only, 460 public housing units, representing 37 percent (37%) of YMHA's total public housing inventory, and 100 percent (100%) of the public housing units in the developments listed below:

Development Name	Development Number	Bedroom Type Proposed for Designation				Total Units Proposed for Designation	Total Public Housing Units
		0-BR	1-BR	2-BR	3-BR		
Amedia Plaza		0	90	2	0	92	92
Gutknecht Tower		0	138	1	0	139	139
Norton Manor		0	105	4	0	109	109
Vasu Manor		0	48	2	0	50	50
Struthers Manor		0	69	1	0	70	70
<b>TOTAL</b>		<b>0</b>	<b>450</b>	<b>10</b>	<b>0</b>	<b>460</b>	<b>460</b>

**Youngstown Metropolitan Housing Authority  
2019 Annual Plan – Attachment B.3 – Certification of Compliance with PHA Plan and Related  
Regulations**

**Certifications of Compliance with  
PHA Plans and Related Regulations  
(Standard, Troubled, HCV-Only, and  
High Performer PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including  
Required Civil Rights Certifications**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or  Annual PHA Plan for the PHA fiscal year beginning July 1, 2019, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

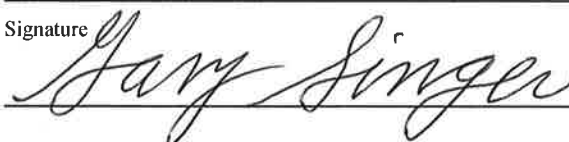
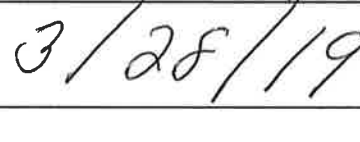
Youngstown Metropolitan Housing Authority  
PHA Name

OH002  
PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2019

5-Year PHA Plan for Fiscal Years 20\_\_\_\_ - 20\_\_\_\_

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official  Gary Singer	Title  Board of Commissioners Chairperson
Signature 	Date 

**Youngstown Metropolitan Housing Authority  
2019 Annual Plan – Attachment B.5 – Progress Report**

**Progress Report**



## Youngstown Metropolitan Housing Authority 2015 – 2019 Five Year Plan – 2018 Progress Report

### HUD Strategic Goal: Increase the availability of decent, safe and affordable housing

#### ● PHA Goal: Expand the supply of assisted housing

##### ● To apply for additional Housing Choice Vouchers

- Make available a minimum of 85 project based vouchers to community agencies and PHA's. **Project-based vouchers were awarded to Commons at Madison Avenue, a permanent supportive housing development, financed by Low-Income Housing Tax Credits in 2015. A Housing Assistance Payment (HAP) contract was executed with Marian Commons, PSH LP in August, 2017 and initial lease up of The Commons at Madison Avenue was completed in FY 2017.**
- Apply for additional vouchers such as FUP, Non Elderly Disabled and Tenant Protection Vouchers as needed and as available.
- Issue additional vouchers so that higher utilization is attained. **Ongoing**
  - YMHA's waiting list will periodically be opened as needed. **The waiting list was opened February 10, 2016 through February 22, 2016 and September 9, 2017 through September 21, 2017. The waiting list will be open again in Fiscal Year 2019.**

##### ● Reduce public housing vacancies

- Reduce by a least 5% annually. **Vacancies averaged <1% in 2018.**
- Maintain minimum 98% occupancy rate. **Occupancy rate is currently averaging 99%.**
- Analyze cause of vacancies/develop program. **99% average occupancy achieved.**
- Conduct group briefings. **As of January 2018 using site based waitlists for public housing. No longer central briefings.**
- Monthly community presentations to market properties if necessary. **Ongoing**
- Continue to improve management and utilization of maintenance staff. **Ongoing**

- ***Leverage private and other public funds to create additional housing opportunities***

- Assisted Living possibility.
- Pursue partnerships with local CHDOS and other agencies with other funding sources.
- Construct and/or acquire/rehab units using Capital Fund Program, RHF, LIHTC equity, HDAP and other funds when available.  
***In 2018, YMHA acquired a six-unit multifamily building with Replacement Housing Factor and additional funds. Rehabilitation is scheduled to take place in FY 2019.***
- Consider RAD conversion transfer of assistance operating funds for new units.
- Consider RAD conversion for YMHA properties, including, but not limited to:  
***Arlington Heights I & II (AMPs 7 & 8)***  
***Gutknecht Tower (AMP 3); and***  
***Kirwan Homes (AMP 5)***
- Develop additional housing units:
  - Research and consider opportunities for developing additional housing units for families, seniors and special populations in Youngstown and Mahoning County.
  - Scattered site family units ***YMHA acquired a six-unit multifamily building in Boardman Township in 2018. Rehabilitation of this scattered site family property is scheduled for FY 2019.***

- ***PHA Goal: Improve the quality of assisted housing***

- ***Improve public housing program administration and management***

- Increase occupancy and unit turnaround. ***Ongoing***
- Continue to increase PHAS score for physical inspections.

***The physical inspection score for FY 2018 has not been published. 2015, 2016 & 2017 PHAS physical inspection scores were 36 out of 40.***

- Improve financial management and rent collections in an effort to meet HUD's 3% requirement (97% collection rate).

***The collection rate increased to 97.7% in 2018, up from 94.1% in 2017.***

- Achieve HUD Public Housing Assessment System (PHAS) "high performer" status.

***The PHAS score for FY 2018 has not been published.***

**PHAS score was 88 of 90 (standard performer) in FY 2017.**

**PHAS score was 87 of 90 (standard performer) in 2015 and in 2016.**

- Conduct Green Physical Needs Assessment (GPNA) in 2015 and update periodically.

**GPNA completed in 2015 and uploaded to HUD in November 2015.**

- Continue to use and improve Online Applications in both English and Spanish achieved in FY 2014. **Ongoing**
- Continue to update and improve Maintenance Plan to reduce unit turnaround time.

**Maintenance Plan updated in 2015.**

- Evaluate agency staffing plan and re-organize if necessary for more efficient and cost effective administration/management.

**2015 Retirement Incentive utilized by 17 employees with retirements effective December 31, 2015 and Agency staffing plan re-organized effective January 1, 2016. In 2017, YMHA re-engaged the Director of Resident Services position and reorganized the procurement department and established a Director of Procurement and Compliance position.**

- Evaluate AMP structure and re-organize if necessary for more efficient and cost effective administration/management.

**Reorganization of AMPs was determined not financially beneficial (2016).**

- Consider changing agency fiscal year from July 1 through June 30 to calendar year.

**Still under consideration.**

- ***Improve voucher management***

- Achieve HUD Section Eight Management Assessment System (SEMAP) “high performer” status by 2017.

***The Housing Choice Voucher Program achieved SEMAP High Performer status for FYE 2017 and FYE 2018.***

- Continue to use and improve Online Applications.

**Online applications were used to open the waiting list in February 2016 and in September 2017. Ongoing.**

- Evaluate staffing plan and re-organize if necessary for more efficient and cost effective management.

**2015 Retirement Incentive utilized by two Housing Choice Voucher department staff members. The HCV Staffing Plan was re-organized effective January 1, 2016.**

- Increase staff as fees from higher utilization rates and sufficient funding become available.

**One additional Housing Specialist position added in March 2016.**

- ***Increase customer satisfaction***

- Utilize surveys to assess customer feedback as needed.
- Conduct staff training regarding positive customer service. **Ongoing**
- Implement an automated response system for callers. **Automated response system not feasible with current phone system.**

- ***Concentrate on efforts to improve specific management functions***

- Increase occupancy and enforce collections procedures.

***The collection rate increased to 97.7% in 2018, up from 94.1% in 2017. Occupancy rates averaged 99% in 2018.***

- Use technology to amend and improve Internal Audit process and to serve as an evaluation tool. **Ongoing**

- ***Renovate or modernize public housing units***

- Prioritize needs for rehabilitation using the 2015 Green Physical Needs Assessment (GPNA) and updates. **Ongoing**
- Identify and investigate the use of additional rehabilitation funding sources, including mixed-financing, to include those listed below.
  - public bond financing/4% Low-Income Housing Tax Credit equity;
  - 9% (competitive) Low-Income Housing Tax Credit equity;
  - additional Energy Performance Contracts;
  - Rental Assistance Demonstration conversion and associated financing options if feasible; and
  - Any other funding/financing opportunities that may become available.

- ***Demolish and dispose of obsolete housing***

- Prepare disposition applications for scattered site 2-14 units.

**Disposition Application DDA0007877 was submitted for 21 vacant scattered site 2-14 units on June 2, 2017 and approved on September 13, 2017. Units were disposed on November 13, 2017 and removed from inventory in PIC as of December 5, 2017.**

***Disposition/demolition plan for remaining 69 scattered site 2-14 units to be submitted in FY 2019.***

***Disposition plan for AMP 6 single family home on Avondale Avenue to be submitted in FY 2019.***

- Develop relocation plan for effected residents.

***Relocation Plan draft for disposition/demolition of scattered site 2-14 units completed in January 2019.***

- Consider demolition of units in high density areas such as Kirwan Homes.

- ***Provide replacement public housing***

- Develop new public housing units through new construction and acquisition/rehab with RHF, Capital Fund Program, Low-Income Housing Tax Credit equity, and/or other funding sources. New units to be developed such as:

- **Family, senior & special population housing in Youngstown and Mahoning County;**

- Scattered site public housing units;

**YMHA acquired a six-unit multifamily building in Boardman Township in 2018. Rehabilitation of this property is scheduled for FY 2019.**

- Other units as the need arises and the opportunity becomes available.

- **Provide replacement vouchers**

- YMHA will seek tenant protection replacement vouchers if applicable and available.

- **Other**

- Assume the General Partner interest and management responsibility (directly or through a third-party) for Arlington Heights I and Arlington Heights II developments.

**Steel Valley Housing Corporation, an affiliate of YMHA, became the General Partner for Arlington Heights I & II on August 14, 2015. Fourmidable management company was procured in 2017 with a management agreement effective October 1, 2017.**

- Continue physical inspections of housing units. **Ongoing**
- Continue to improve management and utilization of maintenance staff. **Ongoing**
- Create HCV Administrative Plan preference for residents displaced by demolition or disposition if applicable. **Completed 2015**
- Continue increasing energy efficiency of Public Housing units.

**The Energy Performance Contract – Phase II work items were completed in February 2015 at Gutknecht Tower, Rockford Village, Kirwan Homes, Victory Estates and some scattered sites.**

- Continue partnership with Mahoning County Healthy Homes Program and other local health provider. **Ongoing**
- Continue voucher preferences for lead safe housing and other specialized vouchers such as VASH, FUP, Non-Elderly Disabled and Tenant Protection as they become available. **Ongoing**

- Evaluate voucher payment standard by reassessing for low poverty areas subject to fund availability. **Completed 2015, 2016, 2017 and 2018.**

**HUD Strategic Goal: Improve community quality of life and economic vitality**

- ***PHA Goal: Provide and improve living environment.***

- ***Implement measures to de-concentrate poverty by attracting higher income public housing households into lower income developments.***

- New energy efficient revitalized developments will attract higher income public housing households. **Ongoing**
- Explore other opportunities in non-impacted area for opportunities to de-concentrate poverty. **Ongoing**

- ***Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments.***

- Develop new housing in mixed-income neighborhoods, including LIHTC developments. ***YMHA acquired a six-unit multifamily building in Boardman Township in 2018. Exploring additional opportunities to develop new housing is ongoing.***
- Continue Family Self Sufficiency programs and activities to assist households to increase income. **Ongoing**
- Continue to expand pre-homeownership and homeownership opportunities. **Ongoing**

- ***Implement housing security improvements***

- Expand security systems to all sites, including site access systems and security cameras. ***Continue to monitor all security cameras at 4 family sites and all 6 high rise buildings. Plan to possibly install cameras at Kirwan Homes in 2019.***
- Increase security patrols by working with local law enforcement agencies. **Ongoing**
- Continue Resident Officer Program as necessary. **Ongoing**
- Seek additional funding for security. **Ongoing**
- Consider demolition in high density areas. **Ongoing**
- Continue Public Safety Division and accompanying vehicles. **Ongoing**

- Continue use of Operation Fore\_cast (crime mapping and follow-up). **Ongoing**
- Continue to uphold the Violence Against Women Act (VAWA). **Ongoing**
- ***Designate developments or buildings for particular residents groups (elderly, etc.)***
  - Continue to pursue elderly only designation for Amedia Plaza, Gutknecht Tower, Norton Manor, Struthers Manor & Vasu Manor. **Completed 2014. Designation extension request will be submitted to HUD in 2019.**
  - Continue to pursue assisted living opportunities.
- ***Other***
  - Continue partnerships with the City of Youngstown and the City of Campbell and law enforcement agencies within those jurisdictions. **Ongoing**
  - Continue Rockford Village Neighborhood Network Center and establish other sites as applicable. **Ongoing**
  - Improve profit/loss ratio for YMHA administered programs. **Ongoing**
  - Future planning efforts consistent with City of Youngstown, Mahoning County and all other applicable consolidated planning efforts. **Ongoing. Executive Director participates in consolidated planning efforts with the City and the County.**
  - Plan for designation of smoke-free buildings/developments.

***Developed and implemented authority-wide smoke-free policies/procedures in 2018.***

**HUD Strategic Goal: Promote Family Self-Sufficiency and Asset Development of Assisted Households**

- **PHA Goal: Implement a strategic plan for service delivery to include emphasis on employment, health, education and homeownership**
  - Continue to provide Family Self Sufficiency Program services for Housing Choice Voucher and Public Housing residents. Eligible residents can earn escrow credit which is set up in an individual account. This effort is accomplished through goal setting, intervention, advocacy and community collaboration. **Ongoing**
  - Establish and operate a HUD designated EnVision Center at Rockford Village.  
***HUD designation awarded and operations began in 2018.***



- Continue to provide case management to HOPE VI residents in partnership with other organizations.

**Case Management operations to HOPE VI residents were discontinued in 2017 when the HOPE VI CSS Endowment Trust Fund was fully expended.**

*YMHA has directed the third-party management company for HOPE VI rental properties (Arlington Heights I & II) to hire a part-time service coordinator with the supportive service escrow dollars that were funded when Arlington Heights II was placed in service.*

- Continue to assist seniors and persons with disabilities to maintain independent and dignified living by assisting them with accessing public benefits, advocating with service providers on their behalf. **Ongoing**
- Continue to provide financial fitness, budgeting and homeownership workshops to Public Housing and Housing Choice Voucher residents. YMHA is a housing counseling agency, therefore we partner with organizations such as Choice Homes, Common Wealth, Inc., Youngstown Neighborhood Development Corporation and Jubilee Homes and the general public. **Ongoing**

**HUD Strategic Goal: Ensure Equal Opportunity and Affirmatively Further Fair Housing**

● **PHA Goal: Ensure equal opportunity for all PHA customers and affirmatively further fair housing**

- Executive Director annually certifies Affirmatively Furthering Fair Housing Certification. **Ongoing**
- Provide and/or participate in fair housing and cultural diversity training for staff. **Ongoing. Management staff attends state and national training programs on Affirmatively Furthering Fair Housing.**
- Increase access to housing opportunities through the use of specialized vouchers as they are/become available.
- Ensure that new developments and major rehabilitation projects meet Section 504 and Americans with Disabilities Act requirements. **Ongoing**

**Youngstown Metropolitan Housing Authority  
2019 Annual Plan – Attachment B.6 – Resident Advisory Board Comments**

**Resident Advisory Board Sign-In Sheet**

**Resident Advisory Board/Public Hearing Presentation**

**Resident Advisory Board Minutes**



**YOUNGSTOWN**  
METROPOLITAN HOUSING AUTHORITY

**Resident Advisory Board Meeting**

March 13, 2019

**SIGN-IN SHEET**

NAME	ADDRESS & HOUSING SITE	PHONE
Presci L. Holtz	Amedia Plaza	330-233-2055
J. Bennett	Vasa Manor	330-951-6848
D. BENNETT	VASA MANOR	330-774-8106
C. Tyle	Vasa Manor	<del>330</del> 234-2282618
Jeffrey S. Honeywell	Vasa Manor	330 775 657
Lois Brown	Vasa Manor	
Jennifer Campbell	Victory Estates	330-880-7384
Alice Freeman	Village at Arlington	330 519 5449
Patricia Anderson	Victory Estates	(330) 559-6555
Tyrone Colmon	victory Estates	251-259-8809
BRENDA BLACKMON	Burn Hill Annex	330 953-9474
Willie Liff	Gutknecht	743-2478
Elaine Johnson	"	801-8557
Sharon Johnson	"	-





**YOUNGSTOWN**  
METROPOLITAN HOUSING AUTHORITY

**Resident Advisory Board Meeting**

March 13, 2019

**SIGN-IN SHEET**

NAME	ADDRESS & HOUSING SITE	PHONE
Cynthia O'Neal	131 W. Boardman Ave #1209 Co. Ohio	33951-2554
Ra. Cok Taltoun	1513 Hickory Ct. Y.M.H.A.	234.817.8107
Ronald Merritt	131 Boardman	330-519-2802
Jim Winslow	Y.M.H.A.	
Danelle L. Mulligan	Y.M.H.A.	330-744-2161 v205





# YOUNGSTOWN

## METROPOLITAN HOUSING AUTHORITY

*Five-Year Plan Update for Fiscal Years 2015-2019  
Annual Plan for Fiscal Year 2019*

*&*

*Capital Fund Program (CFP) Five-Year Action Plan for 2019 - 2023*

*March 13, 2019*

*Jason T. Whitehead, CEO & Executive Director*

## **What is the PHA Plan?**

- Comprehensive guide to the agencies' policies, programs, operations and goals.
- **Two main parts of PHA Plan:**
  - **Five Year Plan:** Describes the mission of the agency and the agency's long-range goals and objectives for achieving its mission over a five-year period.
  - **Annual Plan:** Describes plans and strategies for the coming fiscal year that will be used to meet agency goals.

# YMHA 2015-2019 Five Year Plan 2018 Progress Report

3

## **HUD Strategic Goal: Increase the availability of decent, safe and affordable housing**

- **PHA Goal: Expand the supply of assisted housing**
  - **To apply for additional Housing Choice Vouchers**
    - Make available a minimum of 85 project based vouchers to community agencies and PHA's.
    - Apply for additional vouchers such as FUP, Non Elderly Disabled and Tenant Protection Vouchers as needed and as available.
    - Issue additional vouchers so that higher utilization is attained. **Ongoing**
      - YMHA's waiting list will periodically be opened as needed.  
The waiting list will be opened again in FY 2019.
  - **Reduce public housing vacancies**
    - Maintain minimum 98% occupancy rate.  
Occupancy rate is averaged 99% in 2018.
    - Reduce by a least 5% annually. Vacancies averaged <1% in 2018.
    - Analyze cause of vacancies/develop program. Vacancies averaged <1% in 2018.
    - Conduct group briefings. As of January 2018 using site based waitlists for public housing. No longer central briefings.

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## **HUD Strategic Goal: Increase the availability of decent, safe and affordable housing**

- **PHA Goal: Expand the supply of assisted housing (Continued)**
  - **Reduce public housing vacancies (Continued)**
    - Monthly community presentations to market properties if necessary. **Ongoing**
    - Continue to improve management and utilization of maintenance staff. **Ongoing**
  - **Leverage private and other public funds to create additional housing opportunities**
    - Assisted Living possibility.
    - Pursue partnerships with local CHDOS and other agencies with other funding sources.
    - Construct and/or acquire/rehab units using Capital Fund Program, Replacement Housing Factor (RHF), Low Income Housing Tax Credit (LIHTC) equity, Ohio Housing Development Assistance Program (HDAP) and other funds when available.  
In 2018, YMHA acquired a six-unit multifamily building with RHF grants and additional funds. Rehabilitation is scheduled to take place in FY 2019.
    - Consider Rental Assistance Demonstration (RAD) conversion transfer of assistance operating funds for new units.

5

## **HUD Strategic Goal: Increase the availability of decent, safe and affordable housing**

- **PHA Goal: Expand the supply of assisted housing (Continued)**
  - Develop additional housing units:
    - Research and consider opportunities for developing additional housing units for families, seniors and special populations in Youngstown and Mahoning County.
    - Scattered site family units  
YMHA acquired a six-unit multifamily building in Boardman Township in 2018. Rehabilitation of this scattered site family property is scheduled for FY 2019.
- **PHA Goal: Improve the quality of assisted housing**
  - **Improve public housing program administration and management**
    - Increase occupancy and unit turnaround. **Ongoing**
    - Continue to increase PHAS score for physical inspections.  
The physical inspection score for FY 2018 has not been published yet.

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## **HUD Strategic Goal: Increase the availability of decent, safe and affordable housing**

- **PHA Goal: Improve the quality of assisted housing (Continued)**
  - **Improve public housing program administration and management (Continued)**
    - Improve financial management and rent collections in an effort to meet HUD's 3% requirement.  
The collection rate increased to 97.7% in 2018, up from 94.1% in 2017.
    - Achieve HUD Public Housing Assessment System "high performer" status.  
The PHAS score for FY 2018 has not been published yet.
    - Conduct Green Physical Needs Assessment (GPNA) in 2015 and update periodically.
    - Continue to use and improve Online Applications in both English and Spanish achieved in FY 2014. **Ongoing**
    - Continue to update and improve Maintenance Plan to reduce unit turnaround time.
    - Evaluate agency staffing plan and re-organize if necessary for more efficient and cost effective administration/management.

7

## **HUD Strategic Goal: Increase the availability of decent, safe and affordable housing**

- **PHA Goal: Improve the quality of assisted housing (Continued)**
  - **Improve public housing program administration and management (Continued)**
    - Evaluate AMP structure and re-organize if necessary for more efficient and cost effective administration/management.
    - Consider changing agency fiscal year from July 1 through June 30 to calendar year. **Still under consideration.**
  - **Improve voucher management**
    - Achieve HUD Section Eight Management Assessment Program (SEMAP) "high performer" status by 2017.  
The Housing Choice Voucher Program achieved SEMAP High Performer for FYE 2017 and 2018.
    - Continue to use and improve Online Applications. **Ongoing**
    - Evaluate staffing plan and re-organize if necessary for more efficient and cost effective management.
    - Increase staff as fees from higher utilization rates and sufficient funding become available.

8



## **HUD Strategic Goal: Increase the availability of decent, safe and affordable housing**

- **PHA Goal: Improve the quality of assisted housing (Continued)**
  - **Increase customer satisfaction.**
    - Utilize surveys to assess customer feedback as needed.
    - Conduct staff training regarding positive customer service. **Ongoing**
    - Implement an automated response system for callers. **Automated response system not feasible with current phone system.**
  - **Concentrate on efforts to improve specific management functions:**
    - Increase occupancy and enforce collections procedures.  
The collection rate increased to 97.7% in 2018, up from 94.1% in 2017.  
Occupancy rates averaged 99% in 2018.
    - Use technology to amend and improve Internal Audit process and to serve as an evaluation tool. **Ongoing**
  - **Renovate or modernize public housing units:**
    - Prioritize needs for rehabilitation using the 2015 Green Physical Needs Assessment (GPNA) and annual updates. **Ongoing**

9

## **HUD Strategic Goal: Increase the availability of decent, safe and affordable housing**

- **PHA Goal: Improve the quality of assisted housing (Continued)**
  - **Renovate or modernize public housing units:**
    - Consider Rental Assistance Demonstration (RAD) conversion for YMHA properties, including, but not limited to:
      - Arlington Heights (AMPs 7 & 8)
      - Gutknecht Tower (AMP 3); and
      - Kirwan Homes (AMP 5).
    - Identify and investigate the use of additional rehabilitation funding sources to include:
      - public bond financing/4% Low-Income Housing Tax Credit equity;
      - 9% (competitive) Low-Income Housing Tax Credit equity;
      - additional Energy Performance Contracts;
      - RAD conversion and associated financing options if feasible; and
      - Any other funding/financing opportunities that may become available.
  - **Demolish and dispose of obsolete housing**
    - Prepare disposition applications for scattered site 2-14 units;  
Disposition/demolition plan for remaining 69 units scattered site 2-14 units to be submitted in 2019.  
Disposition plan for AMP 6 single family home on Avondale Avenue to be submitted in FY 2019.

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## **HUD Strategic Goal: Increase the availability of decent, safe and affordable housing**

- **PHA Goal: Improve the quality of assisted housing (Continued)**
  - **Demolish and dispose of obsolete housing (Continued)**
    - Develop relocation plan for effected residents.  
Relocation Plan draft for disposition/demolition of scattered site 2-14 units completed in January 2019.
    - Consider demolition of units in high density areas such as Kirwan Homes.
  - **Provide replacement public housing**
    - Develop new public housing units through new construction and acquisition/rehab with RHF, Capital Fund Program, Low-Income Housing Tax Credit equity, and/or other funding sources. New units to be developed such as:
      - Family, senior and special populations housing development in Youngstown and Mahoning County;
      - Scattered site public housing units;  
YMHA acquired a six-unit multifamily building in Boardman Township in 2018. Rehabilitation of this property is scheduled for FY 2019.
    - Other units as the need arises and the opportunity becomes available.

11

## **HUD Strategic Goal: Increase the availability of decent, safe and affordable housing**

- **PHA Goal: Improve the quality of assisted housing (Continued)**
  - **Provide replacement vouchers**
    - YMHA will seek tenant protection replacement vouchers if applicable and available.
  - **Other**
    - Assume the General Partner interest and management responsibility (directly or through a third-party) for Arlington Heights I and Arlington Heights II developments.
    - Continue physical inspections of housing units. **Ongoing**
    - Continue to Improve management and utilization of maintenance staff. **Ongoing**
    - Create HCV Administrative Plan preference for residents displaced by demolition or disposition if applicable. **Completed**
    - Continue increasing energy efficiency of Public Housing units.  
**The Energy Performance Contract – Phase II work items completed.**

12

## **HUD Strategic Goal: Increase the availability of decent, safe and affordable housing**

- ***PHA Goal: Improve the quality of assisted housing (Continued)***
  - ***Other (Continued)***
    - Continue partnership with Mahoning County Healthy Homes Program and other local health providers. **Ongoing**
    - Continue voucher preferences for lead safe housing and other specialized vouchers such as VASH, FUP, Non-Elderly Disabled and Tenant Protection as they become available. **Ongoing**
    - Evaluate voucher payment standard by reassessing for low poverty areas subject to fund availability. **Completed 2015, 2016, 2017 and 2018.**

13

## **HUD Strategic Goal: Improve community quality of life and economic vitality**

- ***PHA Goal: Provide and improve living environment.***
  - ***Implement measures to de-concentrate poverty by attracting higher income public housing households into lower income developments.***
    - New energy efficient revitalized developments will attract higher income public housing households. **Ongoing**
    - Explore other opportunities in non-impacted area for opportunities to de-concentrate poverty. **Ongoing**
  - ***Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments.***
    - Develop new housing in mixed-income neighborhoods, including LIHTC developments. **YMHA acquired a six-unit multifamily building in Boardman Township in 2018.**
    - Continue Family Self Sufficiency programs and activities to assist households to increase income. **Ongoing**
    - Continue to expand pre-homeownership and homeownership opportunities. **Ongoing**

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## **HUD Strategic Goal: Improve community quality of life and economic vitality**

- **PHA Goal: Provide and improve living environment (Continued)**
  - **Implement housing security improvements**
    - Expand security systems to all sites, including site access systems and security cameras.  
Continue to monitor all security cameras at four family sites and all six high rise buildings. Plan to possibly install cameras at Kirwan Homes in 2019.
    - Increase security patrols by working with local law enforcement agencies. **Ongoing**
    - Continue Resident Officer Program as necessary. **Ongoing**
    - Seek additional funding for security. **Ongoing**
    - Consider demolition in high density areas. **Ongoing**
    - Continue Public Safety Division and accompanying vehicles. **Ongoing**
    - Continue use of Operation Fore\_cast (crime mapping and follow-up). **Ongoing**
    - Continue to uphold the Violence Against Women Act (VAWA). **Ongoing**

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## **HUD Strategic Goal: Improve community quality of life and economic vitality**

- **PHA Goal: Provide and improve living environment (continued)**
  - **Designate developments or buildings for particular residents groups (elderly, etc)**
    - Continue to pursue elderly only designation for Amedia Plaza, Gutknecht Tower, Norton Manor, Struthers Manor and Vasu Manor.  
Designation renewal request will be made to HUD in 2019.
    - Continue to pursue assisted living opportunities.
  - **Other**
    - Continue partnerships with the City of Youngstown and the City of Campbell and law enforcement agencies within those jurisdictions. **Ongoing**
    - Continue Rockford Village Neighborhood Network Center and establish other sites as applicable. **Ongoing**
    - Improve profit/loss ratio for YMHA administered programs. **Ongoing**
    - Future planning efforts consistent with City of Youngstown, Mahoning County and all other applicable consolidated planning efforts.  
**Ongoing. Executive Director participates in consolidated planning efforts with the City and the County.**
    - Plan for designation of smoke-free buildings/developments.  
Developed and implemented authority-wide smoke-free policies/procedures in 2018.

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## **HUD Strategic Goal: Promote Family Self-Sufficiency and Asset Development of Assisted Households**

- **PHA Goal: Implement a strategic plan for service delivery to include emphasis on employment, health, education and homeownership**
  - Continue to provide Family Self Sufficiency Program services for Housing Choice Voucher and Public Housing residents. Eligible residents can earn escrow credit which is set up in an individual account. This effort is accomplished through goal setting, intervention, advocacy and community collaboration. **Ongoing**
  - Continue to provide case management to HOPE VI residents. YMHA has directed the third-party management company for HOPE VI rental properties (Arlington Heights I & II) to hire a part-time service coordinator with the supportive service escrow dollars that were funded when Arlington Heights II was placed in service.
  - Establish and operate a HUD designated EnVision Center at Rockford Village.  
*HUD designation awarded and operations began in 2018.*

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## **HUD Strategic Goal: Promote Family Self-Sufficiency and Asset Development of Assisted Households**

- **PHA Goal: Implement a strategic plan for service delivery to include emphasis on employment, health, education and homeownership**
  - Continue to assist seniors and persons with disabilities to maintain independent and dignified living by assisting them with accessing public benefits, advocating with service providers on their behalf. Each year YMHA sponsors a senior fest where various health related and nutrition workshops are available. **Ongoing**
  - Continue to provide financial fitness, budgeting and homeownership workshops to Public Housing and Housing Choice Voucher residents. YMHA is a housing counseling agency, therefore we partner with organizations such as Choice Homes, Common Wealth, Inc., Youngstown Neighborhood Development Corporation and Jubilee Homes and the general public. **Ongoing**

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**HUD Strategic Goal: Ensure Equal  
Opportunity and Affirmatively Further Fair  
Housing**

- **PHA Goal: Ensure equal opportunity for all PHA customers and affirmatively further fair housing**
  - Executive Director annually certifies Affirmatively Furthering Fair Housing Certification. **Ongoing**
  - Provide and/or participate in fair housing and cultural diversity training for staff. **Ongoing. Management staff attends state and national training programs on Affirmatively Furthering Fair Housing.**
  - Increase access to housing opportunities through the use of specialized vouchers as they are/become available.
  - Ensure that new developments and major rehabilitation projects meet Section 504 and Americans with Disabilities Act requirements. **Ongoing**

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**2019 Annual PHA Plan Fiscal Year**

- Supports goals and objectives of the Five-Year PHA Plan.

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## 2019 Annual PHA Plan Summary

- Increase voucher utilization in Housing Choice Voucher Program;
  - **The waiting list will be opened again in FY 2019.**
- Maintain Housing Choice Voucher Program operations to achieve SEMAP High Performer Status;
- Continue asset management operations per HUD guidelines;
- Continue to maintain a minimum 98% occupancy rate for Public Housing units;
- Preserve and improve public housing stock through Capital Program Fund and operational activities, including modernization of units, and increase HUD physical inspection scores;
- Increase rent collection rate for public housing units;
- Continue to pursue elderly only designation for Amedia Plaza, Gutknecht Tower, Norton Manor, Struthers Manor and Vasu Manor;
  - **Designation renewal request will be made to HUD in 2019.**
- Rehabilitate newly acquired six-unit multi-family and open for public housing admissions upon completion;
- Consider Rental Assistance Demonstration (RAD) conversion for YMHA public housing properties. Analyze opportunities for increased revenue and possible capital improvement financing.
- Examine opportunities for service expansion including development of new housing units for families, seniors and special populations in Youngstown and Mahoning County;

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## 2019 Annual PHA Plan Summary (Continued)

- Continue to reduce criminal activity and increase safety and security for Public Housing developments through collaboration with law enforcement and the YMHA Public Safety Division;
  - **Continue to monitor all security cameras at four family sites and all six high rise buildings. Plan to possibly install cameras at Kirwan Homes in 2019;**
- Continue to uphold the Violence Against Women Act (VAWA);
- Obtain HUD approval and implement the disposition/demolition plan for remaining 69 units scattered site 2-14 (sell/auction buildings or demolish if not sold);
- Obtain HUD approval and implement the disposition plan for AMP 6 single family home on Avondale Avenue (sell home);
- Continue to identify, develop, leverage and provide services to enable low-income families to become self-sufficient;
- Continue to operate Envision Center at Rockford Village to assist public housing residents with life skills, economic empowerment, health and education to improve their quality of living and help transition them out of public housing;
- Continue to provide services to assist seniors and persons with disabilities to maintain independent and dignified living;
- Strengthen agencies' internal administrative controls and policies governing procurement to ensure compliance with HUD and other Federal and State requirements;
- Continue training of staff and commissioners.

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## **Admissions and Continuing Occupancy Policy (ACOP) Change**

- **Admissions Policies** - YMHA has expanded the definition of the Displacement Preference for admission for Public Housing to include the following:
  - YMHA will also give a Displacement Preference to include residents of public housing property(ies) developed by YMHA through acquisition. Residents of such properties will be allowed to make application and become public housing residents if they are income qualified and meet program requirements. Residents of such properties, who become public housing residents, will be given a preference for admission and/or a right of first return to the acquired units from which they were displaced.

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## **Revised Definition of Substantial Deviation/Significant Amendment**

- Removed the clause stating that additions of non-emergency work items (those not in the latest Capital Fund Five-Year Action Plan) are a substantial deviation or significant amendment.
- Allows urgent items to be added to the plan;
- Environmental review of newly added items still required before work can begin.

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## **Public Housing Capital Fund Program**

- **The Capital Fund provides funds, annually, to Public Housing Agencies (PHAs) for the development, financing, and modernization of public housing developments. A percentage of funds may also be used for administration, site operations and management improvements.**

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## **YMHA Capital Fund Program Needs & Priorities**

- **2015 Physical Need Assessment**
  - Urgent & Immediate (0-1 year) - \$6.5 Million
  - All (0-20 years) - \$38.4 Million
- **2015 & 2016 (2 years) Total Funds Available for Physical Improvements**
  - \$2.2 Million – 33.8% of Estimated Need;
  - Leaving \$4.3 Million Unfunded over a Two-Year Period
- **2017 & 2018 Total Funds Available for Physical Improvements**
  - \$3.1 million – Increase but not enough to complete immediate & urgent needs identified in 2015
- **Building Envelope & Building Systems**
  - Roofing
  - Windows, Siding, Exterior Doors
  - Heating & Hot Water
  - Elevators
  - Plumbing & Electrical

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## Prior Capital Funds 2015 – 2018 Status Update

- OH12P002501-15 – 100% Expended
- OH12P002501-16 – 68.5% Expended (Awarded December 2016)
  - Major Projects to be completed: Modernize Amedia Elevators; Replace Furnaces at Victory
- OH12P002501-17 – 33.9% Expended (Awarded December 2017)
  - Major Projects to be completed: Replace Roofs at Kirwan Homes and Rockford Village
- OH12P002501-18 – 30% Expended (Awarded August 2018)
  - Major Projects to be completed: Replace HVAC Components on Rockford Village Office/Community Bldg., Replace Heating Boiler at Gutknecht Tower; Replace Hot Water Storage Tanks at Norton Manor; Paint Walls and Replace Flooring in Gutknecht Tower Common Areas..

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## Capital Fund Program

- **Capital Fund Program Five-Year Action Plan: 2019–2023**

**AMP I** – 2-14 Scattered Sites; RHF Homes

**2019 – 2023 Funds:** No improvements planned.

**AMP II** – Amedia Plaza, Brier Hill, PL Strait Scattered Sites, 2-14 Scattered Sites, 2-15 Scattered Sites, 2-18 Scattered Sites, RHF Homes

**2019– 2023 Funds:**

- **Amedia Plaza** – Install water softener/treatment equip. Asphalt repair & crack sealing.; Replace rooftop multi-zone HCAC units & condensers; replace HVAC fan coils with blower units in each apartment, and Replace hot water heaters
- **Brier Hill** – Replace landscaping in areas affected by soil erosion
- **PL Strait Scattered Sites (Burlington & Eddie)** – Asphalt repair & crack sealing; Upgrade/replace drains & sewer lines..

**AMP III** – Gutknecht Tower & Norton Manor

**2019 – 2023 Funds:**

- **Gutknecht Tower** – Replace common area flooring & paint common areas; Replace hot water heater; Install water softener/treatment equip; Replace HVAC components & associated; Asphalt repair & crack sealing; Modernize elevators; Conduct Physical Condition Assessment of Rehabilitation Needs; Replace bathrooms; Replace water valves; and Replace unit air conditioning units.
- **Norton Manor** –;Asphalt repair & crack sealing.; Replace single zone rooftop HVAC units; Replace hot water heaters; Upgrade/replace drains & sewer lines; and Replace flooring in common areas (hallways).

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## Capital Fund Program

### ● Capital Fund Program Five-Year Action Plan: 2019–2023

**AMP IV** – Rockford Village, Victory Estates, 2-14 Scattered Sites & 2-16 Scattered Sites

**2019 – 2023 Funds:**

- **Rockford Village** – Asphalt repair & crack sealing.
- **Victory Estates** – Asphalt repair & crack sealing; Upgrade/replace drains & sewer lines; Replace toilets; and Replace kitchen cabinets

**AMP V** – Kirwan Homes, Vasu Manor, Struthers Manor, 2-14 Scattered Sites & PL Straits Scattered Sites

**2019 – 2023 Funds:**

- **Kirwan Homes** – Power wash exteriors and scrape/paint wood trim; Replace commercial hot water heaters & heat pump(s) in community building; Replace exterior doors, windows & associated; Replace windows; Replace vinyl siding; Upgrade/replace drains & sewer lines; Asphalt repair & crack sealing.
- **Vasu Manor** – Replace HVAC components & associated; Replace residential breaker panels; and Asphalt repair and crack sealing.
- **Struthers Manor** –; Replace rooftop HVAC & common area PTAC Units; Asphalt repair & crack sealing; Replace toilets; and Paint building exterior.
- **PL Straits Scattered Sites (Mable & Cameron)** – Asphalt repair & crack sealing

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## Capital Fund Program

### ● Capital Fund Program Five-Year Action Plan: 2019–2023

- **Other Uses: 2019 - 2023**
- Architecture/Engineering Fees
- Environmental Review Fees
- ADA renovations at various sites
- Physical Needs Assessment
- Asset repositioning/rehabilitation financing recommendation study
- Resident relocation for units being sold/rehabbed/demolished
- New unit rehabilitation
- Demolition as needed
- Site Operations
- Administration

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## **Capital Fund Program Replacement Housing Factor Funds**

- They are Capital Fund Grants that are awarded to PHAs that have removed units from inventory. These funds can only be used to develop new public housing units. Funds listed below have been expended or will be expended for the acquisition and rehabilitation of YMHA's new six-unit multifamily apartment building in Boardman Township.
- RHF – First Increment: **\$386,857**
  - (OH12R002501-13) - \$96,711
  - (OH12R002501-14) - \$95,008
  - (OH12R002501-15) - \$95,581
  - (OH12R002501-16) - \$99,557
- RHF – Second Increment - **\$160,304**
  - (OH12R002502-13) - \$30,972
  - (OH12R002501-14) - \$31,316
  - (OH12R002501-15) - \$31,489
  - (OH12R002501-16) - \$32,774
  - (OH12R002501-17) - \$33,753

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## **QUESTIONS OR COMMENTS?**

- Your participation is important
- Thank you for attending

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**Youngstown Metropolitan Housing Authority**

**Resident Advisory Board (RAB) Meeting**

**March 13, 2019**

Alice Freeman, President, opened the meeting and upon roll call the following were present:

Alice Freeman, Village at Arlington  
Elaine Johnson, Gutknecht Towers  
Jennifer Campbell, Victory Estates  
Tyron Colmon, Victory Estates  
David Bennett, Vasu Manor  
Cecil Taylor, Vasu Manor  
Claude Bowman, Vasu Manor  
Willie Lofton, Gutknecht Towers  
Prescillton Hodge, Amedia Plaza  
Cynthia O'Neal, Amedia Plaza  
Ronald Merritt, Amedia Plaza  
Belinda Blackmon, Brier Hill  
Patricia Anderson, Victory Estates  
Jennifer Bennett, Vasu Manor  
Sharon Franklin, Gutknecht Towers  
RaCole Taltoan, Rockford Village  
Jeffrey Honeywood, Vasu Manor  
Dawn Monteiro, YMHA, Director of Resident Services  
PJ Stoddard, YMHA, Elderly/Disabled Coordinator  
Danielle Mulligan, YMHA, Director of Planning & Development  
Jim Winston, YMHA, Director of Operations  
LaMont English, Director of Human Resources

The RAB President, Alice Freeman, asked for a motion to accept the Five-Year Plan Update for Fiscal Years 2015-2019, Annual Plan for Fiscal Year 2019, and Capital Fund Program Five-Year Action Plan for 2019-2023. It was moved by Willie Lofton, Gutknecht Towers, to accept the Plans and seconded by Cynthia O'Neal, Amedia Plaza. None Opposed. The RAB President declared the motion carried.

**New Business:**

- Dawn Monteiro, Director of Resident Services, presented new business.
  - Recruiting for new Resident Councils. Most sites have full Resident Councils. Kirwan Homes is the only site without a Resident Council. Brier Hill has representation but needs officers. Village at Arlington needs 2 more people for a full council.
  - NAHRO Training – Resident Leadership Seminar. Requesting from the councils for dates in April and May for NAHRO Training. The training will be about the resident funding

and how we can officially use it. The training will also be paid with the Resident Council money. The RAB voted to do the training April 22-23, 2019.

- Dawn Monteiro distributed RAB meeting dates. She is requesting feedback in writing if there are changes to the dates.

### **Amedia Plaza**

- Residents would like an air fryer since they are unable to use the kitchen.
- Had a meeting/dinner on 11-24-18. Council members expressed concern because a number of people came, filled their plate with food and then left. Members wanted people to sit and associate with other residents.
- Thank you to the Directors for Second Harvest.
- Jim Winston expressed that residents need to be mindful of who they are letting in the building and to notify him if they see someone enter the building that should not be there.

### **Rockford Village**

- Dawn Monteiro stated they are in a meeting with Victory.
- EnVision Center is doing well.

### **Village at Arlington**

- Thank you to the people who handle snow removal.
- Resident council meetings will start again next month.
- Planning an Easter egg hunt.

### **Norton Manor**

- No report

### **Struthers Manor**

- No report

### **Vasu Manor**

- Residents would like a bus shelter on the property.
- Emergency lights not working. Exit door locks. Jim Winston will have Gary Gray check.
- Need another Vice-President.
- Residents inquired about an intercom phone when someone comes and rings their apartment.

### **Lowellville Park**

- No Report

### **Gutknecht Towers**

- A concern was expressed regarding residents giving people their keys to come into the apartments. Let Jim Winston know about people coming in that should not be there.
- Concern about people keeping the buggies inside their apartments.

**Brier Hill**

- The Girl Scouts have started up. They are hoping for more people to come.

**Victory Estates**

- Concern about the number of cars residents are allowed and parking spaces. Jim Winston will look into this.

**PJ Stoddard – Elderly Disabled Service Coordinator**

- Date and place for the Senior Fest to be announced.

There being no further business to discuss, the meeting was adjourned.

**Youngstown Metropolitan Housing Authority  
2019 Annual Plan – Attachment B.7 – Certification of Consistency**

**Certification of Consistency**



**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 2/29/2016

**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, T. Sharon Woodberry, the Director, Community Planning & E.D.  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Youngstown Metropolitan Housing Authority  
*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of  
Impediments (AI) to Fair Housing Choice of the

City of Youngstown  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

**Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.** In the City of Youngstown, there are 12,015 extremely low-income (< 30% AMI) and very low income households (30%-50% AMI), according to Youngstown's FY 2015-FY 2019 Consolidated Plan. Of these households, 67.9% (8,160) pay more than 30% of their income for housing costs. Youngstown Metropolitan Housing Authority (YMHA) provides decent, safe and affordable housing for over 3,000 of these households through its public housing units and Housing Choice Voucher subsidies. YMHA also provides housing counseling, which is a community need identified in the Consolidated Plan.

YMHA is active in addressing impediments: 1) to the accessibility to affordable housing through the development of new units and 2) to the availability of special needs housing through providing project-based vouchers to permanent supportive housing and other special needs housing.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official <u>T. Sharon Woodberry</u>	Title <u>Director, Community Planning &amp; E.D.</u>
Signature <u>T. Sharon Woodberry</u>	Date <u>3/28/2019</u>

**Youngstown Metropolitan Housing Authority  
2019 Annual Plan – Attachment C.1 – Capital Fund Program 5-Year Plan Approval**

**Capital Fund Program 5-Year Plan Approval – E-mail Approval Notification and  
EPIC Approval Screen Shot**

## Danielle Mulligan

---

**From:** Hancsak, Denise <Denise.Hancsak@hud.gov>  
**Sent:** Tuesday, August 21, 2018 10:10 AM  
**To:** Danielle Mulligan  
**Subject:** CFP Five Year Action Plan


Your plan has been approved. Now you can go ahead and enter your annual budget into EPIC. It will then take a day or two for it to upload into LOCCS. Make sure that environmental reviews are done prior to obligating funds, however.

Take care,  
Denise

**Denise M. Hancsak, P.E.**  
U.S. Dept. of Housing & Urban Development  
1350 Euclid Ave., Suite 500  
Cleveland, OH 44115  
**Phone: (216) 357-7743**  
**Fax: (216) 357-7916**



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**Energy and Performance Information Center (EPIC)**  
MPE163, Welcome back!

Logout  
User and Group Tools

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Home
Core Activity/Energy Module
Development of New Housing
Activity Planning
EPC
PNA

**5-Year Action Plan**    Annual Statement/Budget/P&E

OMB CONTROL NUMBER: 2577-0274

EXPIRATION DATE: 07/31/2017

Selected PHA: Youngstown Metropolitan Housing Authority

## 5YAP1 » 5-Year Action Plan Reporting



**Legend**

» This plan has been submitted and cannot be edited

» Create New

» Edit Plan

» Unsubmit Plan

» Delete

» Clone/Copy Forward

» View

» View PDF

» Comments

### Five Year Action Plan

Plan	Type	Created Date	Last Modified	Report Year	Status	Options
<a href="#">5-Year Action Plan for 2018-2022</a>	Rolling	06/27/2018	08/21/2018	2018-2022	Approved	
<a href="#">5-Year Action Plan for 2017-2021</a> (0/1)	Rolling	07/31/2017	06/27/2018	2017-2021	Approved	