Sandusky Metropolitan Housing Authority 1358 Mosser Drive Fremont, Ohio 43420

# <u>Public Meeting on HUD PHA Annual Plan,</u> <u>5-Year Plan, and Capital Fund Plan</u> Thursday, February 6, 2025 – 10:00 AM

## **AGENDA**

#### Annual Plan:

HCV § 9 RFTA  $\rightarrow$  Clarify that RFTA is valid thru the inspection correction timeframe.

HCV §10 Inspection Policies, Housing Quality Standards (HQS) - HQS will be replaced in the coming year with NSPIRE-V protocol as determined by HUD.

HCV §3 & ACOP §3 Taking Applications – Include taking applications online while waiting list is open @ <u>www.sanduskymha.org</u> and note regular business hours for paper applications.

ACOP §10 – Simplification of Pet Policy

ACOP §19 – SMOKE FREE - Including Vape

ACOP – Draft Policy on Storage of Lithium-Ion Battery Storage in Public Housing

#### 5-Year Plan:

Progress

Goals

#### Capital Fund:

- Siding to Continue
- Fixed Plan Permits 10% bump in last 2 years in projected grant amount to allow for fungibility

#### Public/RAB Comments:

#### U.S. Department of Housing and Urban Development

# Civil Rights Certification (Qualified PHAs)

Office of Public and Indian Housing OMB Approval No. 2577-0226 Expires 09/30/2027

# Civil Rights Certification Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan , hereinafter referred to as" the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning <u>07/2025</u> in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seg.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

Sandusky Metropolitian Housing Authority

OH054

PHA Name

PHA Number/PHA Code

I hereby certify that all the statement above, 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 Executive Director: **MR Ralph Chamberlain**

Name of Board Chairperson: Marsha Overmyer

Signature: Date:

**Executive Director Signature:** 

Board Chairperson Signature:

Date:

The United States Department of Housing and Urban Development is authorized to collect 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. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Signature:

Public reporting burden for this information collection is estimated to average 0.16 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.

**Form identification:** OH054-Sandusky Metropolitian Housing Authority form HUD-50077-CR (Form ID - 2528) for CY 2025 printed by Ralph Chamberlain in HUD Secure Systems/Public Housing Portal at 01/22/2025 03:28PM EST

5-Year PHA Plan	1
(for All PHAs)	

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

OMB No. 2577-0226 Expires 09/30/2027

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. The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

А.	PHA Information.						
A.1	PHA Name:       Sandusky Metropolitian Housing Authority       PHA Code:       OH054         PHA Plan for Fiscal Year Beginning:       (MM/YYYY):       07/2025       The Five-Year Period of the Plan (i.e., 2019-2023):       2025-2029         Plan Submission Type       S-Year Plan Submission       Revised 5-Year Plan Submission       Revised 5-Year Plan Submission         Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.         How the public can access this PHA Plan: 1358 Mosser Drive; Fremont, OH 43420 www.sanduskymha.org						
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in PH	Each Program HCV	
В.	Plan Elements. Required for	all PHAs cor	npleting this form.				
B.1	Mission. State the PHA's mission for next five years. Sandusky Metropolitan Housing Av also serve as stewards of public fun	1thority (SMHA)	will provide safe, decent, and af	fordable housing to eligible resider	nts of Sandusky Co	untv. We will	
B.2	Goals and Objectives. Identify the P extremely low-income families for th SMHA will attempt to maximize th housing opportunities. SMHA will a scores for each program, streamlini promoting the HCV homeownershi	e next five years. e supply of assist attempt to impro ng processes in o	ed housing by efforts to minimize ve the quality and choice of assist	e vacancies and reviewing funding ted housing by, but not limited to:	opportunities to cu	eate additional	
	Progress Report. Include a report on			-			
B.3	SMHA maintained a relatively stea Standards during the period; SMH maintained positive scores in SEMA improved the quality of assisted how windows/doors/siding/gutters over developmentally disabled and plays	A promoted and AP, PHAS, and R using through the he period. SMH, yround upgrades.	complied with pandemic actions EAC Inspection. SMHA audit re e timely obligation and expenditu A partnered with local organizati	to minimize evictions and increase sults have shown diligent perform re of Capital Funding with efforts ons to improve housing options an	e tenant opportunit ance in operations, to replace ad amenities - units	ies. SMHA SMHA also for	
B.4	Violence Against Women Act (VAW serve the needs of child and adult vict	A) Goals. Provide ims of domestic v	e a statement of the PHA's goals, ac iolence, dating violence, sexual as	tivities objectives, policies, or progr sault, or stalking.	ams that will enable	the PHA to	

С.	Other Document and/or Certification Requirements.
C.1	Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. With exceptions allowed for actions due to changes in HUD regulatory requirements, SMHA considers significant amendments or modification: changes to rent or admission policies or organization of the waiting list(s); those that involved a reallocation of more than 25% of the Capital Funds by Sandusky MHA (excepting reallocations mandated by statute or HUD regulation). In addition to the criteria established by Sandusky MHA for the purposes of the Capital Fund Program, a proposed demolition, disposition, homeownership program, RAD Conversion, Capital Fund Financing, development, or mixed finance proposal are considered by HUD to be significant amendments to the 5-year action plan based on the Capital Fund Final Rule.
C.2	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y NO (b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations
с.3	Certification by State or 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.
C.4	Required Submission for HUD FO Review. (a) Did the public challenge any elements of the Plan? Y N N (b) If yes, include Challenged Elements.
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.) Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

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**Form identification:** OH054-Sandusky Metropolitian Housing Authority form HUD-50075-5Y (Form ID - 2289) printed by Ralph Chamberlain in HUD Secure Systems/Public Housing Portal at 02/05/2025 03:31PM EST

## Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
2577-0274
02/28/2022

Status:	Approved	Approval Date: 05/11/2	2021 Apj	proved By: MURR	AY, BRIAN		02/28/2022
Part	I: Summary						
	Name : Sandusky Metropolitian Hou Number: OH054	using Authority	Locality (City/Co X Original 5-Ye	· ·	Revised 5-Year F	Plan (Revision No:	)
А.	Development Number and	Name	Work Statement for Year 1 2021	Work Statement for Year 2 2022	Work Statement for Year 3 2023	Work Statement for Year 4 2024	Work Statement for Year 5 2025
	DAY WOODS (OH054000001)	:	\$114,130.00	\$141,539.00	\$140,344.00	\$155,255.00	\$124,971.00

Part II: Supporting Pages - Physical Needs Work Statements (s)								
Work State	Work Statement for Year 1 2021							
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost				
	DAY WOODS (OH054000001)			\$114,130.00				
ID0006	Administration (Administration (1410)-Other, Administration (1410)-Salaries)	Administration		\$10,900.00				
ID0010	Operations(Operations (1406))	Operations		\$53,230.00				
ID0022	Daywoods siding and stoves(Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Interior (1480)- Appliances)	Stoves - Approximately 40 units Siding - Approximately 3 buildings		\$50,000.00				
	Subtotal of Estimated Cost			\$114,130.00				

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)						
Work State	Work Statement for Year 2 2022						
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
	DAY WOODS (OH054000001)			\$141,539.00			
ID0007	Administration (Administration (1410)-Other,Administration (1410)-Salaries)	Administration		\$14,000.00			
ID0011	Operations(Operations (1406))	Operations		\$77,539.00			
ID0023	Siding Replacement at Daywoods buildings(Dwelling Unit-Exterior (1480)-Siding)	Approximately 5 buildings		\$50,000.00			
	Subtotal of Estimated Cost			\$141,539.00			

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)							
Work State	Work Statement for Year 3 2023							
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost				
	DAY WOODS (OH054000001)			\$140,344.00				
ID0016	Administration (Administration (1410)-Other,Administration (1410)-Salaries)	Administration		\$13,990.00				
ID0017	Siding Replacement on Daywoods Buildings(Dwelling Unit-Exterior (1480)-Siding)	Approximately 5 buildings		\$50,441.00				
ID0018	Operations(Operations (1406))	Operations		\$75,913.00				
	Subtotal of Estimated Cost			\$140,344.00				

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)							
Work State	Work Statement for Year 4 2024							
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost				
	DAY WOODS (OH054000001)			\$155,255.00				
ID0019	Administration (Administration (1410)-Other,Administration (1410)-Salaries)	Administration		\$13,990.00				
ID0021	Operations(Operations (1406))	Operations		\$70,884.00				
ID0024	Siding Replacement on Daywoods Buildings(Dwelling Unit-Exterior (1480)-Siding)	Approximately 5 buildings		\$70,381.00				
	Subtotal of Estimated Cost			\$155,255.00				

Part II: Sup	Part II: Supporting Pages - Physical Needs Work Statements (s)						
Work State	Work Statement for Year 5 2025						
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost			
	DAY WOODS (OH054000001)			\$124,971.00			
ID0025	Administration (Administration (1410)-Other,Administration (1410)-Salaries)	Administration		\$11,300.00			
ID0026	Operations(Operations (1406))	Operations		\$63,671.00			
ID0027	Siding Replacement on Daywoods Buildings(Dwelling Unit-Exterior (1480)-Siding)	Approximately 5 buildings		\$50,000.00			
	Subtotal of Estimated Cost			\$124,971.00			

Part I: Summary							
	PHA Name:Grant Type and NumberSandusky Metropolitian Housing AuthorityCapital Fund Program Grant No.Replacement Housing Factor GraDate of CFFP:				FFY of Grant: FFY of Grant Approval:		
Type of G	Type of Grant						
Origin	nal Annual Statement 🔲 Res	erve for Disasters/Emergencies	XR	Revised Annual Statement (1	Revision No: 1 )		
Perfor	mance and Evaluation Report for Period End	ng:	F	inal Performance and Eval	uation Report		
Line	Summary by Development Ac	count	Total Estin	nated Cost	Total Act	ual Cost <sup>(1)</sup>	
			Original	Revised <sup>(2)</sup>	Obligated	Expended	
1	Total non-CFP Funds						
2	1406 Operations		\$70,884.00	\$70,884.00			
3	1408 Management Improvement						
4	1410 Administration		\$13,990.00	\$13,990.00			
5	1480 General Capital Activity		\$70,000.00	\$70,381.00			
6	1492 MovingToWorkDemonstration						
7	1501 Collater Exp / Debt Srvc						
8	1503 RAD-CFP						
9	1504 Rad Investment Activity						
10	1505 RAD-CPT						
11	1509 Preparing for, Preventing and Responding to Co	pronavirus (1509)					

(1) To be completed for the Performance and Evaluation Report

(2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(3) PHAs with under 250 units in management may use 100% of CFP Grants for operations

(4) RHF funds shall be include here

Part I: Su	immary					
PHA Name:Grant Type and NumberSandusky Metropolitian Housing AuthorityCapital Fund Program Grant No.Replacement Housing Factor GraDate of CFFP:		o. OH12P05450124 Grant No.		FFY of Grant: FFY of Grant Approval:		
Type of G	brant					
🗌 🗌 Origin	nal Annual Statement	Reserve for Disasters/Emergencies		Revised Annual Statement (	Revision No: 1 )	
Perfor	rmance and Evaluation Report for Period E	nding:		Final Performance and Eval	uation Report	
Line	Summary by Development	Account	Total Estin	mated Cost	Total Act	ual Cost <sup>(1)</sup>
			Original	Revised <sup>(2)</sup>	Obligated	Expended
12	9000 Debt Reserves					
13	9001 Bond Debt Obligation					
14	9002 Loan Debt Obligation					
15	RESERVED					
16	RESERVED					
17	RESERVED					
18a	RESERVED					
18ba	RESERVED					
19	RESERVED					
20	RESERVED					
21	Amount of Annual Grant: (sum of lines 2-20)		\$154,874.00	\$155,255.00		

(1) To be completed for the Performance and Evaluation Report

(2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(3) PHAs with under 250 units in management may use 100% of CFP Grants for operations

(4) RHF funds shall be include here

Part I: Summary										
PHA Name: Grant Type and Number					FFY of Grant:					
	Metropolitian Housing Authority	Capital Fund Program Grant No. Replacement Housing Factor Gr Date of CFFP:		FFY of Grant Approval:						
Type of G	rant									
Origin	nal Annual Statement	rve for Disasters/Emergencies	<b>X</b> Revised Annual Statement (Revision No: 1 )							
Perfor	rmance and Evaluation Report for Period Endin	g:	Final Performance and Evaluation Report							
Line	Summary by Development Acco	Total Estim	ated Cost	Total Actual Cost <sup>(1)</sup>						
Line	Summary by Development Act	Original	Revised <sup>(2)</sup>	Obligated	Expended					
22	Amount of line 21 Related to LBP Activities									
23	Amount of line 21 Related to Section 504 Activities									
24	Amount of line 21 Related to Security - Soft Costs									
25	Amount of line 21 Related to Security - Hard Costs									

Signature of Executive Director /S/ MCJV32	Date 09/10/2024	Signature of Public Housing Director	Date					
(1) To be completed for the Performance and Evaluation Report								
(2) To be completed for the Performance and Evaluation Report or a Revised Annual Statement								
(3) PHAs with under 250 units in management may use 100% of CFP Grants for operations								

(4) RHF funds shall be include here

Part II: Supporting Pages										
<b>PHA Name:</b> Sandusky Metropolitian Housing Authority		Grant Type and NumberCapital Fund Program Grant No.OH12P05450124Replacement Housing Factor Grant No.CFFP(Yes/No):					Federal FI	Federal FFY of Grant:		
Development Number	General Description of Major		Development		Total Estimated Cost		Total Actual Cost <sup>(2)</sup>			
Name/PHA-Wide Activities	Work Categories	U	Account No.	Quantity	Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	<ul> <li>Status of Work</li> </ul>	
OH054000001 - DAY WOODS	Administration (Administra Description : Administratio		1410		\$13,990.00	\$13,990.00				
OH054000001 - DAY WOODS	Operations (Operations (144 Description : Operations	06))	1406		\$70,884.00	\$70,884.00				
OH054000001 - DAY WOODS	Siding Replacement on Day (Dwelling Unit-Exterior (14 Description : Approximatel	80))	1480		\$70,000.00	\$70,381.00				

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Part II: Supporting Pages									
PHA Name: Sandusky Metropolitian Housing Authority		Grant Type and NumberCapital Fund Program Grant No.OH12P05450124Replacement Housing Factor Grant No.CFFP(Yes/No):			Federal FF	Federal FFY of Grant:			
Development Number	General Description	of Major Dev	Development		Total Estimated Cost		Total Actual Cost <sup>(2)</sup>		
Name/PHA-Wide Activities Work Categories		Ū	Account No.	Quantity	Original	Revised <sup>(1)</sup>	Funds Obligated	Funds Expended	Status of Work
	Total:				\$154,874.00	\$155,255.00			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Part III: Implementation Schedule for Capital Fund Financing Program									
PHA Name:	Federal FFY of Grant:								
Sandusky Metropolitian Housing Auth									
Development Number	All Fund Obligated (	Quarter Ending Date)	All Funds Expended (	Quarter Ending Date)	Reasons for Revised Target Dates (1)				
Name/PHA-Wide Activities	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	Reasons for Reviseu Target Dates				

(1) Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S, Housing Act of 1937, as amended.