

Streamlined Annual PHA Plan <i>(Small PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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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, including changes to these policies, 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-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, HCV-Only PHA, or Qualified PHA do not need to submit this form.

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 the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

Iviti es in FY 2	PHA Information.				
A.1	<p>PHA Name: <u>New Rochelle Municipal Housing Authority (NRMHA)</u> Agency PHA Code: <u>NY088</u> PHA Type: <input checked="" type="checkbox"/> Small PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/01/2023</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units: 100 (Peter Bracey); Project-Based Vouchers 203 includes 91 (La Rochelle Place) and 112 (Queen City); Number of Housing Choice Vouchers (HCVs): 397 Total Combined Units/Vouchers 700.</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. 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>The NRMHA FY 2023 Annual Plan to include a summary of the contained information, was posted on the website; available at central office; provided to each member of the Resident Advisory Board (RAB) for discussion; and available on site at the Main Office or by calling the central number to request more information.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p>				
	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:				

B.	Plan Elements Submitted with 5-Year PHA Plans. Required elements for Small PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a Small PHA is not submitting its 5-Year Plan. See sub-section below for required elements in all other years (Years 1-4).
B.1	<p>Revision of Existing PHA Plan Elements. (NOT APPLICABLE AS THE VOGNHA IS NOT SUBMITTING A FIVE-YEAR PLAN)</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Five-Year PHA Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input type="checkbox"/> Substantial Deviation:</p> <p><input type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification:</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s): PLEASE INSERT RESPONSE HERE.</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>
B.2	<p>New Activities. (NOT APPLICABLE AS THE VOGNHA IS NOT SUBMITTING A FIVE-YEAR PLAN)</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 type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input type="checkbox"/> Non-Smoking Policies.</p> <p><input type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the 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>
B.3	<p>Progress Report. (NOT APPLICABLE AS THE VOGNHA IS NOT SUBMITTING A FIVE-YEAR PLAN)</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p>
B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. If so, what was the approval date?</p> <p>(NOT APPLICABLE AS THE VOGNHA IS NOT SUBMITTING A FIVE-YEAR PLAN)</p>
B.5	<p>Most Recent Fiscal Year Audit. (NOT APPLICABLE AS THE VOGNHA IS NOT SUBMITTING A FIVE-YEAR PLAN)</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>

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

B.1

New Activities

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? THE current Fiscal Year would be FY 2022 not FY 2023

Y N

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition. **(Section 18)**
- Designated Housing for Elderly and/or Disabled Families
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Assistance under RAD.
- Occupancy by Over-Income Families
- Project Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the 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.

Four (4) elements were checked yes to include the following: Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing to Project-Based Assistance under RAD and Occupancy of Over-Income Families.

Mixed Finance Modernization or Development: As a component of the RAD, Section 18/Demo/Dispo or Voluntary conversion of NY088003, the NRMHA may undertake mixed-finance modernization or development of the Peter Bracey property. Although the NRMHA decided to withdraw the RAD CHAP award for NY088003 (Peter Bracey Apartments) at the monthly Board Meeting held April 3, 2017, mixed-finance, to include RAD and/or other Modernization and Development options may still be pursued. The NRMHA may commit and utilize Capital Funds in excess of \$100,000 for the RAD, Section 18, or other Voluntary Conversion options for the redevelopment process. If CFP funds are utilized for the referenced activities, the NRMHA will notify HUD of the exact amounts of fund committal for approval.

Demolition and/or Disposition: The NRMHA engaged in Section 18 Demolition and Disposition activities at NY088004 (Heritage Homes) and may seek Section 18 approval of the disposition of NY088003 (Peter Bracey Apartments).

Conversion of Public Housing to Project-Based Assistance under RAD: The NRMHA may consider the option of reapplying at a later date.

Occupancy by Over-Income Families: As of 02/16/2022, the NRMHA has a total of eight (8) over-income households to include six (6) in Bracey, zero (0) RAD and two (2) HCV. The six (6) over-income residents at Bracey pay flat rent and the two (2) HCV residents are in different phases of the six (6) month rent determination adjustments. The Housing Authority believes these households definitely contribute to a positive socio-economic environment in the developments they reside in and therefore, desires for them to remain as eligible households.

(c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan.

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

Exemption for Deconcentration of Poverty Policy: As per 24CFR 903.2(6) " Applicability of Deconcentration of Poverty and Income Mixing Requirements ", the VOGNHA is " not subject to deconcentration of poverty and income mixing requirements because it has only one (1) general occupancy, family housing development".

B.2

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

The approval date for the most recent Five Year Plan was 01/30/2023.

C	Other Document or Certification Requirements for Annual Plan Submissions. Required in all submission years.
C.1	<p>Resident Advisory Board (RAB) Comments. See Attachment C.1 RAB and other Tenant Comments</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/> WILL INCLUDE COMMENTS AFTER THE MEETING.</p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.2	<p>Certification by State or Local Officials. SEE ATTACHMENT C.2 for executed certification</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. WILL INCLUDE WHEN SIGNED</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-CRT-SM, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. (WILL INCLUDE WHEN SIGNED SEE ATTACHMENT C.3 for executed certification)</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, include Challenged Elements.</p> <p>WILL INCLUDE IF NEEDED AFTER THE PUBLIC HEARING</p>
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	<p>Affirmatively Furthering Fair Housing.</p> <p>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</p> <p>The NRMHA is committed to affirmatively furthering fair housing by promoting fair and equal housing opportunities for individuals under the PHAs jurisdiction. As the NRMHA is currently under a Voluntary Compliance Agreement (VCA), the most recent report from HUD citing progress is attached as Attachment D.1. This commitment extends to all housing programs managed or owned by the NRMHA and to all grant-funded programs provided by the NRMHA. It is the policy of the NRMHA to provide services without regard to race, color, religion, national origin, ancestry, age, gender, familiar status, or physical/mental disability. The NRMHA will acknowledge those barriers to fair housing choice identified in the corresponding jurisdiction Five-Year Consolidated Plan. The NRMHA recognizes the promotion and exercise of fair housing requires freedom from the impediments of discriminatory rental, sales, lending and insurance practices, exclusionary zoning and land use practices, and other forms of barriers to housing choice. The NRMHA will remedy discrimination in housing through education, training, and outreach.</p>

In reflection of its core values, the NRMHA is dedicated to providing excellence in housing services that manifests the highest standards of professional integrity and public accountability. Through collaboration with other public and nonprofit agencies and organizations, the NRMHA will continue to foster residential responsibility, respect, and self-sufficiency in the full spirit of all civil rights to affirmatively further fair housing.

Fair Housing Goal: To further affirmatively fair housing and to facilitate the freedom from identified impediments and to banish those barriers.

Describe fair housing strategies and actions to achieve the goal

To achieve the identified goal, the NRMHA will:

- 1. Complete all of the tasks in the HUD-required VCA in a reasonable time-period.**
- 2. Take the necessary and appropriate actions to overcome the effects of those identified impediments.**
- 3. Document the actions taken to address the impediments and maintain records to reflect the actions and the analysis.**
- 4. Promote fair housing rights and fair housing choice by ensuring all staff, document the actions taken to address the impediments and maintain records to reflect the actions and the analysis to include request logs.**
- 5. Review data analysis to ensure that the waitlist is maintained in a manner that is consistent with the regulations and the approved policies of the NRMHA.**
- 6. Develop and manage housing of choice, which is safe, affordable, sustainable, and accessible.**
- 7. Improve access to services for persons with limited English proficiency**
- 8. Ensure that the NRMHA TDD/TTY number is on all correspondence being disseminated. This number is also listed on the NRMHA website**