

Annual PHA Plan <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: 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-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 the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, and PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, 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.

A. PHA Information.					
A.1	<p>PHA Name: New Rochelle Municipal Housing Authority (NRMHA) PHA Code: NY088 PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/01/2024 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; and 5 Fair Share Vouchers. Total Combined Units/Vouchers 705.</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. 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. 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 with a copy of their PHA Plans. <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
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>The NRMHA is under a Voluntary Compliance Agreement with HUD. Therefore, Operation and Management procedures have been revised in FY 2023 to satisfy the conditions and requirements of the VCA. The latest VCA document update is included as Attachment B.1a Voluntary Compliance Agreement Rider executed February 19, 2023 and B.1b Voluntary Compliance Agreement Report and Letter will be attached prior to submittal.</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p> <p>Exemption for Deconcentration of Poverty Policy: As per 24CFR 903.2(6) " Applicability of Deconcentration of Poverty and Income Mixing Requirements ", the NRMHA is " not subject to deconcentration of poverty and income mixing requirements because it has only one (1) general occupancy, family housing development"</p>
B.2	<p>New Activities.</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 (Section 18).</p> <p><input type="checkbox"/> <input checked="" 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 checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance or Project-Based Vouchers under RAD.</p> <p><input checked="" type="checkbox"/> <input 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>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.</p>

	<p>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.</p> <p>Demolition and/or Disposition: The NRMHA previously 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).</p> <p>Conversion of Public Housing to Project-Based Assistance under RAD: The NRMHA may consider the option of reapplying at a later date.</p> <p>Occupancy by Over-Income Families: (Date and statistics will be included prior to submittal)</p>
B.3	<p>Progress Report. Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>The Executive Director has demonstrated a renewed commitment to restore the NRMHA to a viable, high performing Agency. The NRMHA has experienced several challenges in FY 2022 to include the removal and replacement of the entire Board of Commissioners on December 29, 2022. A new Board was appointed by the City of New Rochelle and the NRMHA perceives the agency is now heading in the right direction. Many of the Board member in FY 2023 were just “learning” their positions and about the NRMHA as they did not have housing experience</p> <p>A new Chief Financial Officer (with Public housing/Section 8 experience) was appointed by the City of New Rochelle in FY 22 as well.</p> <p>Through the maximization of resources, the NRMHA is continuing to demonstrate significant progress in meeting the mission and goals identified in the FY 2020-2024 Five-Year Plan, FY 2023 Annual Plan, and the Voluntary Compliance Agreement (VCA). The NRMHA is working diligently to complete the remaining tasks in the VCA to include the hiring of a Neutral Accessibility Consultant in April 2023 after an extensive process resulting in the final approval from HUD. In FY 2023 the Neutral Accessibility Consultant performed the inspections of the NRMHA properties and provided a Report to the Agency in January 2024. This information was presented to the Board of Commissioners in January 2024 as well.</p> <p>The NRMHA will continue to work with agencies that provide funding for rental assistance in connection with Tenants Account Receivables (TARs).</p> <p>The NRMHA submitted a Request for Regulatory Waivers Eligible for Streamlined Processing in December 2022 that was approved. The two (2) request for waivers that expired in December 2023 include:</p> <p>(1) 982.505 (c) (4): Increase in Payment Standard During HAP Contract Term: To permit the PHA to increase the payment standard for the family at any time after the effective date of the increase, rather than waiting for the next regular reexamination;</p> <p>(2) 982.503 (b): Voucher Tenancy: New Payment Standard Amount: To allow PHAs to establish payment standards from 111 to 120 percent of the applicable Fair Market Rent (FMR).</p> <p>The NRMHA will pursue applying for additional grants to support the Youth Empowerment Program. The NRMHA also received confirmation of a \$25,000 award to the New Rochelle Affordable Housing Inc. that will be utilized to reimburse for the implementation of a sports program to support healthy youth development, Health & Fitness for Life, for the period January 1, 2023 continuing through September 30, 2023. This funding is from Westchester County. In addition, the City of New Rochelle approved \$500,000 in CDBG Funding for Playground Upgrade and Common Area Upgrades and committed an additional \$150,000 for unit repairs this year at Peter Bracey. (See page 7-9 of the FY 2023-2024 City of New Rochelle Work Plan ATTACHMENT B.3a)</p> <p>More specifically, all activities in FY 2024 will be directed towards continued improvement of all management systems, procedures, and the administrative structure of the Agency.</p>

	The NRMHA will hold the required public hearing on Thursday, April 4, 2024. A copy of the sign-in sheet and comments will be included as ATTACHMENT B.3b prior to submittal of the Plan.
B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. The most recently approved Five-Year Plan (FY2021-2025) was approved January 31, 2023. The FY 2022-2026 The Five-Year Plan will be submitted as soon as the newly contracted Neutral Accessibility Consultant provides the recommendations for renovation activities to be included in the FY 2022 and FY 2023 CFPs, as required by the VCA.
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N <input checked="" type="checkbox"/> <input type="checkbox"/> (a) If yes, please describe: (ATTACHMENT B.5) The Audit Report attached is FYE 06/30/22 as the FYE 06/30/23 report has not been received to date.
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y N <input checked="" type="checkbox"/> <input type="checkbox"/> See ATTACHMENT C.1 for RAB Comments and Sign-In sheet to be included prior to submission of the Annual Plan. (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
C.2	Certification by State or Local Officials. 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. See ATTACHMENT C.2 for Executed Certification to be included prior to submission of the Annual Plan.
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. <i>Form HUD-50077-ST-HCV-HP, 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. See ATTACHMENT C.3 for Executed Certification to be included prior to submission of the Annual Plan.
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y N <input type="checkbox"/> <input type="checkbox"/> TO BE INCLUDED AFTER THE PUBLIC HEARING If yes, include Challenged Elements.
C.5	Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y N N/A <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> (b) If yes, please describe:

The NRMHA has a Voluntary Compliance Agreement as referenced in previous sections. See Attachments B.1a VCA Rider Executed February 19, 2023 and B.1b VCA Status Report and Letter to be included prior to submission of the Annual Plan.

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing (AFFH).

Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

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 B.1b. 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.

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

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