**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.

**A.1 PHA Name:** Marin Housing Authority  
**PHA Code:** CA052  
**PHA Type:** ☑ Standard PHA  ☐ Troubled PHA  
**PHA Plan for Fiscal Year Beginning:** (MM/YY): 01/2022  
**PHA Inventory** (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  
- Number of Public Housing (PH) Units: 496  
- Number of Housing Choice Vouchers (HCVs): 2523  
- Total Combined Units/Vouchers: 3019  
**PHA Plan Submission Type:** ☑ Annual Submission  ☐ Revised Annual Submission

**Availability of Information.** 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.

[Check box if submitting a Joint PHA Plan and complete table below]

<table>
<thead>
<tr>
<th>Participating PHAs</th>
<th>PHA Code</th>
<th>Program(s) in the Consortia</th>
<th>Program(s) not in the Consortia</th>
<th>No. of Units in Each Program</th>
</tr>
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<tbody>
<tr>
<td><strong>Lead PHA:</strong></td>
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*Page 1 of 8*  
form HUD-50075-ST (12/2014)
### B. Annual Plan Elements

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

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

<table>
<thead>
<tr>
<th>Element</th>
<th>Y</th>
<th>N</th>
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<tbody>
<tr>
<td>Statement of Housing Needs and Strategy for Addressing Housing Needs</td>
<td></td>
<td></td>
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<tr>
<td>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions</td>
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<tr>
<td>Financial Resources.</td>
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<tr>
<td>Rent Determination.</td>
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<td>Operation and Management.</td>
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<td>Grievance Procedures.</td>
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<td>Homeownership Programs.</td>
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<td>Community Service and Self-Sufficiency Programs.</td>
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<tr>
<td>Safety and Crime Prevention.</td>
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<td>Pet Policy.</td>
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<td>Asset Management.</td>
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<tr>
<td>Substantial Deviation.</td>
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<tr>
<td>Significant Amendment/Modification</td>
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</tbody>
</table>

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

Operations/Management – Increase in levels of Pest (Rodent/Roach Treatments in affected units. Increase in proactive rodent eradication measures. Online training continues to be expanded, particularly for new hires, including agency policies and procedures, Yardi software training, and mandatory training such as Fair Housing, Sexual Harassment, and cyber training. Additionally, while in person training did not resume in the past year, all staff were provided with a two-part video training on diversity, equity and inclusion, and a training that provided an overview of informal hearings. Weekly management staff meetings continued to be held by video conferencing and include department reports each month to facilitate broader cross-agency communications and updates on work in progress. The Authority continues to adapt and improve workspace and modify safety efforts around COVID-19 best practices.

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

#### B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?

<table>
<thead>
<tr>
<th>Activity</th>
<th>Y</th>
<th>N</th>
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<tbody>
<tr>
<td>Hope VI or Choice Neighborhoods.</td>
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<tr>
<td>Mixed Finance Modernization or Development.</td>
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<tr>
<td>Demolition and/or Disposition.</td>
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<tr>
<td>Designated Housing for Elderly and/or Disabled Families.</td>
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<tr>
<td>Conversion of Public Housing to Tenant-Based Assistance.</td>
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<tr>
<td>Conversion of Public Housing to Project-Based Assistance under RAD.</td>
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<tr>
<td>Occupancy by Over-Income Families.</td>
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<tr>
<td>Occupancy by Police Officers.</td>
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<tr>
<td>Non-Smoking Policies.</td>
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<tr>
<td>Project-Based Vouchers.</td>
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<tr>
<td>Units with Approved Vacancies for Modernization.</td>
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<td></td>
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<tr>
<td>Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</td>
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</table>

(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.

#### B.3 Civil Rights Certification.

Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*, must be submitted by the PHA as an electronic attachment to the PHA Plan.
B.4 Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

Y ☒ N ☐

(b) If yes, please describe:

HQS waivers which allowed PHAs to receive self-certifications when notified of an HQS deficiency in lieu of a physical
HQS unit inspection, within the current regulations allowed by HUD during the COVID-19 pandemic. Further, we recommend that the Authority immediately reinspect all units that failed their most recent
Public Housing Authorities (PHA) to implement waivers surrounding COVID-19. Several of the items provided included
In April 2020 the Department of Housing and Urban Development (HUD) issued Notice PIH 2020 -05 which allowed
followed and all HQS inspections were halted.
issued in the County of Marin in March 2020. To protect MHA staff and participants the shelter in place orders were
conducting unit inspections and ensuring all units under contract meet HQS. In the
Authority Response - The Authority concurs with this finding and recognizes both the requirements and importance of
these units would fall under a unit where MHA was aware of a deficiency and therefore should have been followed up on
with a self-certification and all were not. Prior to the audit finding MHA restarted HQS inspections and began with all units

If the owner does not correct the HQS deficiencies within the specified correction period, then the Authority must stop
(abate) HAP for the unit or must terminate the HAP contract. In response to the COVID-19 pandemic, HUD provided
waivers and/or concessions for many of its regulations. The PIH Notice 2020-05, issued April 10, 2020, suspended SEMAP
assessment; waived the requirement for biennial HQS inspections until October 31, 2020; and established an alternative
requirement for HQS enforcement allowing for owner self-certification of corrective measures taken, with no concessions
made for the length of time allowed to remedy a failed HQS inspection. The PIH Notice 2020-33, issued November 30,
2020, provided an alternative requirement to biennial HQS inspections by allowing the Authority to rely on owner self-
certification that the owner has no knowledge that life-threatening conditions exist in the unit. Statement of Condition -
During the Authority’s 2019 internal control testing for SEMAP (Section 8 Management Assessment Program) reporting,
they recognized a weakness in controls over units which failed inspections more than once. Follow-up on these units with
multiple failed inspections did not occur. This deficiency included units failing inspections for life threatening deficiencies.
The Authority did not claim the points for this SEMAP indicator for the fiscal year ending December 31, 2019. Statement
That the Authority contracts with a service provider to conduct several the unit inspections. Mid-year 2019, the
Authority transitioned to new IT software.
At the on-set of these new procedures, controls were not in place to communicate the status of certain unit inspections and
to hand them off to the proper in-house personnel for follow-up. The monitoring of this situation did not improve throughout
2020. Effect - The Authority is unable to document that all units under HAP contract meet HQS. 76 2020-001 (continued)
HOUSING AUTHORITY OF THE COUNTY OF MARIN SCHEDULE OF FINDINGS AND QUESTIONED COSTS
DECEMBER 31, 2020 (Continued) Section III - Compliance Finding 2020-001 Housing Quality Standard Enforcement
(CFDA # 14.871) Criteria - The Authority administers a Housing Choice Voucher Program (HCVP) funded by the U.S.
Department of Housing and Urban Development (HUD). The HCVP provides rental assistance to help very-low-income
families afford decent, safe, and sanitary rental housing. The Authority must inspect units leased under the HCVP at the
time of initial leasing and at least every two years thereafter to ensure the units meet Housing Quality Standards (HQS).
For units under housing assistance payment (HAP) contracts that fail to meet HQS, the Authority must require the owner
to correct life threatening deficiencies within 24 hours and all other HQS deficiencies within 30 calendar days or within a
specified Authority-approved extension period.

Once the deficiency was noted, we discussed the results with the Authority’s management. It was their representation that
the deficiency began during the approximate time of their conversion to new software. We directed further testing in and
out-side of this time period to gain additional understanding of the deficiency. We concluded that the condition began mid-
year 2019 and has yet to be resolved. Identification of Repeat Finding - This is a repeat finding from the prior fiscal year.
Recommendation - We recommend that the Authority strengthen their internal controls to ensure that all units under HAP
contract meet HQS. Further, we recommend that the Authority immediately reinspect all units that failed their most recent
HQS unit inspection, within the current regulations allowed by HUD during the COVID-19 pandemic.

Authority Response - The Authority concurs with this finding and recognizes both the requirements and importance of
conducting unit inspections and ensuring all units under contract meet the Housing Quality Standards (HQS). In the
beginning of 2020, the world was hit with a global pandemic which caused a shutdown and shelter in place orders to be
issued in the County of Marin in March 2020. To protect MHA staff and participants the shelter in place orders were
followed and all HQS inspections were halted.

In April 2020 the Department of Housing and Urban Development (HUD) issued Notice PIH 2020-05 which allowed
Public Housing Authorities (PHA) to implement waivers surrounding COVID-19. Several of the items provided included
HQS waivers which allowed PHAs to receive self-certifications when notified of an HQS deficiency in lieu of a physical
inspection. MHA elected to implement the waivers offered by HUD which have been extended through December 31,
2021. Although HUD did not address units previously in failed status prior to the shelter in place orders, we now understand
these units would fall under a unit where MHA was aware of a deficiency and therefore should have been followed up on
with a self-certification and all were not. Prior to the audit finding MHA restarted HQS inspections and began with all units

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that previously failed. MHA has also put in place the following controls: Web-based data base to track each failed unit Weekly checks by contractors and internal staff to follow up on fails Running monthly reports to cross-check against web-based system Bi-weekly calls with contractors to discuss unit inspections and processes The Authority provides decent, safe, and sanitary housing to all of its participants. The deficiency was a result of a global pandemic, and with the above-mentioned controls in place it will n

<table>
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<tr>
<th>B.5</th>
<th>Progress Report.</th>
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<td></td>
<td>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</td>
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</table>

**Objective: Achieve and maintain 98% lease-up rate in Public Housing program.**

**Progress:** During the last six months of the reporting period, the Public Housing program maintained a 99% occupancy rate.

**Objective:** Turn over 100% of all vacant Public Housing units within 20 days of the vacate date.

**Progress:** Due to Unit Conditions and staffing shortages, this objective was not met during the reporting period. MHA will be working with third party vendors going forward in addition to staff to meet this objective in FY 2022.

**Objective:** Perform 40 housing quality control inspections annually using the HQS requirements. Perform housing quality inspections annually using the HQS standards on 100% of units leased through the Section 8 Program.

**Progress:** MHA staff conducts Quality Control inspections on a quarterly basis in addition to third party contractors conducting Quality Control inspections on a monthly basis

**Objective:** Solicit input from residents as to what procedures or practices are perceived to be confusing and/or burdensome in order to assist in prioritizing areas that would most benefit from improved systems.

**Progress:** This goal continues to be accomplished through the RAB and GGVRC. RAB meetings are held monthly to keep lines of communication open with participants and staff. MHA management staff attends the GGVRC monthly meetings.

**Objective:** Explore methods of automating routine tasks through our client software and payroll systems.

**Progress:** MHA working toward a paperless workplace. Utilization of Yardi/SmartSheet and Google Documents to facilitate automated payroll and client software functions.

**Objective:** Continue participation and leadership in the Marin Partnership to End Homelessness, Homeless Policy Steering Committee, and countywide efforts to end homelessness.

**Progress:** MHA is the Coordinated Entry provided through a county partnership. MHA works in collaboration with a team of Community Based Organizations to collectively address chronic homelessness in Marin with a goal to end chronic homelessness in 2022.
B.6  Resident Advisory Board (RAB) Comments.

(a) Did the RAB(s) provide comments to the PHA Plan?

Y  N
☒   ☐

(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.

B.7  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.

B.8  Troubled PHA.

(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

Y  N  N/A
☐  ☐  ☒

(b) If yes, please describe:

C.  Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).

C.1  Capital Improvements. 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.

Please see attached HUD approved 5-Year Action Plan (HUD-50075.2) approved by HUD on June 30 2021.
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))

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(1))

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

Compare the PHA’s procedures for maintaining wait lists for admission to public housing and address any site-based wait 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 PHA’s procedures for maintaining wait lists for admission to public housing and address any site-based wait 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))

☐ 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 maintaining wait 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))

☐ 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 basic: (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)(2))

☐ 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))
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.”

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

- **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)(iii))

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

### B.2 New Activities

#### 2. Project-Based Vouchers
- 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; (2) The PHA has publicized availability of the unit to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction a t least thirty days before offering the unit; (3) 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 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)

- 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)

#### 3. 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/disp/index.cfm, (24 CFR §903.7(h))

- 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, (24 CFR §903.7(h))

- A statement of the number and location of the units to be occupied by police officers, and the terms and conditions of occupancy. 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 960.503) (24 CFR 903.7(b))

- 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

- 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, (24 CFR §903.7(j))

- 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

- 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, (24 CFR §903.7(j))

- A statement of the number and location of the units to be occupied by police officers, and the terms and conditions of occupancy. 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 960.503) (24 CFR 903.7(b))

- 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(q))

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.”

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.