

# WARREN METROPOLITAN HOUSING AUTHORITY

## ANNUAL PHA PLAN

### FISCAL YEAR 2024

**DATE SUBMITTED TO HUD: OCTOBER 20, 2023**

**FISCAL YEAR BEGINNING: JANUARY 1, 2024**

**JACQUELINE ADKINS, EXECUTIVE DIRECTOR**



Prepared By:

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<b>Annual PHA Plan (Standard PHAs and Troubled PHAs)</b>	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.** 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 higher performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management 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, 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 the 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.

<b>A</b>	<b>PHA Information.</b>																																
<b>A.1</b>	<p> <b>PHA Name:</b> <u>Warren Metropolitan Housing Authority</u>                      <b>PHA Code:</b> <u>OH049</u>  <b>PHA Type:</b>   <input checked="" type="checkbox"/> Standard PHA                      <input type="checkbox"/> Troubled PHA  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>01/2024</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning above)  <b>Number of Public Housing (PH) Units:</b> <u>206</u>  <b>Number of Housing Choice Voucher (HCVs):</b> <u>798</u>  <b>Total Combined Units/Vouchers:</b> <u>1004</u>  <b>PHA Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission   <input type="checkbox"/> Revised Annual Submission </p> <p> <b>Availability of Information.</b> 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 a copy of their PHA Plans. </p> <p> <b>The following are the specific locations where the public may obtain copies of the 2024 Annual PHA Plan:</b> <ul style="list-style-type: none"> <li>▪ Administrative Office – 990 East Ridge Drive, Lebanon, OH 45036</li> <li>▪ PHA Website: <a href="http://www.warrenmha.org">www.warrenmha.org</a></li> </ul> </p> <p> <input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 20%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Programs Not in the Consortia</th> <th colspan="2" style="width: 30%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 15%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	Lead HA:																							
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<b>B</b>	<b>Plan Elements</b>																																										
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <table border="0"> <tr> <td>Y</td> <td>N</td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Statement of Housing Needs and Strategy for Addressing Housing Needs</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Financial Resources.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Rent Determination.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Operation and Management.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Grievance Procedures.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Homeownership Programs.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Community Service and Self-Sufficiency Programs.</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Safety and Crime Prevention.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Pet Policy.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Asset Management.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Substantial Deviation.</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input checked="" type="checkbox"/></td> <td>Significant Amendment/Modification</td> </tr> </table> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p><b>Statement of Housing Needs and Strategy for Addressing Housing Needs</b></p> <p><b><u>Statement of Housing Needs:</u></b></p> <p>As identified in the Warren County Consolidated Plan for 2019-2023, Warren County lacks adequate affordable housing for the growing population of the county. Between CY 2000 and CY 2010 the population of Warren County grew by 33% which equated to an additional 20,495 households in the ten (10) year span. As many other Ohio counties, Warren struggles with overcrowding and cost burden. The most prevailing housing problem by a wide margin is cost burden. The income group most likely to pay more than 50% of household income on housing are extremely low-income households, defined as those earning 0-30% of AMI (Area Median Income); this applies to both renter households and owner-occupied households. For more information on the Warren County Consolidated Plan, please visit the County website at <a href="http://www.co.warren.oh.us">www.co.warren.oh.us</a>.</p> <p><b><u>Waiting List for Public Housing:</u></b></p> <p>Total: 1537  Extremely Low Income: Not Available  Very Low Income: Not Available  Low Income: Not Available</p>	Y	N		<input checked="" type="checkbox"/>	<input type="checkbox"/>	Statement of Housing Needs and Strategy for Addressing Housing Needs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Financial Resources.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rent Determination.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Operation and Management.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Grievance Procedures.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homeownership Programs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Community Service and Self-Sufficiency Programs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Safety and Crime Prevention.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pet Policy.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Asset Management.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Substantial Deviation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Significant Amendment/Modification
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**B.1**

Families with children: 746-48.5%  
Elderly Families: 122-8%  
Families with Disabilities: 484-31%  
White: 1073-70%  
Black/African American: 375-24%  
American Indian/Alaska Native: 34-2%  
Asian: 13-1%  
Native Hawaiian/Other Pacific Islander: 7-0.46%  
Other: 35-2%

**Bedrooms:**

1 BR: 748-49%  
2 BR: 448-29%  
3 BR: 339-22%  
4 BR: 2-0.13%

The waiting list is not closed.

**Waiting List for Section 8:**

Total: 756  
Extremely Low Income: Not Available  
Very Low Income: Not Available  
Low Income: Not Available  
Families with children: 453-60%  
Elderly Families: 21-3%  
Families with Disabilities: 154-20%  
White: 244-32%  
Black/African American: 472-62%  
American Indian/Alaska Native: 17-2%  
Asian: 6-1%  
Native Hawaiian/Other Pacific Islander: 4-0.53%  
Other: 13-2%

The waiting list has been closed for 12 months. The PHA does expect to reopen the list in the PHA Plan year.

**B.1**

**Financial Resources**

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2024 grants)</b>		
a) Public Housing Operating Fund	825,300.00	
b) Public Housing Capital Fund	500,000.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	5,048,715.00	
f) Resident Opportunity and Self- Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
Mainstream	168,681.00	Mainstream Vouchers
Permanent Supportive Housing	242,000.00	Housing to support homeless
Cares (HCRP)	1,659,600.00	Homeless prevention & Rapid Rehousing
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>		
	425,000.00	Public housing operations
<b>4. Other income (list below)</b>		
<b>5. Non-federal sources (list below)</b>		
<b>Total resources</b>		
	<b>\$8,869,296.00</b>	

B.1

## Rent Determination

### Section 8

#### Payment Standards:

The PHA's payment standard is:

- At or above 90% but below 110% of FMR

PHA changed the payment standard above from below 100% to below 110%.

## Operation and Management

### HUD Programs Under PHA Management:

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	208	60
Section 8 Vouchers	817	180
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	N/A	N/A
Special Purpose Section 8 Certificates/Vouchers (list individually)	PSH -26 Mainstream - 19 Fairshare - 6	N/A
Other Federal Programs (list individually)	N/A	N/A

## Community Service and Self-Sufficiency Programs

Services and programs offered to residents and participants by the Warren Metropolitan Housing Authority are as follows:

### Family Self-Sufficiency:

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants	Actual Number of Participants (As of: 07/03/2023)
Public Housing	0	0
Section 8	0	3

B.1

**Community Service Implementation Report:**

- Number of tenants required to perform community service: 9
- Number of tenants performing community service: 8
- Number of tenants granted exemptions: 200
- Number of tenants in non-compliance: 1
- Number of tenants terminated/evicted due to non-compliance: 0

**Safety and Crime Prevention**

**Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year:**

List of crime prevention activities:

- Volunteer Resident Patrol/Block Watchers Program
- Installed security cameras inside and out at Met Village
- Installed exterior cameras at Brookview

PHA added 3<sup>rd</sup> bullet above.

**Coordination between PHA and the police:**

Developments that are most affected:

- South Lebanon
- Met Village
- Brookview

PHA added "Brookview" above.

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

If subject to deconcentration requirements, the PHA will consider its deconcentration goals when transfer units are offered. When feasible, families above the Established Income Range will be offered a unit in a development that is below the Established Income Range, and vice versa, to achieve the PHA's deconcentration goals. A deconcentration offer will be considered a "bonus" offer; that is, if a resident refuses a deconcentration offer, the resident will receive one additional transfer offer.



**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?

Y N

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- 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.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- 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. 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.

**Demolition and/or Disposition**

The PHA does plan to conduct demolition or disposition activities in the Plan Fiscal Year at 526 & 530 South River Street, Franklin, OH 45005.

Activity Description:

B.2

Demolition/Disposition Activity Description	
1a. Development name:	<b>Franklin Rehab</b>
1b. Development (project) number:	<b>AMP 20 #3</b>
2. Activity type: Demolition	<input type="checkbox"/>
	<b>Disposition</b> <input checked="" type="checkbox"/>
3. Application status (select one)	
	Approved <input type="checkbox"/>
	Submitted, pending approval <input type="checkbox"/>
	<b>Planned application</b> <input checked="" type="checkbox"/>
4. Date application approved, submitted, or <b>planned</b> for submission:	<b>January 2024</b>
5. Number of units affected:	<b>2</b>
6. Coverage of action (select one)	
	<input checked="" type="checkbox"/> <b>Part of the development</b>
	<input type="checkbox"/> Total development
7. Timeline for activity:	
	a. Actual or projected start date of activity: <b>January 2024</b>
	b. Projected end date of activity: <b>June 2024</b>

B.3

### 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.

WMHA housed 162 new households with public housing units or HCV vouchers for families determined eligible. We connect the families with resources in becoming self-sufficient.

#### PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #1:

- Apply for additional rental vouchers
- Reduce public housing vacancies

**Progress Statement:** The HA received six (6) Fairshare Vouchers in 2022.

#### PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #2:

- Improve public housing management (PHAS score)
- Improve voucher management (SEMAP score)
- Increase customer satisfaction
- Demolish or dispose of obsolete public housing

**B.3**

**Progress Statement:** WMHA received High Performer status on SEMAP for 2022. PHAS fell to standard. The HA will work to improve unit turnover to increase PHAS back to high performance.

**PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES**

The PHA established the following objectives to strive in meeting goal #3

- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards

**Progress Statement:** WMHA reviewed and adjusted the payment standard for HCV to 110% of FMR and held an owner orientation to promote the HCV program.

**PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT**

The PHA established the following objectives to strive in meeting goal #4

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments
- Implement public housing security improvements

**Progress Statement:** WMHA is collaborating with the local Jobs Program to provide training and job skills to residents. Working to educate residents on reporting criminal activity and installed security cameras.

**PHA GOAL #5: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS**

The PHA established the following objectives to strive in meeting goal #5

- Provide or attract supportive services to improve assistance recipients' employability
- Provide or attract supportive services to increase independence for the elderly or families with disabilities

**Progress Statement:** WMHA employees Case Managers who work with families to connect to services for families and elderly/disabled households.

**PHA GOAL #6: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING**

The PHA established the following objectives to strive in meeting goal #6

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status and disability
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status and disability

C.4	<p><b>Challenged Elements.</b> 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 checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements. <i>N/A</i></p>
C.5	<p><b>Troubled PHA.</b></p> <p>a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y    N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe: <i>N/A</i></p>
<p><b>D. Affirmatively Furthering Fair Housing.</b></p>	
D.1	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></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. <i>N/A</i></p>