

# Overview of PHA 5 Year Agency Plan

Public Hearing  
10/3/2024

2025-5 Year Annual Plan



# Agenda

**Staff introduction**

**Presentation  
Overview**

**Timeline**

**Annual Plan Overview**

**Proposed Changes to  
Admin and ACOP Plan**

- Significant changes
- Staff Recommendations

**Changes to Capital  
Improvement**

# Staff Introductions & Housekeeping

Tasha Aje'Scott, ED

Rose Oliver, Director of Occupancy- PH Changes

Jorge Ovalle, Director of HCV Operations- HCV Changes

John Benedict, Facilities Improvement Manager- Capital Improvement Changes

Alton Shelvin, Director of Resident Services- Resident Service Changes

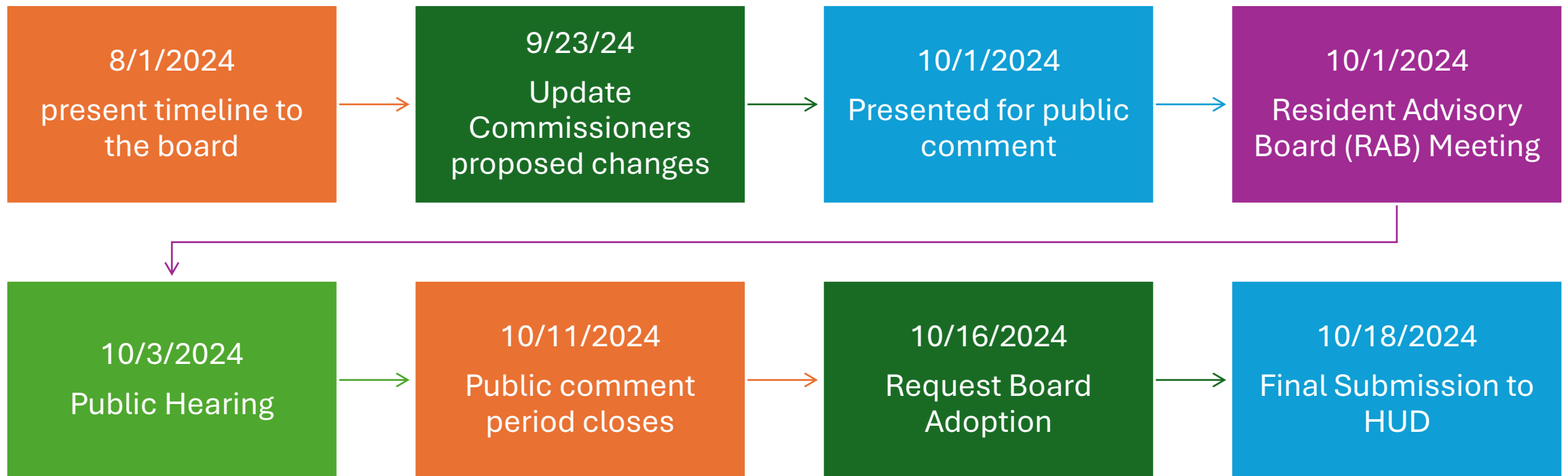
## Housekeeping

- Meeting is being recorded- cellphones on vibrate, 1 person talking at a time
- Waitlist and general housing questions will not be answered
- Do not share personal issues
- Questions/comments will be taken at the end of the meeting

# Public Hearing

- 5 Year Annual Plan Update
  - 2025-2030 time period
  - Mission Statement
  - Goals and Objectives outlined
    - Goal #1-Objective 1.3 expanded to include homeownership support
    - Goal #2- Objective 2.1 updated to include leasing efforts
    - Goal #3- Objective 3.3 expanded to include building and office security
    - Goal #4-No significant changes
    - Goal #5- No significant changes
    - Goal #6- No significant changes

# Timeline



# Background

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- The Agency Plan informs HUD and the public of PHA policies, operations, funding, asset management, and program activities in place or planned for meeting local housing needs and goals.
  - Annual Plan: updates on progress, amendments, or significant changes
  - Administrative Plan is specific to the discretionary policies governing the administration of the HCV program
  - Admissions & Continued Occupancy Policy (ACOP) is specific to the discretionary policies, governing the administration of the Public Housing program

# Annual Plan

Agency Mission, Goals, and Objectives

Summary of the Admin Plan & ACOP

Updates on elements not in Admin Plan or ACOP

- FSS/ROSS
- New Activities (Development)
- Progress Report on Mission & Goals, as described in the Five-Year Plan
- Other Documents & Certifications



# Resident Services

- ROSS
  - No changes to policy, operations, or procedures. We are expanding participation in the ROSS program
- FSS
  - No changes to policy, operation, or procedures. We are expanding participation in the FSS program
- Homeownership
  - No changes to policy, operation, or procedures. We are expanding participation in the Homeownership program and added as an objective in the 5 Year plan



# Administrative Plan

## HUD Mandates- Significant Changes

### 01

#### Chapter 1

- Added information on the Housing Opportunity through Modernization Act (HOTMA) to the Overview and History of the Program section. Revised the section on Contents of the Plan to include information on project-based vouchers and policies governing special housing types.

### 02

#### Chapter 2

- Expanded the existing policies on discrimination complaints with a new section on Discrimination Complaints., which includes guidance from Notice FHEO 2023-01.

### 03

#### Chapter 3

- Revised various areas of the chapter to account for HOTMA changes, including the Final Rule issued February 14, 2023, Notice PIH 2023-27, and other sources of HUD guidance on the topic. This includes a new section on Restriction on Assistance Based on Assets.

# Administrative Plan (cont)



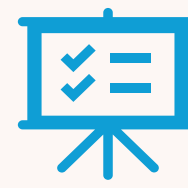
## Chapter 6 (Income)

This chapter was completely rewritten from the ground up to account for HOTMA changes, including the Final Rule issued February 14, 2023, Notice PIH 2023-27, and other sources of HUD guidance on the topic. Included also are changes regarding exceptions to utility allowances as a reasonable accommodation.



## Chapter 7

As with Chapter 6, the bulk of this chapter had to undergo a complete rewrite for HOTMA. Many of the changes were required due to updates in verification requirements outlined in Notice PIH 2023-27



## Chapter 15

Includes policies by default rather than directing to the guide. Policies are now included where relevant in the event that the PHA grants use of a special housing type as needed as a reasonable accommodation.

# Administrative Plan (cont)

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- Chapter 16
  - Included changes regarding exceptions to utility allowances as a reasonable accommodation. Modified the policy on evidence for the informal hearing to eliminate the charge of copying documents related to the hearing.
  - Added a record retention policy that the PHA will keep for at least three years records of all complaints, investigations, notices, and corrective actions related to fair housing violations.
- Chapter 17
  - Made minor updates to account for the Federal Register notice issued March 3, 2023, on subsidy layering requirements.
  - Added a minor clarification on asset limitation requirements to the section on Eligibility for PBV Assistance to account for HOTMA changes.
- Chapter 18
  - Added information and clarification to the Applicable Regulations, PBV Percentage Limitation and Unit Cap, Inspecting Units, and Continuation of Housing Assistance Payments sections to account for the most recent Rental Assistance Demonstration (RAD) notice, PIH 2023-19.
  - Added a minor clarification on asset limitation requirements to the section on Eligibility for PBV Assistance to account for HOTMA changes.

# Admission and Continued Occupancy Plan

## HUD Mandates- Significant Changes

- Chapter 3
  - Restriction on Assistance Based on Assets (Owning a home home)
  - Required Denial of Admission
- Chapter 6
  - Calculation of Annual & Interim Income
  - Types of Assets (exclusions)
  - Asset Limitations (\$100,000.00)
  - Utility Allowance
  - Health & Medical Deductions (10% vs 3%)
  - Elderly (\$525) & Deduction (\$480 HUD will change annual)
- Chapter 7
  - Family consent to Release information
  - Student Financial Assistance
  - Income Excluded (Family members receiving payments that allow a disabled individual to live at home)
- Chapter 8
  - NSPPIRE INSPECTIONS
- Chapter 13
  - Over Income Families (24 months maximum stay in public housing)

## Staff Changes

- Chapter-16- Repayment Policy (\$1000.00 or less)

# 5 Year Capital Improvement Plan

## Woodhill Towers North

- Apartment upgrades
- New trash compactor

## Woodhill Towers South

- Apartment upgrades
- New trash compactor

## Sunnyside

- Replace gas and water lines
- New playground equipment

## AMP 1

- New playground equipment
- Security camera

## AMP 2

- New playground equipment
- Security camera

## Boys & Girls Club

- New roof

## Woodhill Tower Homes

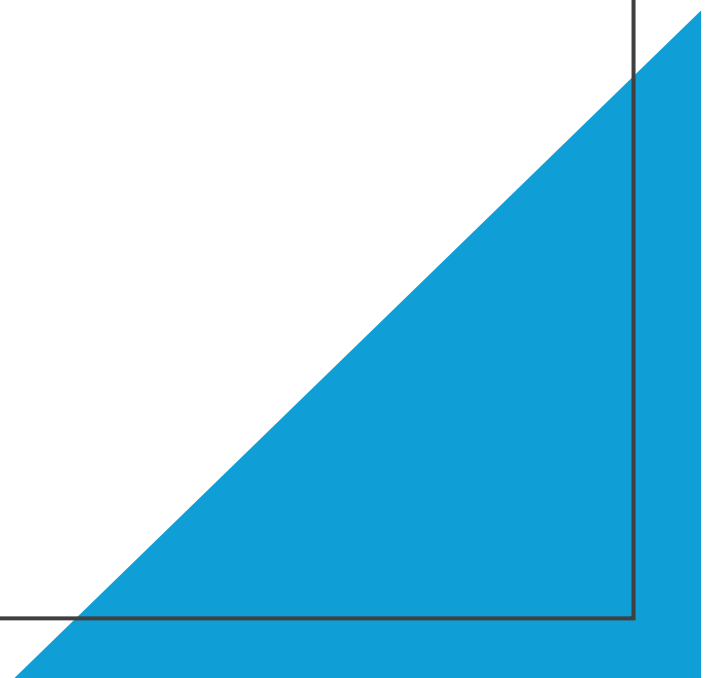
- Playground equipment

## Equipment

- New salt spreader
- New carpet cleaning machine
- Zero turn mower

# More information on 5 Year Annual Plan

- For more information on the Agency Plans and public comment please visit our website
  - [Bloomingtonha.com](http://Bloomingtonha.com)





Questions  
and/or comment

