

SALEM HOUSING AUTHORITY

Five-Year Public Housing Agency Plan

For fiscal year: 2024

SALEM HOUSING
AUTHORITY

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Salem, MA 01970
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| 5-Year PHA Plan (for All PHAs) | 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, 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-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A. wa

A.1 PHA Name: Salem Housing Authority PHA Code: MA055

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/2024
 The Five-Year Period of the Plan (i.e. 2019-2023): 2024-2028
 PHA Plan Submission Type: 5-Year Plan Submission Revised 5-Year Plan Submission

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 on 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 websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

The 5-Year plan along with all its elements can be obtained at the Authority's Administrative office located at 27 Charter Street, Salem MA 01970, at the Section 8 Office located at 136 Canal St. Suite 2, Salem and on our website: <https://salemha.org>. Copies of the proposed PHA Plan have been provided to the RAB members participating in the remote RAB meetings. Once approved, the final PHA Plan will replace the draft PHA Plan and will be made available at the SHA Administrative Office and at <https://salemha.org>.

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)

| 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: | | | | | |
| | | | | | |
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| | | | | | |

B. Plan Elements. Required for all PHAs completing this form.

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|-------------------|---|
| <p>B.1</p> | <p>Mission. State the PHA's mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA's jurisdiction for the next five years.</p> <p><i>The Salem Housing Authority is committed to providing a full range of affordable housing opportunities that are decent, safe, and sanitary to eligible low-income elderly, family, and handicapped persons in a fair manner. We strive to make the best use of all available resources so that our residents and participants may live in an environment that is clean, well maintained and attractive by taking advantage of available government resources. Our goal is to manage our public housing units in a manner that is consistent with good, financially sound property management practices.</i></p> <p><i>We endeavor to instill pride and a desire for an enhanced quality of life for our residents and their families. We are committed to servicing our residents and participants and this entire community in a manner that demonstrates professional courtesy, respect and caring.</i></p> <p><i>We are committed to fair and non-discriminatory practices throughout all of our housing programs and design policies that aim to de-concentrate poverty and provide support to access affordable housing opportunities. The Salem Housing Authority is committed to assisting all residents who are moving from welfare-to-work with affordable housing opportunities that do not act as disincentives to economic advancement.</i></p> |
| <p>B.2</p> | <p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.</p> <ul style="list-style-type: none"> ➤ <i>To continue providing a high-quality Section 8 Housing Choice Voucher and project-based housing assistance program by maintaining a high score under Section Eight Management Assessment Program (SEMAP).</i> ➤ <i>Continue to manage the Authority's public housing program efficiently and maintain the designation as a "High Performer" by the Public Housing Assessment System (PHAS).</i> ➤ <i>Maintain Public housing properties in compliance with INSPIRE and Housing Choice Voucher subsidized units in compliance with Housing Quality Standards (HQS).</i> ➤ <i>To ensure equal opportunity in housing for all qualified applicants. The Authority is committed to fair and non-discriminatory practice and this is accomplished by ensuring access to assisted housing regardless of race, sex, familial status, religion, disability, sexual orientation.</i> ➤ <i>SHA is committed to completing voluntary conversion of federal public housing. SHA included residents in the process of exploration and has started the conversion process. It is the goal of the SHA to Convert all Federal Public Housing to project-based units.</i> |

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| <p>B.3</p> | <p>Prog</p> <p>B.3 Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <ul style="list-style-type: none"> ➤ The SHA has trained staff on trauma informed care and has integrated this practice throughout its operation. ➤ The SHA continues to engage in a collaborative relationship with many local community agencies/service entities which benefits the families we serve. This initiative has expanded under the new Family Self Sufficiency program. ➤ The SHA continues to maintain SEMAP high performer status. ➤ The SHA continues to undertake affirmative action measures to ensure equal access to assisted housing, regardless of race, color religion, national origin, sex, familial status or disability. The sha promotes and furthers section 504 and reasonable accommodation practices. ➤ The SHA has a language access plan and informs all residents, participants, applicants and others of vawa related requirements and protections. ➤ The Authority continues its mission of serving applicants, residents and participants in a manner that demonstrates professional courtesy, respect and caring and in empowering residents and participants with the knowledge of what their rights are under the Violence Against Women Act (VAWA) and the American with Disabilities Act (ADA) |
| <p>B.4</p> | <p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p style="text-align: center;"><i>See Section D.1</i></p> |
| <p>C. Other Document and/or Certification Requirements.</p> | |
| <p>C.1</p> | <p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p style="text-align: center;">See Exhibit D</p> |
| <p>C.2</p> | <p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> |
| <p>C.3</p> | <p>Certification by State or Local Officials.</p> <p><u>Form HUD-50077-SL</u>, <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.</p> |

C.4 Required Submission for HUD FO Review.

(a) Did the public challenge any elements of the Plan?

Y N

(b) If yes, include Challenged Elements.

D

Department of Housing and Urban Development (HUD)

D.1

Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

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.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

VAWA 2022 provides that HUD and the Department of Justice shall implement and enforce VAWA consistent with, and in a manner that provides, the same rights and remedies as those provided for the Fair Housing Act. As such, the SHA will comply with all ongoing requirements of VAWA, including the implementation of obligations under VAWA'22. The SHA is committed to supporting the needs of victims of domestic violence and making referrals to advocacy resources. All applicants and participants will be informed that if they are applying for or receiving assistance under any housing operated by the SHA, they may have housing protections under VAWA. The following VAWA forms will be provided directly to family members during the admissions process while a participant and upon proposed termination: the notice of occupancy rights under the Violence Against Women Act (VAWA) (HUD form 5380) and the Certification of Domestic Violence (HUD form 5382). The SHA will maintain strict privacy controls in relation to VAWA records and may retain records of VAWA requests and outcomes as needed to comply with VAWA'22.

The SHA will make readily available for all applicants and participants educational material about fair housing rights and responsibilities consistent with 24 CFR § 5.154(d)(5).

The SHA will conduct an annual assessment of SHA waiting lists to ensure marketing strategies target minority groups identified as having a lower percentage than the local jurisdiction's most recent census report for minority backgrounds in the Salem area.

The SHA will Ensure that all aspects of the SHA's Fair Housing Plan is carried out.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

The SHA will annually review the payments standards set by the SHA to ensure they are high enough to allow families a reasonable selection of modest, decent, safe, and sanitary housing in a range of neighborhoods in the PHA's jurisdiction. To meet that objective and to support families wishing to move to areas with lower concentrations of poor and minority households, the SHA may also establish higher payment standard schedules for certain areas so that families can rent units in more desirable areas.

Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR § 903.4)

- A.1** Include the full PHA Name, PHA Code, PHA Fiscal Year Beginning (MM/YYYY), Five-Year Period that the Plan covers, i.e. 2019-2023, PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. Plan Elements.

- B.1 Mission.** State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. (24 CFR § 903.6(a)(1))
- B.2 Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. (24 CFR § 903.6(b)(1))
- B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. (24 CFR § 903.6(b)(2))
- B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR § 903.6(a)(3)).

C. Other Document and/or Certification Requirements.

- C.1 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

- (a) Did the public or RAB have comments?
(b) If yes, submit 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 § 903.17(b), 24 CFR § 903.19)

C.3 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.

C.4 Required Submission for HUD FO Review.

Challenged Elements.

- (a) Did the public challenge any elements of the Plan?
(b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing.

(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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 PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, 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.

EXHIBIT A

**Salem Housing Authority
Summary of Admin Plan and ACOP HOTMA POLICY DECISIONS**

Expected Effective:
Pending HUD Guidance on Effective Date

1. SELF-CERTIFICATION OF NET FAMILY ASSETS: 24 CFR 5.603(b) "Net Family Assets" para. (2); 5.618(b)
The PHA will determine net family assets and anticipated income earned from assets at new admission and at recertification by fully verifying the information through bank statements provided by the family, regardless of the family having assets that are equal to or less than \$50,000.

Asset Limits: Asset Limitation for Interim and Annual Reexamination (24 CFR § 5.618
At admission, a family may not be assisted if they have \$100,000 or more in assets or real property ownership. The PHA will not enforce the \$100,000 asset limit at recertification for participant families.
2. DETERMINING NET FAMILY ASSETS : 24 CFR 5.603(b)(3) and (4)
The PHA must include the value of non- necessary items of personal property if the combined value exceeds \$50,000.
3. HARDSHIP EXEMPTIONS FOR HEALTH/MEDICAL CARE EXPENSES & REASONABLE ATTENDANT CARE & AUXILIARY APPARATUS EXPENSES – GENERAL RELIEF : CFR 5.611(c)(1) and 5.611(c)(2)
The Health and Medical Care Expenses deduction will be capped at qualifying expenses in excess of 10% of annual income. The PHA will incrementally implement this policy for current participants with medical expenses. "Phased in Relief", will begin automatically as 5% in the first year; 7.5% for the second year and 10% for the third year.

A family that did not previously have medical expenses (prior to Jan. 2025) may request a hardship exemption for up to four 90-day periods (deduction capped at qualifying expense in excess of 5% (instead of 10%)) for an unexpected increase in health or medical care expenses, which must be verified.
4. HARDSHIP EXEMPTION TO CONTINUE CHILDCARE EXPENSES DEDUCTION: 24 CFR 5.611(a)(4)
The PHA *may* extend the childcare expense deduction for a 90-day period if the family member is no longer employed, looking for work, or furthering his or her education
5. INTERIM REEXAMINATIONS: 24 CFR §§ 960.257(b)(6); 982.516(c)(4); and 882.515(b)(4)- (b)(5).
Families must report all changes in family income or composition within 7 business days from the effective date of the change to be considered "timely."
6. DECREASES IN INCOME : 24 CFR §§ 960.257(b)(2); 982.516(c)(2); and 882.515(b)(2)
An interim reexamination will be conducted when the PHA is notified by the family that the family's adjusted income has changed by an amount that is estimated to result in a decrease of 10% or more of the family's annual adjusted income

7. INCREASES IN INCOME: 24 CFR §§ 5.657(c)(3); 960.257(b)(3); 982.516(c)(3); and 882.515(b)(3)
All families are required to report any changes in family income. The PHA will not consider any increases in **earned income** when estimating or calculating whether the family's adjusted income has increased unless the family had a previous interim examination where the family's income, of any type, decreased during the same reexamination cycle. Although families are required to report all changes in income and household composition, no interim reexaminations will be conducted due to increases in annual adjusted income in the 3 months before the next regular annual examination.
8. AUTHORIZATION FOR THE RELEASE OF INFORMATION and REVOCATION OR CONSENT
24 CFR 5.230 and 24 CFR 5.232(c)
Applicants and participants must sign and submit the HUD-9886 only once, as applicable, at admission and no later than the next interim or regularly scheduled income reexamination. Families have the right to revoke consent by notice to the PHA, however, revoking consent will result in termination or denial of assistance.
9. DE MINIMIS ERRORS 24 CFR §§ 5.609(c)(4); 960.257(f); 982.516(f); 882.515(f); and 882.808(i)(5)
Once the PHA becomes aware of the existence of an income calculation error, the error(s) will be corrected retroactive to the effective date of the action, regardless of the dollar amount associated with the error. Families will not be required to repay the PHA in instances where the PHA miscalculated income resulting in a family being undercharged for rent. The PHA will take corrective action to credit or repay a family if the family was overcharged tenant rent.
10. HUD'S ENTERPRISE INCOME VERIFICATION (EIV) : 24 CFR 5.233
The PHA will use HUD's verification hierarchy when verifying each household's income, assets, deductions, and expenses. *The PHA* will access the EIV system and obtain an Income Report for each household during annual and interim recertifications.
11. DETERMINATION OF INCOME USING OTHER MEANS-TESTED PUBLIC ASSISTANCE, I.E., "SAFE HARBOR" : 24 CFR 5.609(c)(3)
The PHA **will not** accept income calculation information from other means-tested forms of federal public assistance.
12. SSN Number Requirement: The PHA **will not** accept alternative documentation in lieu of the required SSN verification.

13. SYSTEM ZERO INCOME REVIEWS

24 CFR § 5.609(b)(24)(vi); 24 CFR §§ 5.657(c)(3); 960.257(b)(3); 982.516(c)(3); and 882.515(b)(3)

The PHA will continue to conduct zero-income reviews once for zero-income families. The PHA will not assign monetary values to non-monetary in-kind donations received to calculate annual income.

Non HOTMA Changes: modifications are as follows:

A. National Standards for the Physical Inspection of Real Estate: The new NSPIRE inspection standards that replace HQS becomes effective October 1, 2024.

B. Repeal of the Earned Income Disregard

Exhibit B

Public Housing Units Proposed for Disposition under Section 18

Stephen Zisson Elderly Residence

Location:

292 Essex St. (above YMCA)

Units:

14 – 1 BR apts.

Category:

Senior Citizens and Disabled

Type:

Federal Public Housing

Power Block

Location:

5 Barton Sq.

Units:

16 – 1 BR apts.

Category:

Senior Citizens and Disabled

Type:

Federal Public Housing

Scattered Sites:

Location:

2 Hathorne Crecent

Units:

2- 2BR Apartments

Category:

Family

Type:

Federal Public Housing

Location:

122 ½ Boston Street

Units:

1- 3BR Apartment

1- 4BR Apartment

Category:

Family

Type:

Federal Public Housing

Location:

73 Boston Street

Units:

1- 2BR Apartment

2- 3BR Apartments

Category:

Family

Type:

Federal Public Housing

Location:

121 ½ Bridge Street

Units:

2- 2BR Apartments

Category:

Family

Type:

Federal Public Housing

EXHIBIT C

Leefort Terrace PBV Project

This Leefort Terrace is a multifamily housing development which will be managed by Beacon Residential Management Limited Partnership and located at 1 Leefort Terrace, Salem, MA 01970. Leasing is expected in 2026.

The property includes a total of 124 apartments, consisting of the bedroom mix as indicated below:

- One-bedroom No. of apartments: 62
- Two-bedroom No. of apartments: 38
- Three-bedroom No. of apartments: 24

The project complies with the PHA Plan in the following way:

This property, the SHA, the owner and the Management Agent are committed to providing equal opportunity to all individuals who apply to and reside at the property.

a) Nondiscrimination and Affirmative Fair Housing Marketing Plan

In carrying out the Plan, Management shall not discriminate on the basis of race, color, religion, national origin, sex, disability, familial status or other basis prohibited by local, state or federal law in any aspect of tenant selection or matters related to continued occupancy.

Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity (77 FR 5662 Effective Date: March 5, 2012) states that HUD's housing programs shall be open to all eligible individuals and families regardless of sexual orientation, gender identity, or marital status. This rule also prohibits management from asking about an applicant or resident's sexual orientation and gender identity to determine eligibility or otherwise make housing available. However, this prohibition on inquiries is not intended to prohibit mechanisms that allow for voluntary and anonymous reporting of sexual orientation or gender identity solely for compliance with data collection requirements of state or local governments or other federal assistance programs.

The Fair Housing Act, Section 504, and Title VI of the Civil Rights Act

The PHA and the Management will maintain policies to comply with Section 504 of the Rehabilitation Act of 1973, The Fair Housing Act Amendments of 1988, and Title VI of the Civil Rights Act of 1964.

Fair Housing Act – prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18), and disability. The protection against disability discrimination covers not only tenants with disabilities but also renters without disabilities who live or are associated with individuals with disabilities. Since rules, policies, practices, and services may have a different effect on persons with disabilities than on others, treating persons with disabilities the same as others will sometimes deny them an equal opportunity to use and enjoy a dwelling. The Act also prohibits housing providers from refusing residency to persons with disabilities, or placing conditions on their residency, because they require reasonable accommodations.

Exhibit D

In accordance with Notice: PIH 99-51 (HA) III G, the Salem Housing Authority defines “Substantial Deviation” and “Significant Amendment or Modification” as follows:

The Salem Housing Authority will consider the following to be a “Substantial Deviation” of Annual Plans for the 5 Year Plan and “Significant Amendment or Modification” of the Annual Plan:

- changes to rent or admissions policies or organization of the waiting list;
- any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Any changes to the Capital Fund Program (CFP) will not be considered a “Substantial Deviation” or “Significant Amendment or Modification

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 3/31/2024

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning _____ in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 *et seq.*), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

PHA Name

PHA Number/HA Code

I hereby certify that all the statement above, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Executive Director:

Name of Board Chairperson:

Signature

Date

Signature

Date

The United States Department of Housing and Urban Development is authorized to collect 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. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 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.

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, _____, the _____
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years _____ and/or Annual PHA Plan for fiscal
year _____ of the _____ is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
State Consolidated Plan.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will
prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official:

Title:

Signature:

Date:

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. This information is collected to
ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.