

PITTSTON HOUSING
AUTHORITY
2022 – 2026
AGENCY PLAN

PA042

EXECUTIVE SUMMARY

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PITTSTON HOUSING AUTHORITY AGENCY PLAN

EXECUTIVE SUMMARY

BACKGROUND

The Public Housing Agency Plan is a plan that informs HUD, residents, and the public of the Pittston Housing Authority's (PHA) mission for serving the needs of low-income and very low-income families and PHA's strategy for addressing those needs. The Authority has prepared a 5-year plan (2021-2025) for tenant-based assistance and public housing programs and an annual plan for 2021 to supplement the 5-year plan.

The PHA Plan process was established by section 5A of the United States Housing Act of 1937 (42 U.S.C. 1437 et seq.). Section 5A(b) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c-1(b)) was amended by the 2008 Housing and Economic Recovery Act (HERA), Sections 2701 and 2702, Small Public Housing Authorities Paperwork Reduction Act.

THE HOUSING AUTHORITY MISSION:

Our mission is to provide and develop quality affordable housing opportunities for individuals and families while promoting self-sufficiency, a suitable living environment free from discrimination, and neighborhood revitalization.

PROGRESS IN MEETING MISSION AND GOALS

Goals and Objectives. The following summarizes PHA's quantifiable goals and objectives that will enable PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Included in this report on the progress PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

Strategic Goal: Increase the availability of decent, safe, and affordable housing.

PHA Goal: Expand the supply of assisted housing

Objectives:

- Maximize lease-up rates in the Section 8/HCV program subject to budget authority
- Apply for additional rental vouchers
- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments

PHA Goal: Improve the quality of assisted housing

Objectives:

- Increase customer satisfaction:
- Maximize the use of Capital Funds and other resources to renovate or modernize public housing units, subject to budget authority and funding levels:
- Improve energy efficiency and reduce energy costs:

Status of Capital Fund Program: Housing Authority of City of Pittston as of September 2021

<i>Capital Fund Program Status</i>		
<i>FFY</i>	<i>% Obligated</i>	<i>% Expended</i>
<i>2019</i>	<i>100%</i>	<i>98%</i>
<i>2020</i>	<i>51%</i>	<i>39%</i>
<i>2021</i>	<i>0%</i>	<i>0%</i>

During the 2014-2021 period, the Housing Authority completed the following improvements to its public housing developments:

Panama Street:

- Replace and repair sidewalks, curbs and other paved areas
- Install Carbon Monoxide Detectors

Riverview Manor:

- Replace all electrical receptacles
- Replace Ranges
- Replace and repair sidewalks, curbs and other paved areas
- Install Carbon Monoxide Detectors
- Upgrade Security Cameras

Winter Street:

- Replace bathroom vanities
- Paint apartments
- Upgrade security camera
- Replace electrical receptacles

Apollo Apartments:

- Replaced windows

- Replaced site lighting
- Replaced fire alarms at Cottages
- Replace flooring in apartments in Mid-Rise
- Replace electrical receptacles
- Replace compactor
- Replace and repair sidewalks, curbs and other paved areas
- Install Carbon Monoxide Detectors
- Replace/upgrade compactor & shoots
- Replace/upgrade heating and hot water systems

Infantino Towers:

- Replaced windows
- Replaced site lighting
- Install handicap access door front office
- Replace electrical receptacles
- Upgrade compactor
- Replace Ranges
- Upgrade bathrooms
- Replace corridor carpet
- Replace and repair sidewalks, curbs and other paved areas
- Replace/upgrade heating and hot water systems

PHA Goal: Increase assisted housing choices

Objectives:

- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:

Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: Provide an improved living environment

Objectives:

- Implement public housing security improvements:

Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

Status: *When necessary, the Authority modifies housing units for tenants with various disabilities such as handicap ramps, grab bars and bathroom modifications.*

COMPONENTS OF THE PHA PLAN

COMPONENT ONE: HOUSING NEEDS

The first component of the Agency Plan identifies the housing needs of income-eligible families who reside in the jurisdiction served by the Housing Authority, as well as of families who are on the public housing and Section 8 program waiting lists. The component asks for information on categories of income-eligible families, including: families of different income levels, elderly families, families with members with disabilities, and households of any races or ethnic groups that have greater housing needs than average for the jurisdiction. The final part of this component describes the various strategies the Housing Authority will undertake in the coming year in order to address the needs that have been identified.

Housing Needs of Families in the Jurisdiction Served by PHA

Based upon the information contained in the American Community Survey of 2015 applicable to the jurisdiction, and/or other data available to PHA, provide a statement of the housing needs in the jurisdiction by completing the following table

Subject	Pittston, Pennsylvania		
	Occupied housing units Estimate	Owner-occupied housing units Estimate	Renter-occupied housing units Estimate
Occupied housing units	3,356	1,931	1,425
HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2014 INFLATION-ADJUSTED DOLLARS)			
Less than \$5,000	3.5%	2.9%	4.3%
\$5,000 to \$9,999	10.3%	2.1%	21.3%
\$10,000 to \$14,999	9.5%	5.6%	14.7%
\$15,000 to \$19,999	6.1%	3.4%	9.8%
\$20,000 to \$24,999	8.5%	5.7%	12.2%
\$25,000 to \$34,999	12.6%	11.5%	14.1%
\$35,000 to \$49,999	12.3%	15.4%	8.0%
\$50,000 to \$74,999	17.6%	23.8%	9.1%
\$75,000 to \$99,999	9.4%	12.7%	5.0%

\$100,000 to \$149,999	6.3%	10.3%	1.0%
\$150,000 or more	4.0%	6.4%	0.6%
Median household income (dollars)	34,500	53,365	20,011

MONTHLY HOUSING COSTS

Less than \$100	0.8%	0.3%	1.4%
\$100 to \$199	1.4%	0.3%	2.8%
\$200 to \$299	7.7%	3.8%	12.8%
\$300 to \$399	7.4%	7.9%	6.8%
\$400 to \$499	11.7%	12.7%	10.3%
\$500 to \$599	9.8%	6.4%	14.4%
\$600 to \$699	10.4%	10.1%	10.7%
\$700 to \$799	8.3%	5.1%	12.8%
\$800 to \$899	6.4%	3.9%	9.8%
\$900 to \$999	8.1%	10.0%	5.4%
\$1,000 to \$1,499	16.1%	25.3%	3.6%
\$1,500 to \$1,999	5.1%	8.8%	0.0%
\$2,000 or more	3.0%	5.2%	0.0%
No cash rent	3.9%	(X)	9.1%
Median (dollars)	688	885	578

MONTHLY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS

Less than \$20,000	26.3%	13.7%	43.4%
Less than 20 percent	0.2%	0.0%	0.4%
20 to 29 percent	3.7%	0.8%	7.7%
30 percent or more	22.4%	12.9%	35.2%
\$20,000 to \$34,999	20.4%	17.2%	24.6%
Less than 20 percent	2.9%	1.7%	4.6%
20 to 29 percent	7.0%	7.0%	7.0%
30 percent or more	10.5%	8.5%	13.1%
\$35,000 to \$49,999	11.9%	15.4%	7.2%
Less than 20 percent	5.8%	7.5%	3.5%
20 to 29 percent	3.1%	3.3%	2.7%
30 percent or more	3.0%	4.6%	0.9%
\$50,000 to \$74,999	17.4%	23.8%	8.8%
Less than 20 percent	11.0%	14.1%	6.8%
20 to 29 percent	3.2%	4.1%	2.0%
30 percent or more	3.2%	5.6%	0.0%
\$75,000 or more	19.5%	29.5%	6.0%
Less than 20 percent	16.4%	24.2%	6.0%
20 to 29 percent	2.7%	4.7%	0.0%
30 percent or more	0.4%	0.6%	0.0%
Zero or negative income	0.7%	0.4%	1.0%
No cash rent	3.9%	(X)	9.1%

Sources for information: U.S. Census Bureau, 2015, American Community Survey Data.

The percentage of people living in Pittston who are below poverty level during the preceding 12 months in 2015 was 19.5% which has increased to 20.8% during the preceding 12 months in 2016.

Housing Needs of Families on the Public Housing Waiting Lists

The following table represents the characteristics of the families on the Public Housing Waiting List for the City of Pittston:

Housing Needs of Families on the Waiting List Public Housing as of 07/26/2021			
	# of families	% of total families	Annual Turnover
Waiting list total	95		37
Extremely low income <=30% AMI	68	72%	
Very low income (>30% but <=50% AMI)	19	20%	
Low income (>50% but <80% AMI)	8	8%	
Moderate Income		%	
Families with children	48	51%	
Elderly families	4	4%	
Families with Disabilities	9	9%	
Near Elderly	7	7%	
Single	27	28%	
Race/Ethnicity			
Caucasian	68	72%	
Hispanic	18	19%	
African American	26	27%	
Characteristics by Bedroom Size (Public Housing Only)			
Eff	15	16%	
1BR	32	34%	
2 BR	28	31%	
3 BR	14	15%	
4 BR	6	6%	
5 BR		%	

Housing Needs of Families on the Waiting List Public Housing as of 07/26/2021			
	# of families	% of total families	Annual Turnover
5+ BR		%	

Housing Needs of Families on the Section 8 Tenant- Based Assistance Waiting Lists

Housing Needs of Families on the Waiting List Section 8 tenant-based assistance			
	# of families	% of total families	Annual Turnover
Waiting list total	35		19
Extremely low income <=30% AMI	28	80%	
Very low income (>30% but <=50% AMI)	7	20%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	25	71%	
Elderly families	7	20%	
Families with Disabilities	6	17%	
Singles	14	40%	
White	26	74%	
African American	9	26%	
Hispanic	3	9%	
Other		0%	
Characteristics by Bedroom Size			
1BR	10	29%	
2BR	10	29%	
3BR	8	23%	
4BR	7	20%	

Over the years, both the Public Housing and Voucher waiting lists have significantly increased to a point where the average wait time has increased as noted in the table below.

Year	PUBLIC HOUSING WAITING LIST			VOUCHER WAITING LIST		
	Number Applicants	Annual Turnover	Year's Supply	Number Applicants	Annual Turnover	Year's Supply
2011	195	38	513%	196	35	560%
2012	175	48	365%	83*	43	193%
2013	174	63	276%	137	35	391%
2014	201	50	402%	90*	20	450%
2015	162	44	368%	123	21	586%
2016	199	58	343%	145	29	500%
2017*	160	47	340%	59	25	236%
2018	176	49	359%	108	29	372%
2019	170	44	386%	109	22	495%
2020	74	59	125%	92	32	288%
2021	95	37	257%	35	19	184%

*Voucher waiting was closed for 7 months during 2017.

SUBCOMPONENT C: STRATEGIES FOR ADDRESSING NEEDS

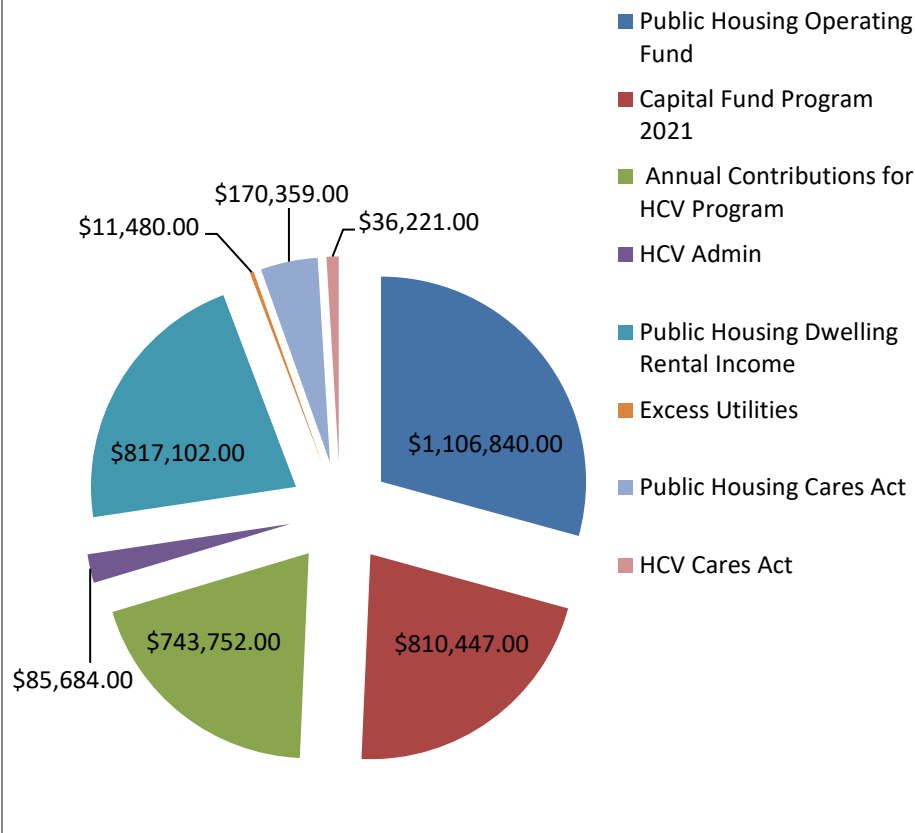
PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year is described below:

- maximize the number of occupied apartments with the goal of continuing to exceed a 97% occupancy rate;
- maximize lease-up rates in the Section 8/HCV program subject to budget authority with the goal of attaining "High Performer" status;
- Implement Project Based Voucher Program in accordance with PHA's Administrative Plan and HUD regulations at 24 CFR 983.
- increase the speed of turnover for vacant apartments with a goal of 15 days;
- continue to make capital improvements to the current housing stock as funding allows;
- conduct radon testing to ensure a safe environment for the residents;

- Determine the feasibility of revitalizing the Riverview public housing development and meet the HUD requirement of providing a one-for-one replacement of affordable housing.
- Reduce the density and concentration of low-income families on the Riverview site.
- Collaborate with the City of Pittston in its efforts to preserve and enhance affordable housing opportunities, community diversity, and economic sustainability in the City.
- Seek active partnerships with the City's nonprofit housing organizations and others to leverage City resources.
- Promote the integration of affordable housing as essential to the creation of successful and vibrant mixed income community.
- Meet the Housing Authority's mission by continuing to providing decent, safe and affordable housing for the residents of the City of Pittston.
- Strive to implement a revitalization plan for Riverview that recognizes that affordable housing is an important component of the City of Pittston's economic sustainability
- target available assistance to Extremely Low-Income families at a greater of the Federal poverty level or 30% of AMI;
- target available assistance to families at or below 50% of AMI;
- target available assistance to the elderly;
- target available assistance to families with disabilities; and
- conduct activities to affirmatively further fair housing.

COMPONENT TWO: STATEMENT OF FINANCIAL RESOURCES

Financial Resources 2021



In this component, PHA provides information about the financial resources available to support the housing programs administered by the Authority and described in the Plan.

These include Federal resources such as Public Housing Operating Fund and Capital Fund, Section 8 Tenant-Based Assistance Support, and other Grants. In addition, PHA must include public housing rental income, and other income from non-Federal sources.

Component Three:

PHA Policies Governing Eligibility,

Selection, and Admissions

In this component, the Housing Authority provides information about the various discretionary policies for the eligibility, admissions and occupancy of both public housing and Section 8 tenant-based assistance

Eligibility, Selection, and Admissions Policies.

Affordable Housing Eligibility. Sections of the Public Housing Admission and Occupancy Policy indicate the primary descriptions of the suitability and eligibility requirements for PHA's conventional Affordable Housing Program (formerly known as the "Public Housing Program"). Eligibility requirements for the Affordable Housing Program include family and household criteria, income verification and limits criteria; citizenship and eligible immigration status; successful passage of criminal history, previous landlord and background screening; option for previous landlord checks; documentation of Social Security numbers; and consent authorization documents.

The Housing Authority has not made any revisions to the Admission and Continued Occupancy Policy since the FY 2020 Agency Plan submission.

The Housing Authority has not made any revisions to the Administrative Plan for the Housing Choice Voucher Program since the FY 2020 Agency Plan submission.

Deconcentration Procedures. Selection Method of the Admission and Occupancy Policy explains that PHA provides for deconcentration of poverty and encourages income mixing by ensuring that families are housed in a manner that will prevent, to the extent practicable, a concentration of poverty families and/or a concentration of higher income families in any one development. The specific objective of the PHA is to house no less than 40% of its public housing inventory with families that have income at or below 30% of the area median income by public housing development. In addition, the PHA will take reasonable actions to ensure that no individual development has a concentration of higher or lower income families in one or more of the developments.

To accomplish the deconcentration goals, the PHA contemplates taking the following actions:

- At the beginning of each PHA fiscal year, the PHA will establish a goal for housing 40% of its new admissions shall be families whose income at the time of their admission does not exceed the higher of the Federal poverty level thirty percent (30%) the Area Median Income.
- Moreover, to accomplish the goals of deconcentration, to the extent practicable, PHA annually will monitor the average income of all families residing in all of PHA’s covered developments to determine PHA’s progress in meeting its deconcentration goals and if appropriate, make modifications to address any concerns that arise from the monitoring analysis.

The Regulations indicate that, if all developments have average incomes between 85 and 115 percent of the overall average, then it is presumed that there is no need for further consideration. In the following table, the average incomes at the family developments are within 85 and 115 percent of the overall average.

	Average Income	Percent of Average for All Families
Panama Street	\$16,352	104%
Riverview Manor	\$14,417	91%
Winter Street	\$16,591	105%
Average	\$15,787	100%

The implementing regulations further indicate that if the average incomes of all family developments are less than the Extremely Low-Income level (30 percent of median), then no further action is required even if there is a substantial difference. The 2021 median income for Pittston (Scranton-Wilkes Barre Metropolitan Area) is \$70,600. Thirty (30) percent of the median is

\$26,500. The average incomes of all three family developments are significantly below 30 percent of the area median. The average income of family occupants is 22 percent of the area median income. The income limits for public housing are set at 80 percent of the median while the income limits for Vouchers are set at 50 percent of the median. In addition, 75 percent of Voucher holders must be below 30% of median at time of admission. It is desirable to attract applicants with a wide range of incomes within the limits of eligibility.

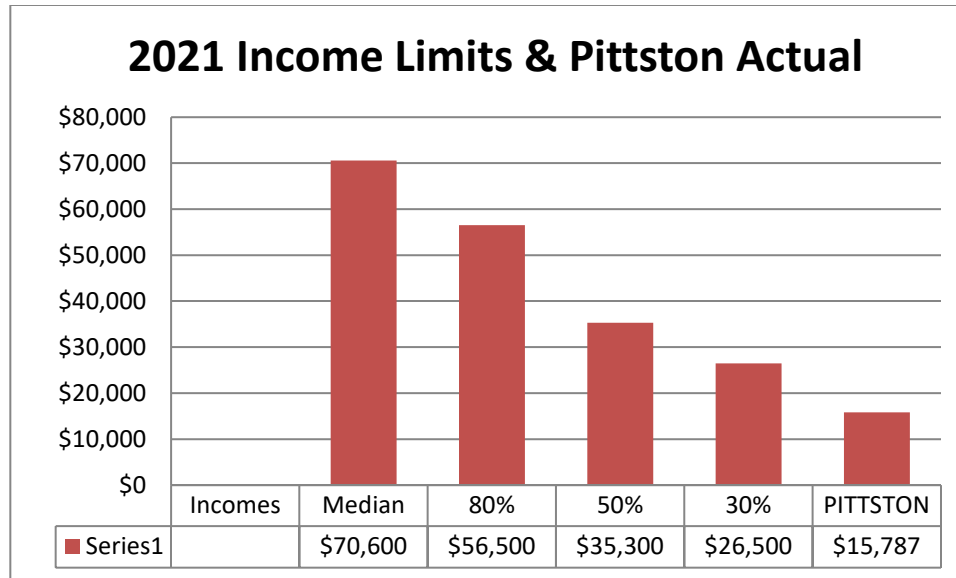
Waiting List Procedure.

Sections of the Admission and Occupancy Policy outline the PHA Waiting List Procedure for affordable housing. The PHA Affordable Housing Program maintains Community-Wide Waiting Lists for its family communities and a separate waiting list for the elderly/handicapped units in Infantino Towers. Interested persons may apply for admission to affordable housing at the PHA Administrative Office, 500 Kennedy Boulevard, Pittston, PA or may contact the office for a reasonable accommodation.

PHA maintains separate waiting lists for Housing Choice Voucher Program, as outlined in the Housing Choice Administrative Plan. Interested persons may apply for admission for Housing Choice assistance at the Administrative Offices located at 500 Kennedy Boulevard, Pittston, PA when the applicable waiting list is open or may contact the office for a reasonable accommodation.

COMPONENT FOUR: RENT DETERMINATION POLICIES

A family's income is used to calculate the family's rent payment. The PHA uses the policies and methods described in the Public Housing Admission and Occupancy Policy, as well as HUD regulations, to ensure that only eligible families receive assistance and that no family pays more or less than its obligation under the regulations. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions).



PHA also utilizes flat rents and ceiling rents, as outlined in Public Housing Admission and Occupancy Policy. Flat rents are market-based rents, which vary by unit size and type and by development location.

Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
<i>\$491</i>	<i>\$571</i>	<i>\$702</i>	<i>\$906</i>	<i>\$974</i>

Once each year, only at admission or at the annual recertification, all residents are offered the choice of paying an income-based rent or the flat rent. Flat rents represent the actual market value of PHA's housing units. Ceiling rents provide an incentive for families to remain in affordable housing until they are ready to transition to conventional housing markets or homeownership. They also provide an incentive to families whose flat rents were reduced to income-based rents because of a hardship and whose incomes then increased so that an income-based rent is not in the best financial interests of the families. PHA will determine the minimum ceiling rents that can be charged for a unit. Ceiling rents are based on the flat rent plus any applicable utility allowance, but never less than 75% of the average operating cost for units at the development.

In PHA's Housing Choice Voucher Tenant-Based Assistance Program, PHA's rent payment standards are established at 105% of the 2022 Fair Market Rents (FMR).

PAYMENT STANDARDS-EFFECTIVE 11/1/2021					
2022 FMRs By Unit Bedrooms					
	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2022 FMR	<i>\$614</i>	<i>\$714</i>	<i>\$877</i>	<i>\$1,132</i>	<i>\$1,218</i>

Payment Standard	\$645	\$750	\$921	\$1,189	\$1,279
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PHA's minimum rent for the public housing and Section 8 programs is \$50.00. PHA has adopted a minimum rent hardship exemption policy for residents/participants paying the minimum rent.

COMPONENT FIVE: OPERATIONS AND MANAGEMENT

PHA maintains its units in accordance with its Admission and Occupancy Policy, Administrative Plan or other governing policy documents, as well as the use of "best practices" prevalent for multi-family housing. As applicable to each housing program, PHA employs standardized routine and non-routine maintenance protocols, UPCS inspections, Rent Reasonableness determinations, HQS Inspections, Emergency Inspections, Rent Collection, Periodic Pest Eradication Spraying (for owned units only) and Housekeeping practices and policies designed to ensure the livability housing units owned, assisted, or operated by PHA.

COMPONENT SIX: PHA GRIEVANCE PROCEDURES

The Admission and Occupancy Policy outlines the PHA's Grievance Procedure for affordable housing applicants and residents. The grievance procedure includes the necessary standards and criteria established for PHA residents to have a fair opportunity for a hearing or informal conference regarding any PHA action of failure to act involving residents' lease, rights, duties, welfare, or status.

COMPONENT SEVEN: CAPITAL IMPROVEMENT NEEDS

ANNUAL STATEMENT/5-YEAR PLAN UPDATE

The following Table outlines the Capital Improvement Needs proposed for 2022:

Work Statement for FY 2022			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Total Estimated Cost
PA4200002	OPERATIONS	1406	\$ 41,844.00
	ADMINISTRATION	1410	\$ 2,500.00
	A&E FEES	1430	\$ 15,000.00
	COMPUTER UPGRADES	1475	\$ 2,500.00
PA42-2	Upgrade Site Lighting	1480	\$ 10,000.00
APOLLO APTS.	Upgrade Bathrooms	1460	\$ 20,000.00

Work Statement for FY 2022			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Total Estimated Cost
	Replace Windows	1480	\$ 19,752.00
	Replace/Repair Roof	1480	\$ 15,000.00
PA42-3E	Replace sidewalks, curbs and paving	1480	\$ 20,000.00
INFANTINO TWRS	Kitchen Upgrades	1480	\$ 35,000.00
PA42000002	2022 SUB-TOTAL		\$ 181,596.00
PA4200001	OPERATIONS	1406	\$41,844
	ADMINISTRATION	1410	\$2,500
	A&E FEES	1430	\$15,000
	COMPUTER UPGRADE	1475	\$2,500
PA42-1	Replace Exterior Doors	1480	\$20,000
PANAMA STREET	Additional attic Insulation	1480	\$15,000
	Upgrade site retaining wall	1480	\$20,000
PA42-3ne	Repair/Replace underground supply lines	1480	\$40,000
RIVERVIEW	Upgrade Site Drainage	1480	\$20,000
MANOR	Repair/Replace site security fence	1480	\$10,000
PA42-4	Replace sidewalks, curbs and paving	1480	\$15,000
WINTER STREET	Install dumpster pads	1480	\$10,000
	Bathroom Upgrades	1480	\$25,000
PA42000001	2022 SUB-TOTAL		\$236,844
	2022 TOTALS		\$ 418,440.00

The following are the Work Statements for 2023 through 2026

Work Statement for FY 2023

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Total Estimated Cost
PA4200002	OPERATIONS	1406	\$ 41,844.00
	ADMINISTRATION	1410	\$ 2,500.00
	A&E FEES	1430	\$ 15,000.00
	COMPUTER UPGRADES	1475	\$ 2,500.00
PA42-2	Security camera upgrades	1480	\$ 10,000.00
APOLLO APTS.	Repair/replace retaining wall	1460	\$ 29,752.00
	Replace/upgrade kitchens	1480	\$ 20,000.00
PA42-3E	Install Security Glass in Office	1480	\$ 10,000.00
INFANTINO TWRS	Upgrade Security Cameras	1480	\$ 10,000.00
	Repair/Replace Roof	1480	\$ 20,000.00
PA42000002	2023 SUB-TOTAL		\$ 161,596.00
PA4200001	OPERATIONS	1406	\$41,844
	ADMINISTRATION	1410	\$2,500
	A&E FEES	1430	\$15,000
	COMPUTER UPGRADE	1475	\$2,500
PA42-1	Replace/upgrade Kitchens	1480	\$25,000
PANAMA STREET	Replace siding, gutters and downspouts	1480	\$20,000
	Replace ranges	1480	\$10,000
PA42-3ne	Repair/replace gutters and downspouts	1480	\$25,000
RIVERVIEW	Convert to electric heat and hot water	1480	\$25,000
MANOR	Upgrade Security Cameras	1480	\$10,000
PA42-4	Repair/replace gutters and downspouts	1480	\$25,000

Work Statement for FY 2023			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Total Estimated Cost
WINTER STREET	Replace windows	1480	\$20,000
	Upgrade site lighting	1480	\$35,000
PA42000001	2023 SUB-TOTAL		\$256,844
	2023 TOTALS		\$ 418,440.00

Work Statement for FY 2024			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Total Estimated Cost
PA4200002	OPERATIONS	1406	\$ 41,844.00
	ADMINISTRATION	1410	\$ 2,500.00
	A&E FEES	1430	\$ 15,000.00
	COMPUTER UPGRADES	1475	\$ 2,500.00
PA42-2	ADA improvements	1480	\$ 19,752.00
APOLLO APTS.	Upgrade hallway AC/heating units	1480	\$ 20,000.00
	Replace Ranges	1480	\$ 20,000.00
PA42-3E	ADA improvements	1480	\$ 20,000.00
INFANTINO TWRS	Upgrade hallway AC/heating units	1480	\$ 20,000.00
	Replace Refrigerators	1480	\$ 20,000.00
PA42000002	2024 SUB-TOTAL		\$ 181,596.00
PA42000001	OPERATIONS	1406	\$41,844
	ADMINISTRATION	1410	\$2,500

Work Statement for FY 2024			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Total Estimated Cost
	A&E FEES	1430	\$15,000
	COMPUTER UPGRADE	1475	\$2,500
PA42-1	ADA improvements	1480	\$20,000
PANAMA STREET	Install License plate cameras	1480	\$10,000
	Replace/upgrade heating systems	1480	\$30,000
PA42-3ne	Replace/upgrade kitchens	1480	\$ 25,000
RIVERVIEW	Replace ranges	1480	\$ 15,000
MANOR	Replace vinyl siding	1480	\$ 20,000
PA42-4	Install License plate cameras	1480	\$10,000
WINTER STREET	Replace Refrigerators	1480	\$15,000
	Replace/upgrade heating systems	1480	\$30,000
PA4200001	2024 SUB-TOTAL		\$236,844
	2024 TOTALS		\$ 418,440.00

Work Statement for FY 2025			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Total Estimated Cost
PA4200002	OPERATIONS	1406	\$ 41,844.00
	ADMINISTRATION	1410	\$ 2,500.00
	A&E FEES	1430	\$ 15,000.00
	COMPUTER UPGRADES	1475	\$ 2,500.00

Work Statement for FY 2025			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Total Estimated Cost
PA42-2	Paint apartments	1480	\$ 10,000.00
APOLLO APTS.	Replace Flooring	1480	\$ 10,000.00
	Lead Based Paint Retesting	1430	\$ 10,000.00
PA42000002	Paint apartments	1480	\$ 10,000.00
INFANTINO TWRS	Upgrade hallway heating	1480	\$ 25,000.00
	Repair retaining wall	1480	\$ 10,000.00
	Upgrade hallway lighting	1480	\$ 5,000.00
	Lead Based Paint Retesting	1430	\$ 10,000.00
PA42000002	2025 SUB-TOTAL		\$ 151,844.00
PA4200001	OPERATIONS	1406	\$41,844
	ADMINISTRATION	1410	\$2,500
	A&E FEES	1430	\$15,000
	COMPUTER UPGRADE	1475	\$2,500
PA42-1	Replace windows	1480	\$10,000
PANAMA STREET	Paint apartments	1480	\$10,000
	Upgrade security cameras	1480	\$10,000
	Replace gutters and downspouts	1480	\$10,000
	Lead Based Paint Retesting	1430	\$10,000
PA42-3ne	Replace gutters and downspouts	1480	\$10,000
RIVERVIEW	Repair/replace underground supply lines	1480	\$40,000
MANOR	Upgrade heating systems	1480	\$30,000
	ADA improvements	1480	\$10,000
	Replace windows	1480	\$40,000
	Lead Based Paint Retesting	1430	\$10,000

Work Statement for FY 2025			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Total Estimated Cost
PA42-4	Replace/upgrade kitchens	1480	\$20,000
WINTER STREET	Paint apartments	1480	\$10,000
	Replace ranges	1480	\$10,000
	ADA improvements	1480	\$14,752
	Upgrade Security Cameras	1480	\$10,000
PA42000001	2025 SUB-TOTAL		\$316,596
	2025 TOTALS		\$ 468,440.00

Work Statement for FY 2026			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Total Estimated Cost
PA4200002	OPERATIONS	1406	\$ 41,844
	ADMINISTRATION	1410	\$ 2,500
	A&E FEES	1430	\$ 15,000
	COMPUTER UPGRADES	1475	\$ 2,000
	OFFICE RENOVATIONS	1408	\$ 9,250
PA42-2	Replace sidewalks, curbs and paving	1480	\$ 10,000
APOLLO APTS.	Replace Refrigerators	1460	\$ 10,000
	Replace Electric Receptacles	1480	\$ 2,500
PA42-3E			
INFANTINO TWRS	Install AC in waiting room	1480	\$ 10,000
	Kitchen Upgrades	1480	\$ 20,000
	Upgrade Hallway Heat/AC	1480	\$ 10,000
	Replace Carpet in Apartments	1480	\$ 5,000

Work Statement for FY 2026			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Total Estimated Cost
PA42000002	2026 SUB-TOTAL		\$ 138,094.00
PA4200001	OPERATIONS	1406	\$41,844
	ADMINISTRATION	1410	\$2,500
	A&E FEES	1430	\$15,000
	COMPUTER UPGRADE	1475	\$2,000
	OFFICE RENOVATIONS	1408	\$9,250
PA42-1	Replace sidewalks, curbs and paving	1480	\$15,000
PANAMA STREET	Replace Range Hoods	1480	\$10,000
	Replace Site Lighting	1480	\$10,000
	Replace refrigerators	1480	\$25,000
	Upgrade Hot Water Heaters	1480	\$5,000
	Install Dryer vents	1480	\$15,000
PA42-3ne	Upgrade Site Lighting	1480	\$20,000
RIVERVIEW	Upgrade/replace windows	1480	\$15,000
MANOR	Replace sidewalks, curbs and paving	1480	\$10,000
	Upgrade Security Cameras	1480	\$9,752
	Exterior Door Upgrades	1480	\$5,000
	Bathroom Upgrades	1480	\$10,000
PA42-4	Replace Exterior Doors	1480	\$20,000
WINTER STREET	Additional attic Insulation	1480	\$15,000
	Upgrade Security Cameras	1480	\$15,000
	Install H2O water heaters	1480	\$ 10,000
PA42000001	2026 SUB-TOTAL		\$ 280,346.00
	2026 TOTALS		\$ 418,440.00

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COMPONENT EIGHT: DEMOLITION AND DISPOSITION

See Component Ten for more information.

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COMPONENT NINE: DESIGNATION OF PUBLIC HOUSING

COMPONENT TEN: CONVERSION OF PUBLIC HOUSING

COMPONENT ELEVEN: HOMEOWNERSHIP

The Housing Authority's Administrative Plan contains a Homeownership component giving the Authority the option of utilizing its Housing Choice Vouchers if the demand warrants. Currently there are no families participating in the program.

COMPONENT TWELVE: COMMUNITY SERVICE AND SELF-SUFFICIENCY

PHA has employed a collaborative approach to the provision of programs, services and amenities regarding Community Service and Self-Sufficiency activities. PHA entered into a cooperative agreement with its local Welfare ("TANF") Agency on to share information and/or target supportive services as contemplated by section 12(d)(7) of the Housing Act of 1937. Other coordination efforts between the PHA and TANF Agency include: (i) client referrals; (ii) information sharing regarding mutual clients (for rent determinations and otherwise); (iii) coordinating the provision of specific social and self-sufficiency services and programs to eligible families; (iv) other like activities.

In addition, both the Admission and Occupancy Policy and Housing Choice Administrative Plan outline specific guidelines for Community Service and Self-Sufficiency Independence initiatives.

The Housing Authority has a total of 285 households consisting of 559 residents. Of the 559 residents, 98 are considered eligible to participate in the community services or self-sufficiency requirement of which 10 meet the exemptions listed in 24 CFR 960.60 and are not required to complete the CSSR requirements. Many of the tenants are now receiving unemployment since they lost their jobs due to the pandemic. In addition, Community Service activities have been suspended due to the pandemic.

Policies or Programs for Economic and Social Self-sufficiency.

PHA will employ the following discretionary policies to ensure the economic and social self-sufficiency of assisted families:

- Affordable Housing Admissions policies;
- Housing Choice Voucher Program Admissions policies;
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA;
- Preference/eligibility for Affordable Housing homeownership option participation;
- Preference/eligibility for Housing Choice Voucher Program homeownership option participation; and
- Preferences for homeownership units built by PHA to families who have successfully completed PHA's Family Self-Sufficiency and homeownership programs.

PHA's most recent FSS Action Plan addresses the activities PHA plans to take to achieve at least the minimum program size for the FSS participants.

Community Service and Income Changes.

PHA will comply with the community service and treatment of income changes resulting from welfare program requirements in strict accordance with the applicable provisions in PHA's Admission and Occupancy Policy, Administrative Plan, Lease and other key program documents.

COMPONENT THIRTEEN: PHA SAFETY AND CRIME PREVENTION

PHA works closely with law enforcement agencies to ensure the safety of its public housing residents and to promote safety and crime prevention with its public housing developments, including the following:

1. The Housing Authority utilizes 911 Comm Center for initial criminal background checks.
2. Applicants who are identified with a criminal record in the initial criminal background check are required to be fingerprinted which is sent to PHA's channeling agent for an FBI record check.
3. Local police provide up to date information regarding criminal activity on or near the public housing developments
4. Police cooperation with PHA in hearings involving drugs and other criminal activities
5. Police cooperate with state and federal (OIG) for local drug and fraud cases involving housing participants
6. Police inform PHA of registered sex offenders
7. During the past five-years, security cameras were installed in all developments. These have helped to identify those doing illegal dumping, vandalism, and drugs.
8. Continue to monitor security cameras and add additional cameras as needed in each development. During 2011 additional cameras were installed at Riverview, Infantino Towers, and Apollo. Security upgrades for Winter Street have been budgeted for 2025.
9. New security entrance was installed at Infantino Towers in 2011 including separate access for Authority business and residences.
10. Installed new security entrance at front of the Apollo Mid-Rise utilizing 2010 Capital funds.
11. Authority is working with the Police Department to determine the feasibility of providing the Police with direct access to the Authority's surveillance cameras.

12. New fire alarm systems have been completed for both Infantino Towers and the Apollo Mid-Rise using 2011 and 2012 Capital funds.
13. Security camera upgrades are budgeted for Panama Street in 2025. 2025 Capital funds are budgeted for a new entrance monitoring process at Riverview. Emergency alarms were installed and completed for Apollo cottages in 2021.

COMPONENT FOURTEEN: PET POLICY

The Public Housing Admission and Occupancy Policy explains PHA's policies on pet ownership in designated communities. The rules adopted are reasonably related to the legitimate interest of PHA to provide a decent, safe and sanitary living environment for all residents, and to protect and preserve the physical condition of the property, as well as the financial interest of PHA. Generally, the rules require that residents: (i) identify all pets, (ii) have pets inoculated and licensed according to state and local laws; (iii) show annual updates on pet certifications; (iv) become subject to increased unit inspections to determine damage to the unit caused by pets; (v) pay an annual fee; and (vi) ensure that the pet does not become a nuisance to the other residents in the community.

COMPONENT FIFTEEN: CIVIL RIGHTS CERTIFICATIONS

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, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and Title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing. PHA has adopted policies that promote non-discrimination, as outlined in the Public Housing Admission and Occupancy Policy and the Housing Choice Administrative Plan. In accordance the Civil Rights Laws, P H A prohibits discrimination on the basis of race, color, sex, age, religion, national origin, disability, handicap, and family status. PHA policies ensure consistent application of program rules, services, and procedures for all applicants and participants. Further, PHA ensures that persons with disabilities are provided reasonable accommodation, as described by Section 504 of the Rehabilitation Act of 1973, Fair Housing Amendments Act of 1988, and Title II of the Americans with Disabilities Act of 1990.

Analysis of Impediments to Fair Housing Choice.

PHA reviews its policies, at least annually, to identify any impediments to fair housing choice within the programs administered. When it is found that impediments exist, the PHA revises its policies, redesigns the applicable procedures, and provides training to the staff to address and manage areas of concern or potential exposure.

Affirmatively Further Fair Housing.

PHA is part of a community partnership which works with the City and advocacy organizations affirmatively to further fair housing by providing training and guidance within the locality. Information is disseminated city and county-wide, utilizing local newspapers, radio, television, and other local media. To support the City's commitment to non-discrimination and equal opportunity in housing, the PHA makes special efforts to assure that housing programs assisted with federal or local funds are made widely known throughout the community.

PHA affirmatively markets to races and ethnicities shown to have disproportionate housing needs through local service providers. To provide applicants with an alternative form of communication, the PHA procures services from a qualified sign language interpreter, as well as have written materials explained orally by staff either in person or by telephone.

COMPONENT SIXTEEN: FISCAL AUDIT

In the opinion of Polcari & Co., CPA, who conducted an independent audit of the Housing Authority as of December 31, 2020, "The results of our tests disclosed no instances of noncompliance that are required to be reported under Government Auditing Standards."

COMPONENT SEVENTEEN: PHA ASSET MANAGEMENT

The Pittston Housing Authority's management of its public housing developments emphasizes the most cost effective way to operate, manage and maintain its housing portfolio and to provide for present and future tenants and the communities. The Authority has identified 2 Asset Management Properties (AMPs) that are identified as AMP 1 consisting of the Panama Street, Riverview Manor and Winter Street family developments; and AMP 2 consisting of the Apollo Apartments and Infantino Towers elderly/handicapped complexes. The Housing Authority completes a Physical Needs Assessment annually and Energy Audit in 2016 for each of its developments which provides the Authority with framework for the evaluation and prioritization of capital improvements and the long-term sustainability and viability for each development. PHA is positioned to prepare a Green Physical Needs Assessment which will update previous assessments upon implementation of final regulations.

COMPONENT EIGHTEEN: OTHER INFORMATION

The PHA Board of Commissioners includes Patricia Finley, a resident of Infantino Towers.

Members of the Resident Advisory Board (RAB) include:

Roger Johnson – Panama Street

Vacant – Winter Street

Chris O'Kane – Apollo

Nancy Liskosky – Infantino Towers

Darlene Hoover – Riverview Manor

Phil Avvisato – Riverview Manor

November 30, 2021

Due to COVID-19 restrictions, the Resident Advisory Board was mailed the Housing Authority Five Year plan for 2022-2026 for comments and suggestions. The following are comments with the Housing Authority responses.

Chris O’Kane (Apollo)

No comments returned.

Darlene Hoover (Riverview Manor)

Replace ranges.

In 5YR Plan, FY 2024.

New lights in yards.

In 5YR Plan, FY 2026.

Gutter, siding and windows.

Gutter are cleaned in spring, also gutter replacement is in FY 2023. Siding in FY 2024 and windows in FY2025

Pest from dumpsters.

Pest control is performed every month.

Rodger Johnson (Panama Street)

Remodel kitchens.

In 5YR Plan, FY 2023

New ranges.

In 5YR Plan, FY 2023

New windows.

In 5YR Plan, FY 2025

Upgrade security lights.

In 5YR Plan, considering for next modernization project

Nancy Liskosky (Infantino Towers)

New kitchen flooring.

Kitchen upgrades are in FY 2022 plan.

Winter Street Development (vacant).

No one has responded to vacancy

Violence Against Women Act (VAWA) Policy

PITTSTON HOUSING AUTHORITY VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY

This policy is based on regulations at 24 CFR 5.2001, HUD guidance, and the Violence Against Women Reauthorization Act of 2013 (VAWA 2013) signed into law on March 7, 2013 and provides the rights and responsibilities of Pittston Housing Authority's (PHA), applicants, participants, and tenants. This policy is gender neutral, and its protections are available to all victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, sexual orientation, or age.

VAWA 2013 reauthorizes and amends the Violence Against Women Act of 1994 (title IV, sec. 40001-40703 of Public Law 103-322). VAWA 1994 has previously been reauthorized through:

- Division B of the Victims of Trafficking and Violence Protection Act of 2000 (Public Law 106-386), and
- The Violence Against Women Act and Department of Justice Reauthorization Act of 2005 (Public Law 109-162).

I. APPLICABILITY (24 CFR 5.2001)

This policy addresses the protections for victims of domestic violence, dating violence, sexual assault, or stalking residing in Public Housing, Housing Choice Voucher program and any other assisted affordable housing administered by PHA, as provided in the 1937 Act, as amended by the Violence Against Women Act (VAWA) (42 U.S. Code 14043e-11 *et seq.*). This policy applies to the:

- Housing Choice Voucher program under 24 CFR 982
- Project-based Voucher program under 24 CFR 983
- Public Housing admission and occupancy requirements under 24 CFR 960 and 966
- Renewed funding or leases of the Section 8 project-based program under 24 CFR 880, 882, 883, 884, 886, and 891
- HOME Investment Partnerships (HOME) program at 24 CFR 92
- Homeless programs under Title IV of the McKinney-Vento Homeless Assistance Act

This policy also contains the following HUD guidance:

- *Federal Register*, August 6, 2013, Docket No. FR-5720-N-01, The Violence Against Women Reauthorization Act of 2013: Overview of Applicability to HUD Programs
- Letter from Sandra Henriquez, HUD Assistant Secretary, September 30, 2013, New Housing Protections in VAWA 2013
- *HOMEfires* Newsletter Volume 11, No. 1, December 2013
- *Federal Register*, April 1, 2015, Docket No. FR-5720-P-02, Violence Against Women Reauthorization Act of 2013: Implementation in HUD Housing Programs.

OTHER POLICIES AND PROCEDURES

This Policy shall be referenced in and attached to PHA's Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of PHA's Public Housing Program Admissions and Continued Occupancy Policy (ACOP), and the Section 8 Administrative Plan.

To the extent any provision of this policy shall vary or contradict any previously adopted policy or procedure of PHA, the provisions of this Policy shall prevail.

II. DEFINITIONS (24 CFR 5.2003)

Actual and imminent threat (24 CFR 5.2005(e)) refers to a physical danger that is real, would occur within an immediate time frame, and could result in death or serious bodily harm. In determining whether an individual would pose an actual and imminent threat, the factors to be considered include the duration of the risk, the nature, and severity of the potential harm, the likelihood that the potential harm will occur, and the length of time before the potential harm would occur.

Affiliated individual means:

- A spouse, parent, brother, sister, or child of that individual, or a person to whom that individual stands in the place of a parent to a child (for example, the affiliated individual is a child in the care, custody, or control of that individual);

- Any individual, tenant, or lawful occupant living in the household of that individual.

Bifurcate means to divide a lease as a matter of law, subject to the permissibility of such process under the requirements of the applicable HUD covered program and State or local law, such that certain tenants or lawful occupants can be evicted or removed and the remaining tenants or lawful occupants can continue to reside in the unit under the same lease requirements or as may be revised depending upon the eligibility for continued occupancy of the remaining tenants and lawful occupants.

Crime of violence (18 U.S. Code 16) means an offense that has as an element the use, attempted use, or threatened use of physical force against the person or property of another or any offense that is a felony and that, by its nature, involves a substantial risk that physical force against the person or property of another may be used in the course of committing the offense.

Dating violence means violence committed by a person:

1. Who is or has been in a social relationship of a romantic or intimate nature with the victim; and
2. Where the existence of such a relationship shall be determined based on a consideration of the following factors:
 - a) The length of the relationship;
 - b) The type of relationship; and
 - c) The frequency of interaction between the persons involved in the relationship.

Domestic violence includes felony or misdemeanor crimes of violence committed by a current or former spouse or intimate partner of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitating with or has cohabitated with the victim as a spouse or intimate partner, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction. In Pennsylvania (Title 23, Chapter 61), this includes:

- spouses or persons who have been spouses,
- persons living as spouses or who lived as spouses,
- parents and children,
- other persons related by consanguinity or affinity,
- current or former sexual or intimate partners or persons who share biological parenthood.

Guest means a person temporarily staying in the unit with the consent of a tenant or other member of the household who has express or implied authority to so consent on behalf of

the tenant. This term is further defined in 24 CFR 966 and 982.

Intimate partner is defined to include a spouse, former spouse, a person who shares a child in common, and a person who cohabits or has cohabited as a spouse; or a person who has been in a romantic or intimate relationship, as determined by factors such as the length and type of relationship; or any other person similarly situated to a spouse who is protected by the domestic or family violence laws of the State or tribal jurisdiction.

Other person under the tenant's control means that the person, although not staying as a guest (as defined in this section) in the unit, is, or was, at the time of the activity in question, on the premises because of an invitation from the tenant or other member of the household who has express or implied authority to so consent on behalf of the tenant. Absent evidence to the contrary, a person temporarily and infrequently on the premises solely for legitimate commercial purposes is not under the tenant's control.

A perpetrator is a person who commits an act of domestic violence, dating violence, sexual assault, or stalking against an individual.

Sexual Assault means any nonconsensual sexual act proscribed by Federal, tribal, or State law including when the victim lacks capacity to consent

Stalking means engaging in a course of conduct directed at a specific person that would cause a reasonable person to:

1. Fear for his or her safety or the safety of others; or
2. Suffer substantial emotional distress.

VAWA means the Violence Against Women Act of 1994, as amended (42 U.S. Code 13925 and 42 U.S. Code 14043e *et. seq.*)

III. PROTECTIONS (24 CFR 5.2005)

The following notice and certification form must be provided by PHA to each of its applicants and to each of its tenants. PHA shall provide the Notice of Rights together with HUD-50066 (public housing or voucher) or HUD 91066 to an applicant for or tenants of housing assisted under our program:

1. at the time the applicant is denied residency in a dwelling unit assisted under the covered housing program;
2. at the time the individual is admitted to a dwelling unit assisted under the

covered housing program;

3. with any notification of eviction or notification of termination of assistance; and
4. in multiple languages, consistent with guidance issued by the Secretary of Housing and Urban Development in accordance with Executive Order 13166 (42 U.S. Code 2000d-1 note; relating to access to services for persons with limited English proficiency).

A NOTICE OF RIGHTS UNDER VAWA

As prescribed and in accordance with directions provided by HUD, the Notice explains the VAWA protections under this subpart, including the right to confidentiality, and any limitations on those protections.

B CERTIFICATION FORM

A certification form, in a form approved by HUD, to be completed by the victim to document an incident of domestic violence, dating violence, sexual assault, or stalking, and that:

1. States that the applicant or tenant is a victim of domestic violence, dating violence, sexual assault, or stalking;
2. States that the incident of domestic violence, dating violence, sexual assault, or stalking that is the ground for protection under this subpart meets the applicable definition for such incident under § 5.2003; and
3. Includes the name of the individual who committed the domestic violence, dating violence, sexual assault, or stalking, if the name is known and safe to provide.

C PROHIBITED BASIS FOR DENIAL OR TERMINATION OF ASSISTANCE OR EVICTION

An applicant for assistance or tenant assisted under a PHA program may not be denied admission to, denied assistance under, terminated from participation in, or evicted from the housing on the basis that the applicant or tenant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, if the applicant or tenant otherwise qualifies for admission, assistance, participation, or occupancy.

D TERMINATION ON THE BASIS OF CRIMINAL ACTIVITY

A tenant in a PHA program may not be denied tenancy or occupancy rights solely on the basis of criminal activity directly relating to domestic violence, dating violence, sexual assault, or stalking if:

1. The criminal activity is engaged in by a member of the household of a tenant or any guest or another person under the control of the tenant, and
2. The tenant or an affiliated individual of the tenant is the victim or threatened victim of such domestic violence, dating violence, sexual assault, or stalking.

E CONSTRUCTION OF LEASE TERMS AND TERMS OF ASSISTANCE

An incident of actual or threatened domestic violence, dating violence, sexual assault, or stalking shall not be construed as:

1. A serious or repeated violation of a lease executed under our housing program by the victim or threatened victim of such incident; or
2. Good cause for terminating the assistance, tenancy, or occupancy rights under our housing program of the victim or threatened victim of such incident.

F LIMITATIONS OF VAWA PROTECTIONS

Nothing in this section limits the authority of PHA when notified of a court order, to comply with a court order with respect to:

1. The rights of access or control of property, including civil protection orders issued to protect a victim of domestic violence, dating violence, sexual assault, or stalking; or
2. The distribution or possession of property among members of a household in a case.

Nothing in this section limits any available authority of PHA to evict or terminate assistance to a tenant for any violation not premised on an act of domestic violence, dating violence, sexual assault, or stalking that is in question against the tenant or an affiliated individual of the tenant. However, PHA must not subject the tenant, who is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, or is affiliated with an individual who is or has been a victim of domestic violence, dating violence, sexual assault or stalking, to a more demanding standard than other tenants in determining whether to evict or terminate assistance.

Nothing in this section limits the authority of PHA to terminate assistance to or evict a tenant under our housing program if PHA can demonstrate an actual and imminent threat would be present to other tenants or those employed at or providing service to property of PHA if that tenant or lawful occupant is not evicted or terminated from assistance. In this context, words, gestures, actions, or other indicators will be considered an “actual and imminent threat” if they meet the standards provided in the definition of “actual and imminent threat.”

Any eviction or termination of assistance, as provided in this section should be utilized by PHA only when there are no other actions that could be taken to reduce or eliminate the threat, including, but not limited to, transferring the victim to a different unit, barring the

perpetrator from the property, contacting law enforcement to increase police presence or develop other plans to keep the property safe, or seeking other legal remedies to prevent the perpetrator from acting on a threat. Restrictions predicated on public safety cannot be based on stereotypes, but must be tailored to particularized concerns about individual residents.

G EMERGENCY TRANSFER PLAN

PHA is concerned about the safety of its tenants, and such concern extends to tenants who are victims of domestic violence, dating violence, sexual assault, or stalking. In accordance with the Violence Against Women Act (VAWA), PHA allows tenants who are victims of domestic violence, dating violence, sexual assault, or stalking to request an emergency transfer from the tenant's current unit to another unit. The ability to request a transfer is available regardless of sex, gender identity, or sexual orientation. The ability of PHA to honor such request for tenants currently receiving assistance, however, may depend upon a preliminary determination that the tenant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, and on whether PHA has another dwelling unit that is available and is safe to offer the tenant for temporary or more permanent occupancy.

This plan identifies tenants who are eligible for an emergency transfer, the documentation needed to request an emergency transfer, confidentiality protections, how an emergency transfer may occur, and guidance to tenants on safety and security. This plan is based on a model emergency transfer plan published by the U.S. Department of Housing and Urban Development (HUD), the Federal agency that oversees the Public Housing Program, Housing Choice Voucher Programs and HOME Program, and is in compliance with VAWA.

Eligibility for Emergency Transfers

A tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking, as provided in HUD's regulations at 24 CFR Part 5, subpart L is eligible for an emergency transfer, if: the tenant reasonably believes that there is a threat of imminent harm from further violence if the tenant remains in the same unit. If the tenant is a victim of sexual assault, the tenant may also be eligible to transfer if the sexual assault occurred on the premises within the 90-calendar-day period preceding a request for an emergency transfer.

A tenant requesting an emergency transfer must expressly request the transfer in accordance with the procedures described in this plan.

Tenants who are not in good standing may still request an emergency transfer if they meet the eligibility requirements in this section.

Emergency Transfer Request Documentation

To request an emergency transfer, the tenant shall notify PHA's management office and submit a written request for a transfer to another PHA location. PHA will provide reasonable accommodations to this policy for individuals with disabilities. The tenant's written request for an emergency transfer should include either:

1. A statement expressing that the tenant reasonably believes that there is a threat of imminent harm from further violence if the tenant were to remain in the same dwelling unit assisted under PHA's program; OR
2. A statement that the tenant was a sexual assault victim and that the sexual assault occurred on the premises during the 90-calendar-day period preceding the tenant's request for an emergency transfer.

Confidentiality

PHA will keep confidential any information that the tenant submits in requesting an emergency transfer, and information about the emergency transfer, unless the tenant gives PHA written permission to release the information on a time-limited basis or disclosure of the information is required by law or required for use in an eviction proceeding or hearing regarding termination of assistance from the covered program. This includes keeping confidential the new location of the dwelling unit of the tenant, if one is provided, from the person(s) that committed an act(s) of domestic violence, dating violence, sexual assault, or stalking against the tenant.

See the Notice of Occupancy Rights under the Violence Against Women Act For All Tenants for more information about PHA's responsibility to maintain the confidentiality of information related to incidents of domestic violence, dating violence, sexual assault, or stalking.

Emergency Transfer Timing and Availability

PHA cannot guarantee that a transfer request will be approved or how long it will take to process a transfer request. PHA will, however, act as quickly as possible to move a tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking to another unit, subject to availability and safety of a unit. If a tenant reasonably believes a proposed transfer would not be safe, the tenant may request a transfer to a different unit. If a unit is available, the transferred tenant must agree to abide by the terms and conditions that govern occupancy in the unit to which the tenant has been transferred. PHA may be unable to transfer a tenant to a particular unit if the tenant has not or cannot establish eligibility for that unit.

If PHA has no safe and available units for which a tenant who needs an emergency is eligible, PHA will assist the tenant in identifying other housing providers who may have safe and available units to which the tenant could move. At the tenant's request, PHA will also assist tenants in contacting the local organizations offering assistance to victims of domestic violence, dating violence, sexual assault, or stalking that are attached to this plan.

Safety and Security of Tenants

Pending processing of the transfer and the actual transfer, if it is approved and occurs, the tenant is urged to take all reasonable precautions to be safe.

Tenants who are or have been victims of domestic violence are encouraged to contact the National Domestic Violence Hotline at 1-800-799-7233, or a local domestic violence shelter, for assistance in creating a safety plan. For persons with hearing impairments, that hotline can be accessed by calling 1-800-787-3224 (TTY).

Tenants who have been victims of sexual assault may call the Rape, Abuse & Incest National Network's National Sexual Assault Hotline at 800-656-HOPE, or visit the online hotline at <https://ohl.rainn.org/online/>.

Tenants who are or have been victims of stalking seeking help may visit the National Center for Victims of Crime's Stalking Resource Center at <https://www.victimsofcrime.org/our-programs/stalking-resource-center>.

Attachment: Local organizations offering assistance to victims of domestic violence, dating violence, sexual assault, or stalking.

Nothing in this subsection may be construed to supersede any eligibility or other occupancy requirements that may apply under a covered housing program.

IV. PROGRAM PROTECTIONS

A ADMISSIONS

Admission to a program shall not be denied on the basis that the applicant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking if the applicant otherwise qualifies for assistance or admission.

Where PHA receives adverse information about an applicant, participant, or household member and the applicant/participant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, PHA shall determine whether there is a substantial connection between the adverse information and the fact that the applicant/participant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking. If PHA determines that there is such a connection, PHA shall disregard the adverse information (provided that the perpetrator will not be part of the household).

PHA shall not require a particular landlord reference or other information, where obtaining such a reference or information will place the applicant or a member of the applicant's household at increased risk of harm.

PHA shall in appropriate instances, permit the applicant to provide photocopies of original documents where originals cannot be obtained due to the actions of the perpetrator.

B TENANTS/PARTICIPANTS

An incident or incidents of actual or threatened domestic violence, dating violence, sexual assault, or stalking will not be construed as a serious or repeated lease violation by the victim or threatened victim of the domestic violence, dating violence, sexual assault, or stalking, or as

good cause to terminate the tenancy of, occupancy rights of, or assistance to the victim.

Criminal activity directly related to domestic violence, dating violence, sexual assault, or stalking, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, shall not be cause for termination of tenancy of, occupancy rights of, or assistance to the victim, if the tenant or affiliated individual of the tenant is the victim.

C PARTICIPANTS (VOUCHER PROGRAMS)

VAWA affords explicit protections for families that must move in order to protect the health or safety of a victim.

1. Such a family has the right to move with continued assistance.
2. PHA may not prohibit moves during the initial term of the lease or limit moves during any one-year period.
3. The family may retain housing assistance if they move out of the unit in violation of the lease with or without prior notification to the landlord or PHA if the victim "reasonably believed he or she was imminently threatened by harm from further violence, or if he or she remained in the unit."

Nothing shall be construed to require PHA to request that an individual submit documentation of the status of the individual as a victim of domestic violence, dating violence, sexual assault, or stalking.

V. DOCUMENTING THE OCCURRENCE OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING (24 CFR 5.2007)

A REQUEST FOR DOCUMENTATION

If an applicant or tenant represents to PHA that the individual is or has been a victim of domestic violence, dating violence, sexual assault, or stalking entitled to VAWA protections or remedies, PHA may request, in writing, that the applicant or tenant submit to PHA the documentation specified in section 5.B below. The documentation requirements in this paragraph are not applicable to a request made by the tenant for a request for an emergency transfer under the Emergency Transfer Plan (refer to the Emergency Transfer Plan policy).

If an applicant or tenant does not provide the documentation requested under this section within 14 business days after the date that the tenant receives a request in writing for such documentation from PHA, nothing in VAWA protections or remedies, which addresses the protection of VAWA, may be construed to limit the authority of PHA to:

1. Deny admission to the applicant or tenant to the PHA housing program;

2. Deny assistance under the PHA housing program to the applicant or tenant;
3. Terminate the participation of the tenant in the PHA housing program; or
4. Evict the tenant or a lawful occupant that commits a violation of a lease.

PHA may, at its discretion, extend the 14-business day deadline under this section.

B PERMISSIBLE DOCUMENTATION AND SUBMISSION REQUIREMENTS

In response to a written request to the applicant or tenant from PHA, as provided in this section, the applicant or tenant may submit, as documentation of the occurrence of domestic violence, dating violence, sexual assault, or stalking, one of the following:

1. The HUD certification form 5382; OR
2. A record of a Federal, State, tribal, territorial or local law enforcement agency, court, or administrative agency; OR
3. A document:
 - a) Signed by an employee, agent, or volunteer of a victim service provider, an attorney, medical professional, or a mental health professional (collectively, “professional”) from whom the victim has sought assistance relating to domestic violence, dating violence, sexual assault, or stalking, or the effects of abuse;
 - b) Signed by the applicant or tenant; and
 - c) Specifies that, under penalty of perjury, the professional believes the occurrence or the incident of domestic violence, dating violence, sexual assault or stalking that is the grounds for protection and remedies under this subpart meets the applicable definition under § 5.2003.

If PHA receives documentation under this section that contains conflicting information (including certification forms from two or more members of a household each claiming to be a victim and naming one or more of the other petitioning household members as the perpetrator), PHA may require an applicant or tenant to submit third-party documentation, as described in this section.

C CONFIDENTIALITY

Any information submitted to PHA under this section, including the fact that an individual is a victim of domestic violence, dating violence, sexual assault, or stalking (confidential information), shall be maintained in strict confidence by PHA. All documentation submitted by the individual relating to their status as a victim of domestic violence, dating violence, sexual assault or stalking must be kept separate from the tenant file.

1. PHA shall not allow employees of PHA or those within their employ (e.g., contractors)

to have access to such information unless explicitly authorized by PHA for reasons that specifically call for these employees or those within their employ to have access to this information; and

2. PHA shall not enter confidential information described above into any shared database or disclose such information to any other entity or individual, except to the extent that the disclosure is:
 - a) Requested or consented to by the individual in writing;
 - b) Required for use in an eviction proceeding, or
 - c) Otherwise required by applicable law.

VI. REMEDIES AVAILABLE TO VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING (24 CFR 5.2009)

A LEASE BIFURCATION

PHA may, in accordance with this section, bifurcate a lease or remove a household member from a lease in order to evict, remove, terminate occupancy rights, or terminate assistance to such member who engages in criminal activity directly relating to domestic violence, dating violence, sexual assault, or stalking against an affiliated individual or other individual:

1. Without regard to whether the household member is a signatory to the lease; and
2. Without evicting, removing, terminating assistance to, or otherwise penalizing a victim of such criminal activity who is also a tenant or lawful occupant.

A lease bifurcation, as provided in this section, shall be carried out in accordance with any requirements or procedures as may be prescribed by Federal, State, or local law for termination of assistance or leases and in accordance with any requirements under the relevant covered housing program.

B REASONABLE TIME TO ESTABLISH ELIGIBILITY FOR ASSISTANCE OR FIND ALTERNATIVE HOUSING FOLLOWING BIFURCATION OF A LEASE

B.1. LEASE BIFURCATION

If PHA exercises the option to bifurcate a lease as provided in this section, and the individual who was evicted or for whom assistance was terminated was the eligible tenant under the covered housing program, the covered housing provider shall provide to any remaining tenant or tenants a period of 60 calendar days from the date of bifurcation of the lease to:

1. Establish eligibility for the same covered housing program under which the evicted or terminated tenant was the recipient of assistance at the time of

- bifurcation of the lease; or
2. Establish eligibility under another covered housing program.

The 60-calendar-day period provided by this section can only be provided to a remaining tenant if the governing statute of the covered program authorizes an ineligible tenant to remain in the unit without assistance. The 60-calendar-day period does not supersede any period to establish eligibility for the covered housing program that may already be provided by the covered housing program. The 60-calendar-day period is the total period provided to a remaining tenant to establish eligibility under the two options provided in this section.

PHA, subject to authorization under the regulations of the applicable covered housing program, may extend the 60-calendar-day period up to an additional 30 calendar days.

B.2. REASONABLE TIME TO FIND ALTERNATIVE HOUSING PROVIDER

If a tenant is unable to establish eligibility for the covered housing program, as provided in this section, PHA must give the tenant an additional 30 calendar days to find alternative housing. The additional 30 days shall commence following the 61st day after the date of bifurcation of the lease.

PHA may extend the 30-calendar-day period up to an additional 30 calendar days.

C EFFORTS TO PROMOTE HOUSING STABILITY FOR VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING

HUD encourages PHA to undertake whatever actions permissible and feasible under our programs to assist individuals residing in their units who are victims of domestic violence, dating violence, sexual assault, or stalking to remain in their units or other units under PHA or other covered housing providers, and to bear the costs of any transfer, where permissible.

VII. EFFECT ON OTHER LAWS (24 CFR 5.2011)

Nothing in this policy shall be construed to supersede any provision of any Federal, State, or local law that provides greater protection than this policy for victims of domestic violence, dating violence, sexual assault, or stalking.

Forms

- VAWA Appendix A: Notice of Occupancy Rights Under the Violence Against Women Act, form HUD-5380
- VAWA Appendix B: Model Emergency Transfer Plan for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking, form HUD-5381

- VAWA Appendix C: Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking and Alternate Documentation, form HUD-5382
- VAWA Appendix D: Emergency Transfer Request for Certain Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking, form HUD-5383
- VAWA Appendix E: Lease Addendum, Violence Against Women and Justice Department Reauthorization Act of 2016, form HUD-91067

VAWA APPENDIX A

Pittston Housing Authority Notice of Occupancy Rights under the Violence Against Women Act¹

To all Tenants and Applicants

The Violence Against Women Act (VAWA) provides protections for victims of domestic violence, dating violence, sexual assault, or stalking. VAWA protections are not only available to women, but are available equally to all individuals regardless of sex, gender identity, or sexual orientation.² The U.S. Department of Housing and Urban Development (HUD) is the Federal agency that oversees that **[insert name of program or rental assistance]** is in compliance with VAWA. This notice explains your rights under VAWA. A HUD-approved certification form is attached to this notice. You can fill out this form to show that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking, and that you wish to use your rights under VAWA.”

Protections for Applicants

If you otherwise qualify for assistance under **[insert name of program or rental assistance]**, you cannot be denied admission or denied assistance because you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

Protections for Tenants

If you are receiving assistance under **[insert name of program or rental assistance]**, you may not be denied assistance, terminated from participation, or be evicted from your rental housing because you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

Also, if you or an affiliated individual of yours is or has been the victim of domestic violence, dating violence, sexual assault, or stalking by a member of your household or any guest, you may not be denied rental assistance or occupancy rights under **[insert name of program or rental assistance]** solely on the basis of criminal activity directly relating to that domestic violence, dating violence, sexual assault, or stalking.

Affiliated individual means your spouse, parent, brother, sister, or child, or a person to whom you stand in the place of a parent or guardian (for example, the affiliated individual is in your care, custody, or control); or any individual, tenant, or lawful occupant living in your household.

Removing the Abuser or Perpetrator from the Household

¹ Despite the name of this law, VAWA protection is available regardless of sex, gender identity, or sexual orientation.

² Housing providers cannot discriminate on the basis of any protected characteristic, including race, color, national origin, religion, sex, familial status, disability, or age. HUD-assisted and HUD-insured housing must be made available to all otherwise eligible individuals regardless of actual or perceived sexual orientation, gender identity, or marital status.

HP may divide (bifurcate) your lease in order to evict the individual or terminate the assistance of the individual who has engaged in criminal activity (the abuser or perpetrator) directly relating to domestic violence, dating violence, sexual assault, or stalking.

If HP chooses to remove the abuser or perpetrator, HP may not take away the rights of eligible tenants to the unit or otherwise punish the remaining tenants. If the evicted abuser or perpetrator was the sole tenant to have established eligibility for assistance under the program, HP must allow the tenant who is or has been a victim and other household members to remain in the unit for a period of time, in order to establish eligibility under the program or under another HUD housing program covered by VAWA, or, find alternative housing.

In removing the abuser or perpetrator from the household, HP must follow Federal, State, and local eviction procedures. In order to divide a lease, HP may, but is not required to, ask you for documentation or certification of the incidences of domestic violence, dating violence, sexual assault, or stalking.

Moving to Another Unit

Upon your request, HP may permit you to move to another unit, subject to the availability of other units, and still keep your assistance. In order to approve a request, HP may ask you to provide documentation that you are requesting to move because of an incidence of domestic violence, dating violence, sexual assault, or stalking. If the request is a request for emergency transfer, the housing provider may ask you to submit a written request or fill out a form where you certify that you meet the criteria for an emergency transfer under VAWA. The criteria are:

(1) You are a victim of domestic violence, dating violence, sexual assault, or stalking. If your housing provider does not already have documentation that you are a victim of domestic violence, dating violence, sexual assault, or stalking, your housing provider may ask you for such documentation, as described in the documentation section below.

(2) You expressly request the emergency transfer. Your housing provider may choose to require that you submit a form, or may accept another written or oral request.

(3) You reasonably believe you are threatened with imminent harm from further violence if you remain in your current unit. This means you have a reason to fear that if you do not receive a transfer you would suffer violence in the very near future.

OR

You are a victim of sexual assault and the assault occurred on the premises during the 90-calendar-day period before you request a transfer. If you are a victim of sexual assault, then in addition to qualifying for an emergency transfer because you reasonably believe you are threatened with imminent harm from further violence if you remain in your unit, you may qualify for an emergency transfer if the sexual assault occurred on the premises of the property from which you are seeking your transfer, and that assault happened within the 90-calendar-day period before you expressly request the transfer.

HP will keep confidential requests for emergency transfers by victims of domestic violence, dating violence, sexual assault, or stalking, and the location of any move by such victims and their families.

HP's emergency transfer plan provides further information on emergency transfers, and HP must make a copy of its emergency transfer plan available to you if you ask to see it.

Documenting You Are or Have Been a Victim of Domestic Violence, Dating Violence, Sexual Assault or Stalking

HP can, but is not required to, ask you to provide documentation to "certify" that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking. Such request from HP must be in writing, and HP must give you at least 14 business days (Saturdays, Sundays, and Federal holidays do not count) from the day you receive the request to provide the documentation. HP may, but does not have to, extend the deadline for the submission of documentation upon your request.

You can provide one of the following to HP as documentation. It is your choice which of the following to submit if HP asks you to provide documentation that you are or have been a victim of domestic violence, dating violence, sexual assault, or stalking.

- A complete HUD-approved certification form given to you by HP with this notice, that documents an incident of domestic violence, dating violence, sexual assault, or stalking. The form will ask for your name, the date, time, and location of the incident of domestic violence, dating violence, sexual assault, or stalking, and a description of the incident. The certification form provides for including the name of the abuser or perpetrator if the name of the abuser or perpetrator is known and is safe to provide.
- A record of a Federal, State, tribal, territorial, or local law enforcement agency, court, or administrative agency that documents the incident of domestic violence, dating violence, sexual assault, or stalking. Examples of such records include police reports, protective orders, and restraining orders, among others.
- A statement, which you must sign, along with the signature of an employee, agent, or volunteer of a victim service provider, an attorney, a medical professional or a mental health professional (collectively, "professional") from whom you sought assistance in

addressing domestic violence, dating violence, sexual assault, or stalking, or the effects of abuse, and with the professional selected by you attesting under penalty of perjury that he or she believes that the incident or incidents of domestic violence, dating violence, sexual assault, or stalking are grounds for protection.

- Any other statement or evidence that HP has agreed to accept.

If you fail or refuse to provide one of these documents within the 14 business days, HP does not have to provide you with the protections contained in this notice.

If HP receives conflicting evidence that an incident of domestic violence, dating violence, sexual assault, or stalking has been committed (such as certification forms from two or more members of a household each claiming to be a victim and naming one or more of the other petitioning household members as the abuser or perpetrator), HP has the right to request that you provide third-party documentation within thirty 30 calendar days in order to resolve the conflict. If you fail or refuse to provide third-party documentation where there is conflicting evidence, HP does not have to provide you with the protections contained in this notice.

Confidentiality

HP must keep confidential any information you provide related to the exercise of your rights under VAWA, including the fact that you are exercising your rights under VAWA.

HP must not allow any individual administering assistance or other services on behalf of HP (for example, employees and contractors) to have access to confidential information unless for reasons that specifically call for these individuals to have access to this information under applicable Federal, State, or local law.

HP must not enter your information into any shared database or disclose your information to any other entity or individual. HP, however, may disclose the information provided if:

- You give written permission to HP to release the information on a time limited basis.
- HP needs to use the information in an eviction or termination proceeding, such as to evict your abuser or perpetrator or terminate your abuser or perpetrator from assistance under this program.
- A law requires HP or your landlord to release the information.

VAWA does not limit HP's duty to honor court orders about access to or control of the property. This includes orders issued to protect a victim and orders dividing property among household members in cases where a family breaks up.

Reasons a Tenant Eligible for Occupancy Rights under VAWA May Be Evicted or Assistance May Be Terminated

You can be evicted and your assistance can be terminated for serious or repeated lease violations that are not related to domestic violence, dating violence, sexual assault, or stalking committed

against you. However, HP cannot hold tenants who have been victims of domestic violence, dating violence, sexual assault, or stalking to a more demanding set of rules than it applies to tenants who have not been victims of domestic violence, dating violence, sexual assault, or stalking.

The protections described in this notice might not apply, and you could be evicted and your assistance terminated, if HP can demonstrate that not evicting you or terminating your assistance would present a real physical danger that:

- 1) Would occur within an immediate time frame, and
- 2) Could result in death or serious bodily harm to other tenants or those who work on the property.

If HP can demonstrate the above, HP should only terminate your assistance or evict you if there are no other actions that could be taken to reduce or eliminate the threat.

Other Laws

VAWA does not replace any Federal, State, or local law that provides greater protection for victims of domestic violence, dating violence, sexual assault, or stalking. You may be entitled to additional housing protections for victims of domestic violence, dating violence, sexual assault, or stalking under other Federal laws, as well as under State and local laws.

Non-Compliance with The Requirements of This Notice

You may report a covered housing provider's violations of these rights and seek additional assistance, if needed, by contacting or filing a complaint with **[insert contact information for any intermediary, if applicable]** or **[insert HUD field office]**.

For Additional Information

You may view a copy of HUD's final VAWA rule at **[insert Federal Register link]**.

Additionally, HP must make a copy of HUD's VAWA regulations available to you if you ask to see them.

For questions regarding VAWA, please contact **[insert name of program or rental assistance contact information able to answer questions on VAWA]**.

For help regarding an abusive relationship, you may call the National Domestic Violence Hotline at 1-800-799-7233 or, for persons with hearing impairments, 1-800-787-3224 (TTY). You may also contact **[Insert contact information for relevant local organizations]**.

For tenants who are or have been victims of stalking seeking help may visit the National Center for Victims of Crime's Stalking Resource Center at <https://www.victimsofcrime.org/our-programs/stalking-resource-center>.

For help regarding sexual assault, you may contact **[Insert contact information for relevant organizations]**

Victims of stalking seeking help may contact **[Insert contact information for relevant organizations]**.

Attachment: Certification form HUD-5382 **[form approved for this program to be included]**

Pittston Housing Authority

Model Emergency Transfer Plan for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking

Emergency Transfers

[Insert name of covered housing provider (acronym HP for purposes of this model plan)] is concerned about the safety of its tenants, and such concern extends to tenants who are victims of domestic violence, dating violence, sexual assault, or stalking. In accordance with the Violence Against Women Act (VAWA),³ HP allows tenants who are victims of domestic violence, dating violence, sexual assault, or stalking to request an emergency transfer from the tenant's current unit to another unit. The ability to request a transfer is available regardless of sex, gender identity, or sexual orientation.⁴ The ability of HP to honor such request for tenants currently receiving assistance, however, may depend upon a preliminary determination that the tenant is or has been a victim of domestic violence, dating violence, sexual assault, or stalking, and on whether HP has another dwelling unit that is available and is safe to offer the tenant for temporary or more permanent occupancy.

This plan identifies tenants who are eligible for an emergency transfer, the documentation needed to request an emergency transfer, confidentiality protections, how an emergency transfer may occur, and guidance to tenants on safety and security. This plan is based on a model emergency transfer plan published by the U.S. Department of Housing and Urban Development (HUD), the Federal agency that oversees that **[insert name of program or rental assistance here]** is in compliance with VAWA.

Eligibility for Emergency Transfers

A tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking, as provided in HUD's regulations at 24 CFR part 5, subpart L is eligible for an emergency transfer, if: the tenant reasonably believes that there is a threat of imminent harm from further violence if the tenant remains within the same unit. If the tenant is a victim of sexual assault, the tenant may also

³ Despite the name of this law, VAWA protection is available to all victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation.

⁴ Housing providers cannot discriminate on the basis of any protected characteristic, including race, color, national origin, religion, sex, familial status, disability, or age. HUD-assisted and HUD-insured housing must be made available to all otherwise eligible individuals regardless of actual or perceived sexual orientation, gender identity, or marital status.

be eligible to transfer if the sexual assault occurred on the premises within the 90-calendar-day period preceding a request for an emergency transfer.

A tenant requesting an emergency transfer must expressly request the transfer in accordance with the procedures described in this plan.

Tenants who are not in good standing may still request an emergency transfer if they meet the eligibility requirements in this section.

Emergency Transfer Request Documentation

To request an emergency transfer, the tenant shall notify HP's management office and submit a written request for a transfer to **[HP to insert location]**. HP will provide reasonable accommodations to this policy for individuals with disabilities. The tenant's written request for an emergency transfer should include either:

1. A statement expressing that the tenant reasonably believes that there is a threat of imminent harm from further violence if the tenant were to remain in the same dwelling unit assisted under HP's program; OR
2. A statement that the tenant was a sexual assault victim and that the sexual assault occurred on the premises during the 90-calendar-day period preceding the tenant's request for an emergency transfer.

Confidentiality

HP will keep confidential any information that the tenant submits in requesting an emergency transfer, and information about the emergency transfer, unless the tenant gives HP written permission to release the information on a time limited basis, or disclosure of the information is required by law or required for use in an eviction proceeding or hearing regarding termination of assistance from the covered program. This includes keeping confidential the new location of the dwelling unit of the tenant, if one is provided, from the person(s) that committed an act(s) of domestic violence, dating violence, sexual assault, or stalking against the tenant. See the Notice of Occupancy Rights under the Violence Against Women Act For All Tenants for more information about HP's responsibility to maintain the confidentiality of information related to incidents of domestic violence, dating violence, sexual assault, or stalking.

Emergency Transfer Timing and Availability

HP cannot guarantee that a transfer request will be approved or how long it will take to process a transfer request. HP will, however, act as quickly as possible to move a tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking to another unit, subject to availability and safety of a unit. If a tenant reasonably believes a proposed transfer would not be safe, the tenant may request a transfer to a different unit. If a unit is available, the transferred tenant must agree to abide by the terms and conditions that govern occupancy in the unit to which the tenant has been transferred. HP may be unable to transfer a tenant to a particular unit if the tenant has not or cannot establish eligibility for that unit.

If HP has no safe and available units for which a tenant who needs an emergency is eligible, HP will assist the tenant in identifying other housing providers who may have safe and available units to

which the tenant could move. At the tenant's request, HP will also assist tenants in contacting the local organizations offering assistance to victims of domestic violence, dating violence, sexual assault, or stalking that are attached to this plan.

Safety and Security of Tenants

Pending processing of the transfer and the actual transfer, if it is approved and occurs, the tenant is urged to take all reasonable precautions to be safe.

Tenants who are or have been victims of domestic violence are encouraged to contact the National Domestic Violence Hotline at 1-800-799-7233, or a local domestic violence shelter, for assistance in creating a safety plan. For persons with hearing impairments, that hotline can be accessed by calling 1-800-787-3224 (TTY).

Tenants who have been victims of sexual assault may call the Rape, Abuse & Incest National Network's National Sexual Assault Hotline at 800-656-HOPE, or visit the online hotline at <https://ohl.rainn.org/online/>.

Tenants who are or have been victims of stalking seeking help may visit the National Center for Victims of Crime's Stalking Resource Center at <https://www.victimsofcrime.org/our-programs/stalking-resource-center>.

Attachment: Local organizations offering assistance to victims of domestic violence, dating violence, sexual assault, or stalking.

VAWA APPENDIX C

**CERTIFICATION OF
DOMESTIC VIOLENCE,
DATING VIOLENCE,
SEXUAL ASSAULT, OR STALKING,
AND ALTERNATE DOCUMENTATION**

**U.S. Department of Housing
and Urban Development**

OMB Approval No. 2577-0286
Exp. 06/30/2017

Purpose of Form: The Violence Against Women Act (“VAWA”) protects applicants, tenants, and program participants in certain HUD programs from being evicted, denied housing assistance, or terminated from housing assistance based on acts of domestic violence, dating violence, sexual assault, or stalking against them. Despite the name of this law, VAWA protection is available to victims of domestic violence, dating violence, sexual assault, and stalking, regardless of sex, gender identity, or sexual orientation.

Use of This Optional Form: If you are seeking VAWA protections from your housing provider, your housing provider may give you a written request that asks you to submit documentation about the incident or incidents of domestic violence, dating violence, sexual assault, or stalking.

In response to this request, you or someone on your behalf may complete this optional form and submit it to your housing provider, or you may submit one of the following types of third-party documentation:

- (1) A document signed by you and an employee, agent, or volunteer of a victim service provider, an attorney, or medical professional, or a mental health professional (collectively, “professional”) from whom you have sought assistance relating to domestic violence, dating violence, sexual assault, or stalking, or the effects of abuse. The document must specify, under penalty of perjury, that the professional believes the incident or incidents of domestic violence, dating violence, sexual assault, or stalking occurred and meet the definition of “domestic violence,” “dating violence,” “sexual assault,” or “stalking” in HUD’s regulations at 24 CFR 5.2003.
- (2) A record of a Federal, State, tribal, territorial or local law enforcement agency, court, or administrative agency; or
- (3) At the discretion of the housing provider, a statement or other evidence provided by the applicant or tenant.

Submission of Documentation: The time period to submit documentation is 14 business days from the date that you receive a written request from your housing provider asking that you provide documentation of the occurrence of domestic violence, dating violence, sexual assault, or stalking. Your housing provider may, but is not required to, extend the time period to submit the documentation, if you request an extension of the time period. If the requested information is not received within 14 business days of when you received the request for the documentation, or any extension of the date provided by your housing provider, your housing provider does not need to grant you any of the VAWA protections. Distribution or issuance of this form does not serve as a written request for certification.

Confidentiality: All information provided to your housing provider concerning the incident(s) of domestic violence, dating violence, sexual assault, or stalking shall be kept confidential and such details shall not be entered into any shared database. Employees of your housing provider are not to have access to these details unless to grant or deny VAWA protections to you, and such employees may not disclose this information to any other entity or individual, except to the extent that disclosure is: (i) consented to by you in writing in a time-limited release; (ii) required for use in an eviction proceeding or hearing regarding termination of assistance; or (iii) otherwise required by applicable law.

TO BE COMPLETED BY OR ON BEHALF OF THE VICTIM OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT, OR STALKING

1. Date the written request is received by victim: _____
2. Name of victim: _____
3. Your name (if different from victim's): _____
4. Name(s) of other family member(s) listed on the lease: _____

5. Residence of victim: _____
6. Name of the accused perpetrator (if known and can be safely disclosed): _____

7. Relationship of the accused perpetrator to the victim: _____
8. Date(s) and times(s) of incident(s) (if known): _____

10. Location of incident(s): _____

In your own words, briefly describe the incident(s): _____ _____ _____

This is to certify that the information provided on this form is true and correct to the best of my knowledge and recollection, and that the individual named above in Item 2 is or has been a victim of domestic violence, dating violence, sexual assault, or stalking. I acknowledge that submission of false

information could jeopardize program eligibility and could be the basis for denial of admission, termination of assistance, or eviction.

Signature _____ Signed on (Date) _____

Public Reporting Burden: The public reporting burden for this collection of information is estimated to average 1 hour per response. This includes the time for collecting, reviewing, and reporting the data. The information provided is to be used by the housing provider to request certification that the applicant or tenant is a victim of domestic violence, dating violence, sexual assault, or stalking. The information is subject to the confidentiality requirements of VAWA. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid Office of Management and Budget control number.

VAWA APPENDIX D

**EMERGENCY TRANSFER
REQUEST FOR CERTAIN
VICTIMS OF DOMESTIC
VIOLENCE, DATING VIOLENCE,
SEXUAL ASSAULT, OR STALKING**

**U.S. Department of Housing
and Urban Development**

OMB Approval No. 2577-0286
Exp. 06/30/2017

Purpose of Form: If you are a victim of domestic violence, dating violence, sexual assault, or stalking, and you are seeking an emergency transfer, you may use this form to request an emergency transfer and certify that you meet the requirements of eligibility for an emergency transfer under the Violence Against Women Act (VAWA). Although the statutory name references women, VAWA rights and protections apply to all victims of domestic violence, dating violence, sexual assault or stalking. Using this form does not necessarily mean that you will receive an emergency transfer. See your housing provider's emergency transfer plan for more information about the availability of emergency transfers.

The requirements you must meet are:

(1) You are a victim of domestic violence, dating violence, sexual assault, or stalking. If your housing provider does not already have documentation that you are a victim of domestic violence, dating violence, sexual assault, or stalking, your housing provider may ask you for such documentation. In response, you may submit Form HUD-5382, or any one of the other types of documentation listed on that Form.

(2) You expressly request the emergency transfer. Submission of this form confirms that you have expressly requested a transfer. Your housing provider may choose to require that you submit this form, or may accept another written or oral request. Please see your housing provider's emergency transfer plan for more details.

(3) You reasonably believe you are threatened with imminent harm from further violence if you remain in your current unit. This means you have a reason to fear that if you do not receive a transfer you would suffer violence in the very near future.

OR

You are a victim of sexual assault and the assault occurred on the premises during the 90-calendar-day period before you request a transfer. If you are a victim of sexual assault, then in addition to qualifying for an emergency transfer because you reasonably believe you are threatened with imminent harm from further violence if you remain in your unit, you may qualify for an emergency transfer if the sexual assault occurred on the premises of the property from which you are seeking your transfer, and that assault

happened within the 90-calendar-day period before you submit this form or otherwise expressly request the transfer.

Submission of Documentation: If you have third-party documentation that demonstrates why you are eligible for an emergency transfer, you should submit that documentation to your housing provider if it is safe for you to do so. Examples of third party documentation include, but are not limited to: a letter or other documentation from a victim service provider, social worker, legal assistance provider, pastoral counselor, mental health provider, or other professional from whom you have sought assistance; a current restraining order; a recent court order or other court records; a law enforcement report or records; communication records from the perpetrator of the violence or family members or friends of the perpetrator of the violence, including emails, voicemails, text messages, and social media posts.

Confidentiality: All information provided to your housing provider concerning the incident(s) of domestic violence, dating violence, sexual assault, or stalking, and concerning your request for an emergency transfer shall be kept confidential. Such details shall not be entered into any shared database. Employees of your housing provider are not to have access to these details unless to grant or deny VAWA protections or an emergency transfer to you. Such employees may not disclose this information to any other entity or individual, except to the extent that disclosure is: (i) consented to by you in writing in a time-limited release; (ii) required for use in an eviction proceeding or hearing regarding termination of assistance; or (iii) otherwise required by applicable law.

TO BE COMPLETED BY OR ON BEHALF OF THE PERSON REQUESTING A TRANSFER

1. Name of victim requesting an emergency transfer: _____
2. Your name (if different from victim's) _____
3. Name(s) of other family member(s) listed on the lease: _____

4. Name(s) of other family member(s) who would transfer with the victim: _____

5. Address of location from which the victim seeks to transfer: _____
6. Address or phone number for contacting the victim: _____
7. Name of the accused perpetrator (if known and can be safely disclosed): _____
8. Relationship of the accused perpetrator to the victim: _____
9. Date(s), Time(s) and location(s) of incident(s): _____

10. Is the person requesting the transfer a victim of a sexual assault that occurred in the past 90 days on the premises of the property from which the victim is seeking a transfer? If yes, skip question 11. If no, fill out question 11. _____

11. Describe why the victim believes they are threatened with imminent harm from further violence if they remain in their current unit.

12. If voluntarily provided, list any third-party documentation you are providing along with this notice: _____

This is to certify that the information provided on this form is true and correct to the best of my knowledge, and that the individual named above in Item 1 meets the requirement laid out on this form for an emergency transfer. I acknowledge that submission of false information could jeopardize program eligibility and could be the basis for denial of admission, termination of assistance, or eviction.

Signature _____ Signed on (Date) _____

VAWA APPENDIX E

LEASE ADDENDUM

VIOLENCE AGAINST WOMEN AND JUSTICE DEPARTMENT REAUTHORIZATION ACT OF 2005

TENANT	LANDLORD	UNIT NO. & ADDRESS
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This lease addendum adds the following paragraphs to the Lease between the above referenced Tenant and Landlord.

Purpose of the Addendum

The lease for the above referenced unit is being amended to include the provisions of the Violence Against Women and Justice Department Reauthorization Act of 2013 (VAWA).

Conflicts with Other Provisions of the Lease

In case of any conflict between the provisions of this Addendum and other sections of the Lease, the provisions of this Addendum shall prevail.

Term of the Lease Addendum

The effective date of this Lease Addendum is _____. This Lease Addendum shall continue to be in effect until the Lease is terminated.

VAWA Protections

1. The Landlord may not consider incidents of domestic violence, dating violence or stalking as serious or repeated violations of the lease or other "good cause" for termination of assistance, tenancy or occupancy rights of the victim of abuse.
2. The Landlord may not consider criminal activity directly relating to abuse, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim or threatened victim of that abuse.
3. The Landlord may request in writing that the victim, or a family member on the victim's behalf, certify that the individual is a victim of abuse and that the Certification of Domestic Violence, Dating Violence or Stalking, Form HUD-5382,

or other documentation as noted on the certification form, be completed and submitted within 14 business days, or an agreed upon extension date, to receive protection under the VAWA. Failure to provide the certification or other supporting documentation within the specified timeframe may result in eviction.

Tenant

Date

Date

Landlord

DEFINITION OF SIGNIFICANT AMENDMENT AND SUBSTANTIAL DEVIATION/MODIFICATION

PHA defines substantial deviation or modification to the Agency Plan as:

- Changes to rent or admissions policies or organization of the waiting list;
- A substantial change in a goal(s) identified in the Five-Year Plan;
- Significant modifications to major strategies to address housing needs;
- Any change in the planned or actual use of federal funds for activities that would prohibit or redirect the Housing authority's strategic goals of increasing the availability of decent, safe and affordable housing for the citizens of the City of Pittston;
- A need to respond immediately to declarations of emergency due to disasters as identified by Presidential or Governmental order;
- Additions of non-emergency work items (items not included in the current Annual Statement or Five-year Action Plan) or change in the use of replacement reserve funds that exceeds 20% under the Capital Fund; and
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Any significant amendment or substantial deviation/modification to PHA Plan is subject to the following requirements (including time frames):

- PHA will consult with the Resident Advisory Board (RAB) (as defined in 24 CFR 903.13);

- The Authority will ensure consistency with the Consolidated Plan of the jurisdiction(s) (as defined in 24 CFR 903.15); and
- PHA will provide for a review of the amendments/modifications by the public during a 45-day public review period (as defined in 24 CFR 903.17).
- The Housing Authority will adopt the amendment or modification at a duly called a meeting, open to the public, of its Board of Commissioners.
- PHA will not implement the amendment or modification until notification of the amendment or modification is provided to HUD and approved by HUD in accordance with HUD's plan review procedures (as defined at 24 CFR 903.23).

The Housing Authority may submit a significant amendment or substantial deviation/modification to HUD up until the last day prior to the date when the next year's Agency Plan is due.

DECONCENTRATION POLICY:

It is the policy of the Pittston Housing Authority (PHA) to provide for de-concentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, families will be skipped on the waiting list to reach other families with a lower or higher income. This will be accomplished in a uniform and non-discriminating manner.

The Housing Authority will affirmatively market housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income residents will not be steered toward higher income developments

Prior to the beginning of each fiscal year, the Housing Authority will analyze income levels of families residing in each development, the income levels of census tracts in which developments are located, and the income levels of families on the waiting list. Based on this analysis marketing strategies will be determined and de-concentration incentives implemented

DE-CONCENTRATION INCENTIVES: The Housing Authority may offer one or more incentives to encourage applicant families whose income classification would help to meet the de-concentration goals of a particular development.

Various incentives may be used at different times or under different conditions but will always be provided in a consistent and nondiscriminatory manner.

OFFER OF A UNIT: When a unit becomes available, the Housing Authority will contact the first family on the waiting list who has the highest priority for this type of unit or development and whose income category would help to meet the de-concentration of goal and/or the income targeting goals.

The Housing Authority will contact the family first by telephone to make the unit offer. If

the family cannot be reached by telephone, the family will be notified of a unit offer via first class mail. The family will be given five (5) business days from the date the letter was mailed to contact the Housing Authority regarding the offer.

The family will be offered the opportunity to view the unit. After the unit has been viewed, the family will have two (2) business days to accept or reject the unit. This verbal offer and the family's decision must be documented in the tenant file. If the family rejects the offer of the unit. The Housing Authority will send the family a letter documenting the offer and the rejection.

REJECTION OF UNIT: If, in making the offer to the family, the Housing Authority skipped over other families on the waiting list in order to meet a de-concentration goal or offered the family any other de-concentration incentive and the family rejects the unit, the family will not lose its place on the waiting list and will not be otherwise penalized.

If the Housing Authority did not skip over other families on the waiting list to reach this family, did not offer any other de-concentration incentive, and the family rejects the unit without good cause, the family will forfeit their application's date and time. The family will keep their preferences, but the date and time of application will be changed to the date and time the unit was rejected.

ATTACHMENTS

2022 PLAN RESOLUTION

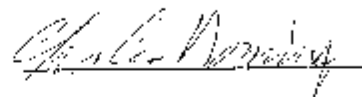
Resolution No: 2021-17

On December 13, 2021 the following resolution was introduced by Charles Dominick, Chairman, reads in full and fully considered:

WHEREAS, the Housing Authority of the City of Pittston desires to submit a Five-Year Plan and Annual Agency Plan for 2022 to the Department of Housing and Urban Development;

Therefore, be it resolved that the Board of Commissioners hereby approves the Capital Budgets; and authorizes the Chairman, Charles Dominick to sign the Civil Rights Certification (HUD-50077-CR)

This is to certify that the above resolution is a true and correct copy of the resolution adopted by the Housing Authority of the City of Pittston, Pennsylvania at a special meeting held on December 13, 2021.



Charles Dominick

Chairman

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low-income, very low-income, and extremely low-income families.

Applicability. The Form HUD-50075-HP is to be completed annually by High Performing PHAs. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definition:

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p>PHA Name: <u>Housing Authority of the City of Pittston</u> PHA Code: <u>PA042</u></p> <p>PHA Type: <input checked="" type="checkbox"/> High Performer</p> <p>PHA Plan for Fiscal Year Beginning: <u>01/2022</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>302</u> Number of Housing Choice Vouchers (HCVs) <u>147</u></p> <p>Total Combined <u>449</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><small>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 of 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 website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</small></p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</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	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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		PH	HCV																								
Lead PHA:																											

B.	Plan Elements
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element below: SEE DECONCENTRATION POLICY AND ANALYSIS IN THE ATTACHED EXECUTIVE SUMMARY</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review. SEE ALL COMPONENTS ADDRESSED IN THE EXECUTIVE SUMMARY</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBV's), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan. SEE THE ATTACHED EXECUTIVE SUMMARY</p>

B.4.	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. 04/16/2021</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C. Other Document and/or Certification Requirements.</p>	
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</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.</p>

D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	<p data-bbox="326 384 1284 409">Affirmatively Furthering Fair Housing.</p> <p data-bbox="326 409 1284 525">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.</p> <div data-bbox="326 525 1284 871"> <p data-bbox="326 525 1284 556">Fair Housing Goal:</p> <p data-bbox="326 556 1284 588"><i>Describe fair housing strategies and actions to achieve the goal</i></p> </div> <div data-bbox="326 871 1284 1197"> <p data-bbox="326 871 1284 903">Fair Housing Goal:</p> <p data-bbox="326 903 1284 934"><i>Describe fair housing strategies and actions to achieve the goal</i></p> </div> <div data-bbox="326 1197 1284 1556"> <p data-bbox="326 1197 1284 1228">Fair Housing Goal:</p> <p data-bbox="326 1228 1284 1260"><i>Describe fair housing strategies and actions to achieve the goal</i></p> </div>

Instructions for Preparation of Form HUD-50075-HP Annual Plan for High Performing PHAs

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

- A.1 Include the full PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Plan Elements.

B.1 Revision of Existing 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."

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 and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. 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 (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a))

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions. 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 waiting 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)) Describe the unit assignment policies for public housing. (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))

Homeownership Programs. A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. (24 CFR §903.7(k)) and 24 CFR §903.12(b).

Safety and Crime Prevention (VAWA). 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)(5))

Pet Policy. Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

Substantial Deviation. PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(f)(2)(i))

Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual 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-3, successor RAD Implementation Notices, or other RAD Notices.

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

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\(b\)](#))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies 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."

HOPE VI. 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI, and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6. (Notice PIH 2011-47)

Mixed Finance Modernization or Development. 1) A description of any housing (including name, 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: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

Demolition and/or Disposition. With respect to public housing only, describe any public housing development(s), or portion of a public housing development 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 approval under section 18 of the 1937 Act (42 U.S.C. 1437p); 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. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: https://www.hud.gov/offices/tah/certific/sac/demol_dispo/index.cfm. (24 CFR 903.7(h))

Conversion of Public Housing under the Voluntary or Mandatory Conversion programs. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <https://www.hud.gov/offices/tah/certific/sac/conversion.cfm>. (24 CFR 903.7(i))

Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program. 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 or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers. ([24 CFR 983.37\(b\)\(1\)](#)) 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.

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).

B.3 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\(g\)\(1\)](#))

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. ([24 CFR 903.7\(g\)](#)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

B.5 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\(p\)](#))

C. Other Document and/or Certification Requirements

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on 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](#))

C.2 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. ([24 CFR 903.13](#)). 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.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* 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 certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further

fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (e)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. 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(o)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must 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.

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)(3) 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 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 and Annual PHA Plan. 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.

Public reporting burden for this information collection is estimated to average 7.02 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.

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-SY is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																
A.1	<p>PHA Name: HOUSING AUTHORITY OF THE CITY OF PITTSBURGH _____ PHA Code: PA042 _____ PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2022 The Five-Year Period of the Plan (i.e. 2019-2023): 2022-2026 PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>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.</p> <p>The PHA Annual and 5-Year Plan, Plan Elements and all information relevant to the public hearing are available for inspection by the public at the Housing Authority's Main Office at 500 Kennedy Boulevard, Infantino Towers, Pittsburgh, PA 15260 between the hours of 9:00 AM and 4:00 PM Monday through Friday, except holidays.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" data-bbox="349 1171 1291 1629"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</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	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.					
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. SEE PAGE 1 OF THE ATTACHED EXECUTIVE SUMMARY					
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. SEE PAGES 1 – 3 OF THE ATTACHED EXECUTIVE SUMMARY					
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. SEE PAGES 1 – 3 OF THE ATTACHED EXECUTIVE SUMMARY					
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. SEE PAGE 22 OF THE ATTACHED EXECUTIVE SUMMARY					
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. SEE PAGES 51 AND 52 OF THE ATTACHED EXECUTIVE SUMMARY					
C.2	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> (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.					
C.3	Certification by State or Local Officials. Form HUD-50077-SL , <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.					

C.4	<p>Required Submission for HUD FO Review.</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>(b) If yes, include Challenged Elements.</p>
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>

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(e) 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

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

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 those 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 those 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 0.2 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.

**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 agreement with the Department of Housing and Urban Development (HUD) for the fiscal year beginning January 1, 2022 _____ 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 implement the same):

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 of 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 of 24 CFR § 903.7(o) promulgated prior to August 17, 2025, 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.

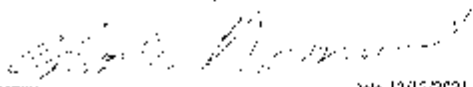
Housing Authority of the City of Plinston
PHA Name

PA042
PHA Number/HA Code


I hereby certify that all the statements above, as well as any information provided in the certification herewith, is true and correct. Warning: HUD will prosecute false claims and statements. Violation may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010; 31 U.S.C. 3729, 1995)

Name of Executive Director: Joseph Chocka

Name of Board Chairperson: Charles Donahoe


Signature

Date: 12/15/2021


Signature

Date: 12/15/2021

The United States Department of Housing and Urban Development is authorized to collect the information requested in this form by virtue of 24 CFR 18.106(a)(1), 24 CFR 18.106(a)(2), and regulations promulgated thereunder at 24 CFR 18.106(b) and 18.106(c). Responses to the collection of information are required to obtain a benefit. The information requested does not have the confidentiality. The information is to be used 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 unless it is necessary to perform its functions. Send comments regarding this burden estimate or any aspect of this information collection, including suggestions for reducing the burden, to Washington Headquarters Service, Paperwork Project (0142-0007), Washington, DC 20543-0142.

Previous version is obsolete.

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Form HUD-50077-CR (3/31/2024)

DISCLOSURE OF LOBBYING ACTIVITIES

OMB Control Number: 4040-0049
Expiration Date: 2/28/2022

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

1. * Type of Federal Action: <input type="checkbox"/> 1. contract <input checked="" type="checkbox"/> 2. permit <input type="checkbox"/> 3. approval or agreement <input type="checkbox"/> 4. loan <input type="checkbox"/> 5. loan guarantee <input type="checkbox"/> 6. benefit etc.		2. * Status of Federal Action: <input type="checkbox"/> a. initiated/consideration <input checked="" type="checkbox"/> b. initiated/awarded <input type="checkbox"/> c. initiated/denied		3. * Report Type: <input checked="" type="checkbox"/> a. lobbying <input type="checkbox"/> b. membership	
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> State <input type="checkbox"/> Federal Name: [REDACTED] Street: [REDACTED] Street 2: [REDACTED] City: [REDACTED] State: [REDACTED] Zip: [REDACTED] Congressional District: [REDACTED]					
5. If Reporting Entity in Rule Is Subwarden, Enter Name and Address of Prime: [REDACTED]					
6. * Federal Department/Agency: [REDACTED]			7. * Federal Program Name/Description: Capital Fund Award G.E.A. Number, Capital Aid: [REDACTED]		
8. Federal Action Number, if known: [REDACTED]			9. Award Amount, if known: \$ [REDACTED]		
10. a. Name and Address of Lobbying Registrant: Name: [REDACTED] Middle Name: [REDACTED] Street: [REDACTED] Street 2: [REDACTED] City: [REDACTED] State: [REDACTED] Zip: [REDACTED]					
b. Individual Performing Services (do not include yourself if you are the lobbyist): Name: [REDACTED] Middle Name: [REDACTED] Street: [REDACTED] Street 2: [REDACTED] City: [REDACTED] State: [REDACTED] Zip: [REDACTED]					
11. I hereby certify under penalty of perjury that the information furnished herein is true and correct to the best of my knowledge and belief. This disclosure of lobbying activities is a matter of public concern and the reporting entity is being disclosed by the state to the public in accordance with the law. You should disclose to 31 U.S.C. 1352. This information will be made available to the public and will be made available to the public in accordance with the law. If you are a lobbyist, you should disclose to the public in accordance with the law. Signature: [REDACTED] Name: [REDACTED] Middle Name: [REDACTED] Title: [REDACTED] Telephone No.: [REDACTED] Date: [REDACTED]					