

RESOLUTION NO. 5-2023

A RESOLUTION AUTHORIZING AND DIRECTING THE CHAIRPERSON AND THE CHIEF EXECUTIVE OFFICER TO EXECUTE AND FILE THE PHA ANNUAL PLAN AND FIVE-YEAR CAPITAL FUND PLAN FOR THE FISCAL YEAR 2023 WITH THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, pursuant to section 511 of the Quality Housing and Work Responsibility Act of 1998, the Lake Metropolitan Housing Authority is required to submit a PHA Annual Plan; and

WHEREAS, the Chief Executive Officer has prepared said annual plans as attached, and has requested that the Members authorize and direct the execution of said plans and its submission to the U.S. Department of Housing and Urban Development.

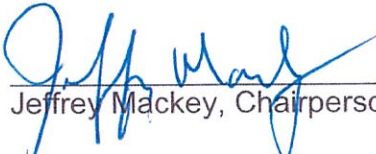
NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE LAKE METROPOLITAN HOUSING AUTHORITY, THAT:

SECTION 1. The Chairperson and the Chief Executive Officer are hereby authorized and directed to execute the annual plan and five-year capital fund plans as attached as Exhibit "A" to this Resolution and to cause said plan to be filed with the U.S. Department of Housing and Urban Development.

SECTION 2. It is found and determined that all formal actions of the Lake Metropolitan Housing Authority concerning and relating to the adoption of this Resolution were adopted in an open meeting of the Lake Metropolitan Housing Authority; and that, except as otherwise provided by Section 121.22 of the Ohio Revised Code, all deliberations of the Lake Metropolitan Housing Authority and any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 3. This Resolution shall go into effect at the earliest time allowed under law.

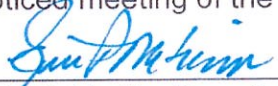
Passed: April 12, 2023



Jeffrey Mackey, Chairperson

Attest:

I, Eric P. Martin, Secretary of the Lake Metropolitan Housing Authority, Lake County, Ohio do hereby certify that the foregoing Resolution 4-2023 was duly passed by vote of the Board of Commissioners for the Lake Metropolitan Housing Authority, Lake County, Ohio at a duly noticed meeting of the Board on this 12th day of April 2023.



Eric P. Martin, Secretary

Streamlined Annual PHA Plan <i>(Small 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-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, HCV-Only PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both 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	PHA Name: Lake Metropolitan Housing Authority PHA Code: <u>OH025</u> PHA Type: <input checked="" type="checkbox"/> Small PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>7/1/2023</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>25</u> Number of Housing Choice Vouchers (HCVs) <u>1501</u> Total Combined <u>1526</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission						
<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 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.</p> <p>Administrative Offices -- 189 First Street. In Painesville, Ohio, and online at www.lakehousing.org/corporate/annual_plan/ Annual Plan was also posted at</p> <ul style="list-style-type: none"> • 200 W. Jackson Street Painesville, Ohio (Jackson Towers) • 111 E Washington St. Painesville, Ohio (Washington Square) • 553 Sanders Ave. in Painesville, Ohio (Woodlawn Community Center) • Parkview Place 3815 Erie Rd. Building A and Building B Willoughby, Ohio <p>A Legal Notice of the Annual Plan draft for public inspection and the Public Hearing was posted in local publication 45 days prior to the hearing date on March 23, 2023.</p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)							
		Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
						PH	HCV
		Lead PHA:					

B.	Plan Elements Submitted with 5-Year PHA Plans. Required elements for Small PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a Small PHA is not submitting its 5-Year Plan. See sub-section below for required elements in all other years (Years 1-4).					
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 <u>Five-Year PHA Plan</u> submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</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 type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input 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 (PBVs), 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.</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.</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"/> X</p> <p>(b) If yes, please describe:</p>
<p>Plan Elements Submitted All Other Years (Years 1-4). Required elements for all other fiscal years. This section does not need to be completed in years when a Small PHA is submitting its 5-Year PHA Plan.</p>	
B.1	<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 <input type="checkbox"/> X Hope VI or Choice Neighborhoods. <input type="checkbox"/> X Mixed Finance Modernization or Development. <input checked="" type="checkbox"/> X Demolition and/or Disposition. <input checked="" type="checkbox"/> X Conversion of Public Housing to Tenant-Based Assistance. <input type="checkbox"/> X Conversion of Public Housing to Project-Based Assistance under RAD. <input type="checkbox"/> X Project Based Vouchers. <input checked="" type="checkbox"/> X Units with Approved Vacancies for Modernization. <input type="checkbox"/> X 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.</p> <p>(c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan.</p> <p>(d) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
B.2	<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. CFP 5-Year Action Plan for 2020-2024, revision 1 submitted 3/5/2020 and approved 3/17/2020.</p>
<p>C Other Document or Certification Requirements for Annual Plan Submissions. Required in all submission years.</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"/> X</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 HUD-50077-CRT-SM, <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"/> X</p> <p>If yes, include Challenged Elements.</p>

D.	Affirmatively Furthering Fair Housing (AFFH).					
D.1	<p>Affirmatively Furthering Fair Housing.</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See instructions for further detail on completing this item</p> <table border="1" data-bbox="207 611 1421 1171"> <tr> <td data-bbox="207 611 1421 651">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="207 651 1421 1171"> <p><i>Describe fair housing strategies and actions to achieve the goal</i></p> <p>Improve marketing activities and ongoing evaluation of changes in demographics among those least likely to apply for housing.</p> <ul style="list-style-type: none"> • Continue to maintain internal documentation and monitoring procedures to determine the effectiveness of marketing efforts. • Should marketing efforts prove inadequate, LMHA will implement more robust quarterly evaluations including marketing material and tone geared to determine communication deficiencies/barriers and improvements in targeting strategies. </td> </tr> </table> <table border="1" data-bbox="207 1192 1421 1648"> <tr> <td data-bbox="207 1192 1421 1232">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="207 1232 1421 1648"> <p><i>Describe fair housing strategies and actions to achieve the goal</i></p> <p>Continued education in training for staff and program managers</p> <ul style="list-style-type: none"> • Continue to seek training through the Fair Housing Resource Center in Lake County mandating annual certification for staff to ensure techniques, issues, and best practices are disseminated to all staff. • Capitalize on training opportunities in Fair Housing Act regulations and practices through webinars and HUD Fair Housing updates. </td> </tr> </table> <table border="1" data-bbox="207 1669 1421 1707"> <tr> <td data-bbox="207 1669 1421 1707">Fair Housing Goal:</td> </tr> </table>	Fair Housing Goal:	<p><i>Describe fair housing strategies and actions to achieve the goal</i></p> <p>Improve marketing activities and ongoing evaluation of changes in demographics among those least likely to apply for housing.</p> <ul style="list-style-type: none"> • Continue to maintain internal documentation and monitoring procedures to determine the effectiveness of marketing efforts. • Should marketing efforts prove inadequate, LMHA will implement more robust quarterly evaluations including marketing material and tone geared to determine communication deficiencies/barriers and improvements in targeting strategies. 	Fair Housing Goal:	<p><i>Describe fair housing strategies and actions to achieve the goal</i></p> <p>Continued education in training for staff and program managers</p> <ul style="list-style-type: none"> • Continue to seek training through the Fair Housing Resource Center in Lake County mandating annual certification for staff to ensure techniques, issues, and best practices are disseminated to all staff. • Capitalize on training opportunities in Fair Housing Act regulations and practices through webinars and HUD Fair Housing updates. 	Fair Housing Goal:
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Fair Housing Goal:						

Describe fair housing strategies and actions to achieve the goal

Instructions for Preparation of Form HUD-50075-SM Annual Plan for Small 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)(c))

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

B. Plan Elements. PHAs must complete this section during years where the 5-Year Plan is also due. (24 CFR §903.12)

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))

**Certifications of Compliance with
PHA Plan and Related Regulations
(Small PHAs)**

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

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

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 and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 7-1-2023 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice (AI) or Assessment of Fair Housing (AFH) as applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR § 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last Annual PHA Plan (check all policies, programs, and components that have been changed):
 - 903.7a Housing Needs
 - 903.7b Deconcentration and Other Policies Governing Eligibility, Selection, Occupancy, and Admissions Policies
 - 903.7c Financial Resources
 - 903.7d Rent Determination Policies
 - 903.7h Demolition and Disposition
 - 903.7k Homeownership Programs
 - 903.7r Additional Information
 - A. Progress in meeting 5-year mission and goals
 - B. Criteria for substantial deviation and significant amendments
 - C. Other information requested by HUD
 - 1. Resident Advisory Board consultation process
 - 2. Membership of Resident Advisory Board
 - 3. Resident membership on PHA governing board

The PHA provides assurance as part of this certification that:

- (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
 6. 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

18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Lake Metropolitan Housing Authority

OH-025

PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2020- 2024

Annual PHA Plan for Fiscal Year **2023**

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

Name of Executive Director:

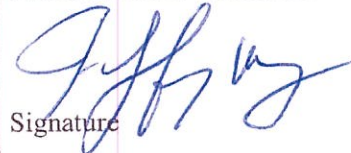
Name of Board Chairman:

Signature



4/12/23
Date

Signature



4-12-2023
Date

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 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 attain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

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

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

I, **John R. Hamercheck**, the **President, Board of Lake County Commissioners**
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years XX and/or Annual PHA Plan for fiscal year
2023 of the Lake Metropolitan Housing Authority is consistent with the
PHA Name

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

County of Lake, Ohio

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

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


The Lake County Metropolitan Housing Authority continues to collaborate with the County of
Lake to accomplish the joint goals of the AFH. As identified in the Consolidated Plan, the County
and the Lake Metropolitan Housing Authority recognize that low to extremely low-income families
continue to face the greatest need for affordable housing. The objectives outlined in Lake MHA's
Annual plan provide the flexibility to the housing authority to expand housing options and
opportunities to more cost-burdened low-income families in Lake County.

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

Name of Authorized Official:
John R. Hamercheck

Title:
President, Lake County Board of Commissioners

Signature:



Date:

April 6, 2023

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S.
Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information
are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to
ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing
instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD
may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.



Date: 4-17-2023

RE: Statement Certifying Compliance with 24 CFR 905.300(b)(3)

This is to certify that Lake Metropolitan Housing Authority conducted a public hearing on March 23, 2023, for the 2023 annual grant submission and the 2023 Annual Plan in compliance with 24 CFR 905.300 (b)(3).

This is also to certify that there was one attendee at the public hearing (sign-in sheet is attached), but no public comments or feedback was offered during the hearing. Furthermore, Lake Metropolitan Housing Authority allowed for the mandatory 45-day public comment period prior to the public hearing and did not receive any feedback from correspondences sent to the public and LMHA residents informing them of the public hearing notice, where to review the draft Annual Plan, and the posting of the draft plan at all PHA-owned residential properties.

Sincerely,

A handwritten signature in blue ink that reads "Eric P. Martin".

Eric P. Martin
Chief Executive Officer
Lake Metropolitan Housing Authority



Lake Metropolitan Housing Public Hearing 3-23-2023 Annual Plan and Administrative Plan

	First Name	Last Name	Email (Optional)
1	Dustin Anderson	Poseyvalone	
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PROGRESS REPORT HIGHLIGHTS

As the impact of the COVID-19 pandemic continues to wane, inflation has emerged and is disproportionately impacting lower-income families across Lake County. Families are not only facing rising costs of food, energy, transportation, and health care, but rental prices have increased sharply over the past 12 months. In fact, most studies indicate that rental prices nationally have increased nearly 16% from two years ago. To address this, Lake MHA has secured HUD approval to increase payment standards under its Housing Choice Voucher Program to 120% of Fair Market Rent. This will ensure that vouchers remain an attractive option for Lake County landlords. Furthermore, Lake MHA will continue to bolster administrative support that is driven to create efficiencies in issuing more housing choice vouchers, increase lease-ups, and improve ongoing case management and program support to residents and landlords.

Lake MHA has also successfully completed several capital projects which include exterior restoration to the concrete façade at Jackson Towers, installing 24-hour security surveillance at all owned Multifamily and market-rate properties, and waterproofing at Woodlawn Town Homes and Parkview Estates. Moving forward, Lake MHA will continue outreach and marketing efforts including the implementation of its Affirmative Fair Housing Marketing Plan and Landlord Incentive Program. Lake MHA is hopeful that these efforts will create more housing options and opportunities for all Lake County residents.

Strategic Direction No. 1: Promote an environment of safety and security for the residents of Lake MHA.

Objectives:

- A. Invest dollars in security and protective services for residents and employees.
- B. Identify ways to secure parking lots to decrease the potential for crime and the presence of parking violators while maintaining adequate parking for our residents and employees.
- C. Maintain continued strong partnerships with local police departments.

Progress:

- A. Lake MHA has successfully reinstalled security surveillance at all Multifamily owned properties. Parking lots including general areas around the building and all interior common areas, hallways, and laundry rooms have full 24-hour surveillance.
- B. Adequate parking at Woodlawn Homes remains a concern for residents. Lake MHA anticipates having the parking lot layout reviewed to determine if additional capacity is possible. Work is underway to add more handicapped parking spaces and secure additional parking options at Washington Square.
- C. Lake MHA continues to foster strong partnerships with Painesville and Willoughby City Police Departments. In addition, Lake MHA has partnered with the Painesville Fire Department to share fire safety best practices and Q&A during resident meetings at Jackson Towers, Washington Square, and Woodlawn Homes.

Strategic Direction No. 2: Preserve the current Lake MHA portfolio of affordable housing.

Objectives:

- A. Complete the disposition of the remaining 25 Public Housing units.
- B. Invest available capital reserves in critical housing repair and restoration projects.

Progress

- A. Lake MHA is in the process of coordinating the disposition of the remaining 25 Public Housing units at Parkview Place in Willoughby through negotiated sale to its non-profit affiliate, REACH. Lake MHA has successfully relocated almost all the remaining Public Housing tenants. Currently, 24 of the 25 remaining Public Housing units are now vacant. Lake MHA is securing funds to execute the sale of the 25 units at Parkview Place to its nonprofit affiliate REACH.
- B. Lake MHA has completed the repair and restoration of the exterior façade and the spalling concrete at Jackson Towers. The Woodlawn Homes waterproofing project has also been successfully completed. Lake MHA is currently seeking bids to replace the fire alarm systems at both Washington Square and Jackson Towers.

Strategic Direction No. 3: Seek opportunities to expand into new areas of affordable housing and supportive services.

Objectives:

- A. Identify a housing project to initiate under the housing authority's non-profit affiliate, REACH.
- B. Continue to seek partnerships with existing property owners that may benefit from property management services provided by the housing authority.

Progress:

- A. Lake MHA has relocated most of its remaining Public Housing tenants and is now securing the funding to convert the remaining 25 Public Housing units in Willoughby into low-rent market-rate apartments. The completion of this project will provide low-income to middle-income families with more choices of affordable housing in areas having greater access to economic opportunities. Lake Metropolitan has established an expansion of our housing programs under the auspices of the housing authority's non-profit affiliate, REACH.
- B. Lake MHA is currently reevaluating the merits of its plans to offer property management services amidst inflation in supply and administrative costs. As a result, Lake MHA is developing language in the 2023 Administrative Plan to provide newer property owners with financial incentives to lease up Housing Choice Voucher holders. These incentives are geared to create stable partnerships while also increasing housing options for low and extremely low-income families.

Strategic Direction No. 4: Provide healthy and supportive living environments through policy and partnerships.

Objectives:

- A. Seek partners to support the Housing Authority's goal to assist Lake County elderly/disabled with aging in place. By 2030, it is estimated that 1 in 3 residents will be 60+.
- B. Work to strengthen partnership and collaboration with the Lake County government and Fair Housing Resource Center, Inc. in support of our shared goal to affirmatively further fair housing.
- C. Seek out opportunities to collaborate with Lake County community partners to provide housing opportunities for individuals living with disabilities.

Progress:

- A. The overwhelming majority of older adults prefer to age in place by remaining in their current homes or communities. Lake MHA will continue to seek ways to assist our residents.
- B. Lake MHA continues to affirmatively further fair housing to ensure equal access to assisted housing. Lake MHA remains responsive to claims of unfair treatment and works with complainants to resolve concerns. If the matter is of a nature requiring a greater response, staff directs individuals to the Lake County Fair Housing Resource Center and Equal Opportunity Office of HUD. Lake MHA will continue to work in partnership with Lake County, as well as the Fair Housing Resource Center, Inc. to implement a shared Assessment of Fair Housing. In addition, Lake MHA in partnership with the Lake County Fair Housing Resource Center continues to receive annual training through the Fair Housing webinar training series. Lake MHA is currently developing an Affirmative Fair Housing Marketing Plan and will seek input from Lake County government and the Fair Housing Resource Center. The plan will be structured to target and address the lack of affordable housing units in Lake County among extremely low to low-income families and individuals with disabilities and address housing discrimination against members of protected classes.
- C. Lake MHA continues to explore more housing opportunities for individuals living with a disability. Lake MHA is seeking to secure partnerships with Extended Housing Inc. and the Lake County ADAMHS Board to further explore the possibility of bringing project-based housing assistance opportunities to individuals living with mental and physical disabilities in Lake County. Lake MHA will continue conversations with our partners at Project Hope for the Homeless and Lake Geauga Habitat for Humanity to both collaborate and vet additional voucher assistance and housing opportunities.

Strategic Direction No. 5: Continue to improve systems and customer service to enable Lake MHA to be more proficient, proactive, and responsive.

Objectives:

- A. Seek ways to strengthen landlord relations to increase location and quality of housing choices for program participants.
- B. Support and be responsive to the active participation of the Resident Advisory Board.
- C. Proactively review and update both HUD-mandated and PHA discretionary policies that are in the best interest of the residents and the PHA.
- D. Maximize Access to Publicly Supported Housing - ensure both Public Housing and HCV Voucher leasing are maximized.

Progress:

- A. Lake MHA will implement a landlord incentive program to engage new landlords and develop/maintain existing landlord relationships to secure long-term sustainable affordable housing throughout Lake County. Lake MHA remains hopeful that this program will improve landlord engagement among landlords of residential single-family home units.
- B. Lake MHA has resumed resident meetings to facilitate discussion on housing, assess the needs of its residents, and ensure that services and support are aligned to meet those needs.
- C. Lake MHA undertakes this activity annually, in conjunction with its annual plan submissions. Lake MHA has been granted approval to increase payment standards to 120% of FMR. This will ensure that housing vouchers remain an attractive option for landlords amidst rising rental prices across the local market. In addition, Lake MHA has initiated Choice Mobility which will offer Housing Choice Vouchers to eligible Multifamily residents interested in finding affordable housing in communities of their choice.
- D. Lake MHA continues to aggressively hire staff and repurpose existing personnel to bolster needed administrative support to offer more housing opportunities to the residents of Lake County.

RECEIPT

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Willoughby, Ohio 44094

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02/01/23

Account: 69793	Date: 02/01/23
Name:	Ad Date: 02/03/23
Company: LAKE METROPOLITAN HOUSING	Class: 1201
Address: 189 FIRST ST PAINESVILLE, OH 44077	Ad ID: 2432247
Telephone: (440) 354-3347	Ad Taker: CRSKELLNER
Description: Legal Notice The Lake Metropolitan H	Sales Person: Stephanie Kellner (029358)
	Words: 86
	Lines: 24
	Agate Lines: 26
	Depth: 2.8
	Inserts: 2

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Amount Due:	\$61.95

Ad sample

Legal Notice
 The Lake Metropolitan Housing Authority's Annual Plan and Administrative Plan Review and public comment meeting will be held **Thursday, March 23, 2023, at 10:00 am** at 200 West Jackson Street, Painesville, Ohio 44077 in the Jackson Towers Community Room. A draft of the Annual Plan and Administrative Plan will be available for inspection on our website at www.lakehousing.org or in **hardcopy at 189 First Street** Painesville, Ohio 44077. For further information, please send an email to ddilisio@lakemetrohousing.org or call 440-354-3347 x33
 2432247/February 3, 2023

We Appreciate Your Business!
Thank You !

