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. Form HUD-50075-ST is to be completed annually by STANDARD PHAs or TROUBLED PHAs. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

1. **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.

2. **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.

3. **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more 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 exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.

5. **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.

6. **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

### A. PHA Information.

A.1

| PHA Name: Columbus Metropolitan Housing Authority | PHA Code: OH001 |
| PHA Type: Standard PHA | Troubled PHA |
| PHA Plan for Fiscal Year Beginning: 01/2019 |
| PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) |
| Number of Public Housing (PH) Units: 958 | Number of Housing Choice Vouchers (HCVs): 13717 |
| Total Combined Units/Vouchers: 14,755 |
| PHA Plan Submission Type: Annual Submission |
| Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. |

☐ 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. Annual Plan Elements

#### B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

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<tr>
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<th>Y</th>
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<td><strong>Statement of Housing Needs and Strategy for Addressing Housing Needs</strong></td>
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<td><strong>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</strong></td>
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<td><strong>Financial Resources.</strong></td>
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<td><strong>Rent Determination.</strong></td>
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<td><strong>Operation and Management.</strong></td>
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<td><strong>Grievance Procedures.</strong></td>
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<td><strong>Homeownership Programs.</strong></td>
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<td><strong>Community Service and Self-Sufficiency Programs.</strong></td>
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<td><strong>Safety and Crime Prevention.</strong></td>
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<td><strong>Pet Policy.</strong></td>
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<td><strong>Asset Management.</strong></td>
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<td><strong>Substantial Deviation.</strong></td>
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<td><strong>Significant Amendment/Modification</strong></td>
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(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

In evaluating how we serve our residents, CMHA has decided to implement a Resident Initiatives Department so that we may bring in house service coordination that will focus on housing stability and lease compliance. The department will be led by AVP of Resident Initiatives and potentially include Project Manager, Service Coordinators and other positions deemed necessary.

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

#### B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?

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<td><strong>Hope VI or Choice Neighborhoods.</strong></td>
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<td><strong>Mixed Finance Modernization or Development.</strong></td>
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<td><strong>Demolition and/or Disposition.</strong></td>
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<td><strong>Designated Housing for Elderly and/or Disabled Families.</strong></td>
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<td><strong>Conversion of Public Housing to Tenant-Based Assistance.</strong></td>
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<td><strong>Conversion of Public Housing to Project-Based Assistance under RAD.</strong></td>
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<td><strong>Units with Approved Vacancies for Modernization.</strong></td>
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<td><strong>Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</strong></td>
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(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.

Demolition and/or Disposition – CMHA will be transferring the Champion Intergenerational Center property (formerly the Poindexter Village community building) from the Poindexter Village public housing AMP to unrestricted ownership by CMHA under the procedures defined in PIH Notice 2016-20

Conversion of PH to PBV under RAD – CMHA pursues RAD as previously described and approved in the 2016 5-Year Plan. See Attachment R for more information.
B.3 Civil Rights Certification.

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.

B.4 Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

Y ☐ N ☑

(b) If yes, please describe:

B.5 Progress Report.

Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

The Columbus Metropolitan Housing Authority serves the community by helping people access affordable housing. By working with our collaborative partners, we develop, renovate, and maintain housing, promote neighborhood revitalization, and assist residents in accessing needed social services.

CMHA Goals for FY 2016-2021: (1) Continue to increase the availability of decent, safe, and affordable housing; (2) Promote self-sufficiency and asset development of families and individuals; (3) Improve community quality of life and economic vitality; and (4) Ensure Equal Opportunity and Affirmatively further Fair Housing.

CMHA will endeavor to realize the goals of the 2016 5-Year Plan through the execution of the Choice Neighborhood Implementation Grant which focuses on the revitalization of the Near East Side of Columbus, converting Public Housing through the Rental Assistance Demonstration Program, utilizing the PBV allocation to support development and the continuation of the provision of high quality program administration. So far, CMHA has completed and leased up 278 new units of affordable senior and mixed-income family housing with the help of the Choice Neighborhoods Implementation Grant. In 2018, we began construction of the 162-unit final phase of mixed-income family housing at the site. CMHA was awarded tax credit funding for each of the four phases of the Poindexter redevelopment.

CMHA is participating in HUD’s Rental Assistance Demonstration program. CMHA has submitted an entire portfolio RAD conversion. See attachment R – Rental Assistance Demonstration (RAD) for more detail on CMHA’s RAD projects.

CMHA has implemented its Smoke Free Policy for all properties funded through the Public Housing program on July 30, 2018. All other residential properties owned or managed by CMHA will transition to smoke free on January 1, 2019.

CMHA’s public housing sites maintain an occupancy level of 98% and the high performing housing choice voucher program (SEMAP) maintains a 99% utilization rate; site-based wait lists are available at all the CMHA communities. CMHA continues to administer the HCV Family Self-Sufficiency program and the S8 Homeownership Program.

B.6 Resident Advisory Board (RAB) Comments.

(a) Did the RAB(s) provide comments to the PHA Plan?

Y ☐ N ☑

(c) 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.

B.7 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.
### B.8 Troubled PHA.
(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

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(b) If yes, please describe:

### C. Statement of Capital Improvements.
Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).

### C.1 Capital Improvements.
Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. See Form HUD-50075.2 approved by HUD on 01/18/2017.
Instructions for Preparation of Form HUD-50075-ST
Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section.
   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. Annual Plan. All PHAs must complete this section.

B.1 Revision of 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.” (24 CFR §903.7)

   ☐ 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. 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 and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement must describe the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. (24 CFR §903.7(a)(2)(ii))

   Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. (24 CFR §903.7(a)(2)(ii))

   ☐ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. 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)) 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 maintain 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))

   ☐ Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. (24 CFR §903.7(e))

   ☐ Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. (24 CFR §903.7(f))

   ☐ Homeownership Programs. A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

   ☐ Community Service and Self Sufficiency Programs. Describe how the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(l)) A description of: i) Any programs relating to services and amenities provided or offered to assisted families; and 2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS. (24 CFR §903.7(l))

   ☐ Safety and Crime Prevention. Describe the PHA’s plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) 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
B. Pet Policy. Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing.  

24 CFR §903.7(n)

B. Asset Management. State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.  

24 CFR §903.7(q)

B. Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan.  

24 CFR §903.7(r)(2)(i)

B. Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’:  

a) changes to rent or admissions policies or organization of the waiting list;  
b) additions of non-emergency CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; or  
c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD’s website at: Notice PHA 1999-51.  

24 CFR §903.7(r)(2)(ii)

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

B. New Activities. If the PHA intends to undertake any new activities related to these elements 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.”

1. Hope VI or Choice Neighborhoods.  

1) A description of any housing (including project number and unit count) for which the PHA will apply for Hope VI or Choice Neighborhoods; and  

2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD’s website at: http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm.  

(Notice PH 2010-30)

2. Mixed Finance Modernization or Development.  

1) A description of any housing (including project number 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:  


(Notice PH 2010-30)

3. Demolition and/or Disposition. Describe any public housing 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; 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. See guidance on HUD’s website at:  


(24 CFR §903.7(b))

4. Designated Housing for Elderly and Disabled Families. Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information:  

1) development name and number;  

2) designation type;  

3) application status;  

4) date the designation was approved, submitted, or planned for submission, and  

5) the number of units affected.  

Note: The application and approval process for such designations is separate from the PHA Plan process and, PHA Plan approval does not constitute HUD approval of any designation.  

24 CFR §903.7(i)(C)

5. Conversion of Public Housing. 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:  


(24 CFR §903.7(j))

6. Conversion of Public Housing. 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 under RAD. See additional guidance on HUD’s website at:  

Notice PH 2012-32

7. Occupancy by Over-Income Families. A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied:  

1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family;  

2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family;  

3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA’s cost to operate the unit;  

4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and  

5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD’s website at: Notice PH 2011-7,  

(24 CFR 960.503) (24 CFR 903.7(b))

8. Occupancy by Police Officers. The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A “police officer” means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD’s website at:  

Notice PH 2011-7,  

(24 CFR 960.505) (24 CFR 903.7(b))
Non-Smoking Policies. The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD’s website at: Notice PIH 2009-21. (24 CFR §903.7(e))

Project-Based Vouchers. Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. 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. (24 CFR §903.7(b))

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).

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

B.3 Civil Rights Certification. Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulation, 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 AFFH Certification if: it can document that it examines its programs and proposed programs to identify any 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))

B.4 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))

B.5 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(r)(1))

B.6 Resident Advisory Board (RAB) comments. If the RAB provided comments to 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)

B.7 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 §903.15). 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.

B.8 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark “yes,” and describe that plan. If the PHA is troubled, but does not have any of these items, mark “no.” If the PHA is not troubled, mark “N/A.” (24 CFR §903.9)

C. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g))

C.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: “See HUD Form - 50075.2 approved by HUD on XXXX/XXXX.

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.

Public reporting burden for this information collection is estimated to average 9.2 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 therefore under 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.
FINDING A GOOD PLACE
TO LIVE
Attention all CMHA Housing Choice Voucher Clients!!

With your Housing Choice Voucher, you have an opportunity to find a home that is safe, affordable, in a neighborhood of your choice, and meets your personal needs. If you have children, you may use your Voucher to find a home in any of the school districts within Franklin County. Depending upon your household income, your Voucher has an annual value of several thousand dollars or more. The decision to rent a home with your Voucher is an important one that only you can make. CMHA is here to help, but please shop wisely.

SOME HELPFUL REMINDERS WHEN RENTING:

- Call before you visit. Make an appointment to see the property.
- Locate neighborhood facilities and shopping areas. Are they nearby?
- Dress appropriately. You want to make a good impression.
- If you have children, find a babysitter. Don’t take them with you.
- Make sure your government identification card or driver license is current.
- Be prepared to complete a rental application—answer all questions honestly.
- You may be asked about personal references. Provide names and phone numbers.
- There may be a fee for a credit check and/or rental application.
- Use the Pamphlet, “A Good Place to Live” to rate a unit’s quality and condition.
- If the unit is not in move-in condition, you probably should look for another unit.
- Inquire about rent and utility arrangements.
- Look at more than one rental unit. Take notes. Compare other units.
- Don’t sign a lease—the unit must be approved by CMHA before you move in.
- Don’t make side deals for paying rent under the table. You can lose your Voucher!
- Be cautious about owner promises to make repairs after you move in.
- If the unit is in a complex, ask neighbors about the quality of living conditions.
- Make sure the cost of the unit fits your Voucher size.
- Do the math—can I afford this unit if you have to pay more than 30% of your income towards rent and utilities?
- Don’t fall for a bait and switch—make sure you are looking at the actual unit that is being offered to you.
LOOKING TO MOVE TO A NEW NEIGHBORHOOD WITH YOUR HOUSING CHOICE VOUCHER?

The Columbus Metropolitan Housing Authority (CMHA) through its Housing Choice Voucher Program is committed to having its clients choose from the widest variety of safe and affordable housing in any Franklin County community. CMHA believes that all persons deserve to live in secure neighborhoods and have access to good schools and neighborhood facilities. For some clients, an important factor is renting a home that is close by to their employer or readily accessible to public transit. By having immediate access to superior community facilities, educational opportunities, and major employment centers, lower income families can be given the opportunity to improve their quality of life and be productive contributors to their community.

The attached demographic, school, and employment information is offered for your information. The choice to move to a new neighborhood is yours and yours alone. CMHA is prohibited by law from “steering” you to a specific unit or neighborhood. CMHA’s monthly housing lists do not favor one location, owner, or building type over others. The housing list and the information offered are designed to give you practical advice and tips to finding the home of your choice.

If you have physical disabilities that require an adaptation to the unit such as a wheel chair ramp, you should ask the owner to make these adaptations. The owner may make the adaptations if they appear to be reasonable and may charge extra rent to cover the cost of the adaptations. This is the law. Please make sure to let us know and we will negotiate a reasonable rent with the owner for these adaptations.

If for some reason you have reason to believe that you were denied housing on the basis of illegal discrimination, you may file a housing discrimination complaint with the U.S Department of Urban Development. The housing discrimination form is contained in this briefing packet or can be obtained at CMHA’s 11th Avenue Offices. You may also want to contact the Legal Aid Society of Franklin County or the Columbus Urban League for housing counseling and information.

Again, the choice is yours and yours alone. CMHA is committed to helping you find a home of your choice in the neighborhood of your choice. If we can be of any further assistance to you, please let us know.

Sincerely,

CMHA Housing Choice Voucher Department
Public School Districts in Franklin County, Ohio

<table>
<thead>
<tr>
<th>#</th>
<th>School District</th>
<th>Ohio State Dept. of Education Typology Classification</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Bexley City</td>
<td>Urban/Suburban – very high income, very low poverty</td>
</tr>
<tr>
<td>2</td>
<td>Canal Winchester Local</td>
<td>Urban/Suburban – high income</td>
</tr>
<tr>
<td>3</td>
<td>Columbus City</td>
<td>Major Urban – very high poverty</td>
</tr>
<tr>
<td>4</td>
<td>Dublin City</td>
<td>Urban/Suburban – very high income, very low poverty</td>
</tr>
<tr>
<td>5</td>
<td>Gahanna-Jefferson City</td>
<td>Urban/Suburban – very high income, very low poverty</td>
</tr>
<tr>
<td>6</td>
<td>Grandview Heights City</td>
<td>Urban/Suburban – high income</td>
</tr>
<tr>
<td>7</td>
<td>Groveport Madison Local</td>
<td>Urban/Suburban – high median income</td>
</tr>
<tr>
<td>8</td>
<td>Hamilton Local</td>
<td>Urban – low median income, high poverty</td>
</tr>
<tr>
<td>9</td>
<td>Hilliard City</td>
<td>Urban/Suburban – very high income, very low poverty</td>
</tr>
<tr>
<td>10</td>
<td>Licking Heights</td>
<td>Urban/Suburban - high income</td>
</tr>
<tr>
<td>11</td>
<td>Madison-Plains</td>
<td>Rural/Small Town – moderate to high income</td>
</tr>
<tr>
<td>12</td>
<td>New Albany-Plain Local</td>
<td>Urban/Suburban – very high income, very low poverty</td>
</tr>
<tr>
<td>13</td>
<td>Pickerington Local</td>
<td>Urban/Suburban – very high income, very low poverty</td>
</tr>
<tr>
<td>14</td>
<td>Reynoldsburg City</td>
<td>Urban/Suburban – high income</td>
</tr>
<tr>
<td>15</td>
<td>South-Western City</td>
<td>Urban/Suburban – high median income</td>
</tr>
<tr>
<td>16</td>
<td>Upper Arlington City</td>
<td>Urban/Suburban – very high income, very low poverty</td>
</tr>
<tr>
<td>17</td>
<td>Westerville City</td>
<td>Urban/Suburban – very high income, very low poverty</td>
</tr>
<tr>
<td>18</td>
<td>Whitehall City</td>
<td>Urban – low median income, high poverty</td>
</tr>
<tr>
<td>19</td>
<td>Worthington City</td>
<td>Urban/Suburban – very high income, very low poverty</td>
</tr>
</tbody>
</table>

The above classification system should not be used to gauge a student's educational success. Parents should contact the school district to inquire about its academic programs in order to meet the individual needs of their child.

A list of school addresses and phone numbers is included in this packet.
PERCENTAGE OF POPULATION LIVING IN POVERTY
2000

Legend

- Below 7.4%
- 7.4 - 9.5%
- 10 - 12.3%
- Above 12.3%

Regional Average: 9.9%

Source: US Census Bureau

The poverty level is defined by the Health and Human Services Department of the Federal government. The poverty rates are calculated at the national level and are based on household sizes. In 2000, the poverty rate for a family of 4 was $17,030. In 2002, the poverty rate is $20,960 for a family of 4. This map was created using census data from 2000, because that is the latest time that data was available at small geographies that are useful for mapping. In 2006, about 10% of the households in the 7 counties of central Ohio were in poverty. No caution when reading this map. Block groups at the edges of the counties are very large with few people. A high percentage of poverty does not necessarily mean that there is a lack of people in poverty in the area. What the map shows, is that of the people who live in the area, what percent of them are in poverty.

This shows the percentage of people in poverty by census block group. This is a map showing the percentages of people who are a minority by census block group. Census block groups are the smallest geography that socio-economic data is reported by the census. The sizes of the block groups vary with the amount of population. Block groups have between 600 and 3000 people in them. Notice how the block groups are very large at the edges of the counties where population is low and very small in the urban centers where population is dense. Be careful when reading this map. Block groups at the edges of the counties are very large with few people. A high percentage of poverty does not necessarily mean that there are a lot of people in poverty in the area. What the map shows, is that of the people who live in the area, what percent of them are in poverty.

Currency of Data: April 2000
Franklin County Public School Districts  
CMHA Housing Choice Voucher Department

<table>
<thead>
<tr>
<th>Map #</th>
<th>School District</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip Code</th>
<th>Telephone</th>
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<tbody>
<tr>
<td>1</td>
<td>Bexley City SD</td>
<td>348 S Cassingham Rd</td>
<td>Bexley</td>
<td>OH</td>
<td>43209</td>
<td>(614) 231-7611</td>
</tr>
<tr>
<td>2</td>
<td>Canal Winchester Local SD</td>
<td>290 Washington St</td>
<td>Canal Winchester</td>
<td>OH</td>
<td>43110</td>
<td>(614) 837-4533</td>
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<tr>
<td>3</td>
<td>Columbus City SD</td>
<td>270 E State St</td>
<td>Columbus</td>
<td>OH</td>
<td>43215</td>
<td>(614) 365-5000</td>
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<tr>
<td>4</td>
<td>Dublin City SD</td>
<td>7030 Coffman Rd</td>
<td>Dublin</td>
<td>OH</td>
<td>43017</td>
<td>(614) 764-5913</td>
</tr>
<tr>
<td>5</td>
<td>Gahanna-Jefferson City SD</td>
<td>160 S Hamilton Rd</td>
<td>Gahanna</td>
<td>OH</td>
<td>43230</td>
<td>(614) 471-7065</td>
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<tr>
<td>6</td>
<td>Grandview Heights City SD</td>
<td>1587 W 3rd Ave</td>
<td>Columbus</td>
<td>OH</td>
<td>43212</td>
<td>(614) 481-3600</td>
</tr>
<tr>
<td>7</td>
<td>Groveport Madison Local SD</td>
<td>5940 Clyde Moore Dr Suite</td>
<td>Groveport</td>
<td>OH</td>
<td>43125</td>
<td>(614) 492-2520</td>
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<tr>
<td>8</td>
<td>Hamilton Local SD</td>
<td>775 Rathmell Rd</td>
<td>Columbus</td>
<td>OH</td>
<td>43207</td>
<td>(614) 491-8044</td>
</tr>
<tr>
<td>9</td>
<td>Hilliard City SD</td>
<td>5323 Cemetery Rd</td>
<td>Hilliard</td>
<td>OH</td>
<td>43026</td>
<td>(614) 771-4273</td>
</tr>
<tr>
<td>10</td>
<td>Licking Heights SD</td>
<td>6539 Summit Road SW</td>
<td>Pataskala</td>
<td>OH</td>
<td>43062</td>
<td>(740) 927-6926</td>
</tr>
<tr>
<td>11</td>
<td>Madison Plains SD</td>
<td>55 Linson Road</td>
<td>London</td>
<td>OH</td>
<td>43140</td>
<td>(740) 852-0290</td>
</tr>
<tr>
<td>12</td>
<td>New Albany-Plain Local SD</td>
<td>55 N High St</td>
<td>New Albany</td>
<td>OH</td>
<td>43054</td>
<td>(614) 855-2040</td>
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<tr>
<td>13</td>
<td>Pickerington Local SD</td>
<td>777 Long Road</td>
<td>Pickerington</td>
<td>OH</td>
<td>43147</td>
<td>(614) 833-2110</td>
</tr>
<tr>
<td>14</td>
<td>Reynoldsburg City SD</td>
<td>7244 E Main St</td>
<td>Reynoldsburg</td>
<td>OH</td>
<td>43068</td>
<td>(614) 501-1020</td>
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<tr>
<td>15</td>
<td>South-Western City SD</td>
<td>3805 Marlane Dr</td>
<td>Grove City</td>
<td>OH</td>
<td>43123</td>
<td>(614) 801-3000</td>
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<td>16</td>
<td>Upper Arlington City SD</td>
<td>1950 N Mallway Dr</td>
<td>Upper Arlington</td>
<td>OH</td>
<td>43221</td>
<td>(614) 487-5000</td>
</tr>
<tr>
<td>17</td>
<td>Westerville City SD</td>
<td>336 S Otterbein Ave</td>
<td>Westerville</td>
<td>OH</td>
<td>43081</td>
<td>(614) 797-5700</td>
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<tr>
<td>18</td>
<td>Whitehall City SD</td>
<td>625 S Yearling Rd</td>
<td>Whitehall</td>
<td>OH</td>
<td>43213</td>
<td>(614) 417-5000</td>
</tr>
<tr>
<td>19</td>
<td>Worthington City SD</td>
<td>200 E Wilson Bridge Rd</td>
<td>Worthington</td>
<td>OH</td>
<td>43085</td>
<td>(614) 883-3000</td>
</tr>
</tbody>
</table>

NOTE: The above classification system was developed by the Ohio Department of Education and should not be used to gauge a student's educational success. It is for informational purposes only. Parents should contact the school district to inquire about its academic programs in order to meet the individual needs of their child.
Job Leaders
1111 E. Broad St.
Columbus, OH 43205

The Columbus Urban League
788 Mt. Vernon Avenue
Columbus, OH 43203
(614) 258-8475

Goodwill Columbus
1331 Edgehill Rd.
Columbus, OH 43212
(614) 294-5181

New Directions Career Center
199 E. Rich Street
Columbus, OH 43215
(614) 849-0028

The Salvation Army
3167 Cleveland Avenue
Columbus, OH 43224
(614) 262-8450 ext. 203

Firstlink Inc.
195 N. Grant Avenue
Columbus, OH 43215
(614) 221-2255

Ohio Department of Aging
50 W. Broad St. 9th Floor
Columbus, OH 43215
(614) 466-5500

State of Ohio - DAS
30 E. Broad St. 40th Floor
Columbus, OH 43215
(614) 466-6511
https://das.ohio.gov/resident.htm

United Way of Central Ohio
360 S. Third Street
Columbus, OH 43215
(614) 227-2700

Health Care Recruiting Solutions
150 East Wilson Bridge Road
Columbus, OH
(614) 885-0800

Office Team/Accountemps
2 Easton Oval
Columbus, OH
(614) 471-9978 or (614) 471-5536

Act-One Staffing
1935 E. Dublin-Granville Road
Columbus, OH
(614) 846-1199

Ameritimes
3578 West Broad Street
Columbus, OH
(614) 272-9675

CBS Personnel
5099 East Main Street
Columbus, OH
(614) 751-2250

Excel Staffing
550 East Town Street
Columbus, OH
(614) 221-6888

Labor Ready
1450 Morse Road
Columbus, OH
(614) 430-9675
(800) 245-2267

Nursefinders
6525 Busch Blvd.
Columbus, OH
(614) 431-3655

Dawson Resources
13 East Winter Street
Delaware, OH
(740) 369-6150
PORTABILITY

CMHA Policies and Procedures
CMHA Portability Policies and Procedures

What is Portability?

Portability is a term used to describe a family’s ability to move from one Public Housing Agency’s (PHA) jurisdiction (Franklin County) to another location outside of the jurisdiction of the original PHA and continue to receive housing assistance from a new PHA.

If the head or spouse of the assisted family did not have a legal residence within Franklin County at the time of their final application, the family must use their Housing Choice Voucher to rent a unit within Franklin County for a 12-month period. Thereafter, the family may take their Voucher and move from Franklin County to a new PHA jurisdiction.

If you plan to move from Columbus with your Housing Choice Voucher, you must:

1. Give your current landlord proper written lease termination notice.

2. Obtain your Housing Voucher and let CMHA know where and when you plan to move.

3. CMHA will contact the “receiving” PHA and let them know you will be making an appointment with them. CMHA will also send your file information to the receiving agency. It will be up to you to contact the agency to obtain an appointment.

4. Your Voucher will be transferred to the receiving agency if:
   a. You do not owe CMHA any money or are current in a repayment agreement.
   b. You are in good standing with CMHA—no program violations.
   c. CMHA’s Voucher budget has the funds for your transfer.

When you move to your new location:

- Voucher extensions are approved by the “receiving” housing agency.

- Do not let your Voucher expire before you submit a unit for inspection.

- Your Voucher bedroom size may be adjusted by the “receiving” housing agency.

- Your rental subsidy will be determined by the “receiving” housing agency.

- You will be required to reside in your new location for at least one year before you can move again with your voucher.

- Know the receiving housing agency’s Voucher policies on reporting income, moves, appointments, etc. Their policies may be different from CMHA’s policies.
HOUSING CHOICE VOUCHER PORTABILITY—NEARBY COUNTY HOUSING AGENCIES

Delaware County Housing Authority  
Telephone: 740-369-1881

Fairfield County Housing Authority  
Telephone: 740-653-6618

Madison County (No housing authority)  
CMHA does not administer Vouchers in this county.

Licking County Housing Authority  
Telephone: 740-349-8069

Pickaway County Housing Authority  
Telephone: 740-477-2514

Union County (No housing authority)  
CMHA does not administer Vouchers in this county.

IF YOU DESIRE TO “PORT”, YOU MUST CONTACT CMHA AND WE WILL SEND YOUR FILE INFORMATION AND VOUCHER TO THE APPROPRIATE HOUSING AUTHORITY. PLEASE DO NOT MOVE UNTIL CMHA CONTACTS THE HOUSING AUTHORITY.
Columbus Metropolitan Housing Authority
Deconcentration and Income Mixing

PH ACOP Page #15:
5. Method of Applying Preferences:

a. To ensure that CMHA admits the statutorily required 50% of applicants per year with incomes in Tier I and, at the same time, does not create concentrations of families by income at any if its properties, CMHA will rank applicants within both income tiers, in order, as Displacement or no preference.

PH ACOP Page #36:
B. Types of Transfers

Category 3: Administrative transfers may be made to: avoid concentration of the most economically and socially deprived families, correct occupancy standards, such as when a family’s size is between the smallest and largest size permissible for the unit, or to address situations that interfere with peaceful enjoyment of the premises. These transfers will not take priority over new admissions. They will be processed according to agency’s financial ability.

PH ACOP Page #91:
III. Pulling Names from the Waiting List

A. City Wide Waiting List

1. The Admissions and Occupancy Manager and Assistant Directors will assess the unit demand levels in conjunction with projected unit availability and financial concentration

2. The Admissions and Occupancy Manager will print a copy of the public housing waiting list and identify the target populations based on income levels and bedroom sizes requested

3. The Admissions and Occupancy Manager will annotate the waiting list to reflect applicants to be scheduled in for interviews and distribute the list to the designated workers for scheduling application interviews

B. Site Based Waiting Lists

1. The Asset Manager/Assistant Director and Property Manager will assess the unit demand levels by community in conjunction with projected financial concentration
PHAs Certifications of Compliance with the PHA Plan and Related Regulations including Required Civil Rights Certifications

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman 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 for the PHA fiscal year beginning 2019_, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) 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.
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, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
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 Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (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 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.
5. The PHA certifies that it will carry out the Plan 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.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
   - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
   - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
   - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
   - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
   - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
12. The PHA will take appropriate affirmative action to award contracts to minority and women’s business enterprises under 24 CFR 5.105(a).

13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.

14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.

15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.

16. 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.

17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).

18. 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.

19. 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).

Columbus Metropolitan Housing Authority

PHA Name

OH001

PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2019

____ 5-Year PHA Plan for Fiscal Years 20__ - 20__

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

Stanley E. Harris

Signature

Title Chairman

Date 9/27/2014
Attachment R – Rental Assistance Demonstration (RAD)

The Columbus Metropolitan Housing Authority (CMHA) is amending its annual PHA Plan because it was a successful applicant in the Rental Assistance Demonstration (RAD). As a result, CMHA will be converting to Project Based Vouchers (PBV) under the guidelines of PIH Notice 2012-32, REV-1 and any successor Notices. Upon conversion to PBV the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6 of PIH Notice 2012-32, REV-3; and Joint Housing PIH Notice H-2014-09/PIH-2014-17. See Table 1, below. These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. Additionally, CMHA certifies that it is currently compliant with all fair housing and civil rights requirements, including those imposed by any remedial orders or agreements, namely the 2015 Voluntary Compliance Agreement regarding CMHA’s language access plan.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing CMHA with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority’s Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that CMHA may also borrow funds to address its capital needs. CMHA will also be contributing Replacement Housing Factor (RHF) and Demolition/Disposition Transition Funding (DDTF) resources in the amount of approximately $21 million towards the conversion. Approximately $10 million of these funds have already been applied to the anticipated rents for our properties through the authority under Section 1.6(B)(5)(iii) of the Notice.

CMHA converted its first three properties through RAD in 2017: Jenkins Terrace, Worley Terrace, and Sawyer Manor & Trevitt Heights. CMHA converted its second group of properties in 2018: Eastmoor Square, Ohio Townhouses, Glenview Estates, Indian Meadows, and New Village Homes. Below, please find specific information related to the Public Housing Development(s) selected for RAD that CMHA will convert in 2019:

<table>
<thead>
<tr>
<th>Development Name</th>
<th>OH Code</th>
<th>Type</th>
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<tr>
<td>ROSEWIND</td>
<td>OH001000105</td>
<td>PBV</td>
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<tr>
<td>230 units Family</td>
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<tr>
<td>Bedroom Type</td>
<td>Pre-Conv. Units</td>
<td>Post-Conv. Units</td>
<td>Change?</td>
<td></td>
</tr>
<tr>
<td>1BR</td>
<td>16</td>
<td>16</td>
<td>No Change</td>
<td></td>
</tr>
<tr>
<td>2BR</td>
<td>50</td>
<td>50</td>
<td>No Change</td>
<td></td>
</tr>
<tr>
<td>3BR</td>
<td>140</td>
<td>140</td>
<td>No Change</td>
<td></td>
</tr>
<tr>
<td>4BR</td>
<td>24</td>
<td>24</td>
<td>No Change</td>
<td></td>
</tr>
</tbody>
</table>

| THE MEADOWS       | OH001000147 | PBV | No ToA | |
| 95 units Family | | | | |
| Bedroom Type     | Pre-Conv. Units | Post-Conv. Units | Change? |
| 2BR               | 35      | 35       | No Change |
| 3BR               | 54      | 54       | No Change |
| 4BR               | 6       | 6        | No Change |

<p>| POINDEXTER PLACE | OH001000235 | PBV | No ToA |</p>
<table>
<thead>
<tr>
<th>Bedroom Type</th>
<th>Pre-Conv. Units</th>
<th>Post-Conv. Units</th>
<th>Change?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Senior</td>
<td>34</td>
<td>Senior</td>
<td>$79,448</td>
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<table>
<thead>
<tr>
<th>Bedroom Type</th>
<th>Pre-Conv. Units</th>
<th>Post-Conv. Units</th>
<th>Change?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1BR</td>
<td>35</td>
<td>35</td>
<td>No Change</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>POINDEXTER IIB</th>
<th>N/A</th>
<th>PBV</th>
<th>No ToA</th>
</tr>
</thead>
<tbody>
<tr>
<td>17</td>
<td>Family</td>
<td>Family</td>
<td>$84,215</td>
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<table>
<thead>
<tr>
<th>Bedroom Type</th>
<th>Pre-Conv. Units</th>
<th>Post-Conv. Units</th>
<th>Change?</th>
</tr>
</thead>
<tbody>
<tr>
<td>2BR</td>
<td>No Change</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3BR</td>
<td>No Change</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 1: List of RAD Program Elements Affecting Resident Rights and Participation, Waiting List and Grievance Procedures for PBV

<table>
<thead>
<tr>
<th>Project Based Voucher Requirements (Section 1.6 of PIH Notice 2012-32, REV-3 and Notice H 2016-17; PIH 2016-17)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tenant Protections Under Notice H 2016-17; PIH 2016-17</td>
</tr>
<tr>
<td>1. Right to Return and Relocation Assistance</td>
</tr>
<tr>
<td>Tenant Protections Under Section 1.6.C (PBV)</td>
</tr>
<tr>
<td>1. No rescreening of tenants upon conversion</td>
</tr>
<tr>
<td>2. Under-Occupied Unit</td>
</tr>
<tr>
<td>3. Renewal of Lease</td>
</tr>
<tr>
<td>4. Phase-in of tenant rent increase:</td>
</tr>
<tr>
<td>5. FSS and ROSS-SC programs;</td>
</tr>
<tr>
<td>6. Resident Participation and Funding.</td>
</tr>
<tr>
<td>7. Termination notification</td>
</tr>
<tr>
<td>8. Grievance process</td>
</tr>
<tr>
<td>10. Jobs Plus</td>
</tr>
<tr>
<td>11. When Total Tenant Payment Exceeds Gross Rent.</td>
</tr>
<tr>
<td>Tenant Protections Under Section 1.6.D (PBV)</td>
</tr>
<tr>
<td>1. Establishment of Waiting List</td>
</tr>
<tr>
<td>2. Choice Mobility</td>
</tr>
</tbody>
</table>
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 Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, 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 by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement and by maintaining records reflecting these analyses and actions.

Columbus Metropolitan Housing Authority

PHA Name

OH001

PHA Number/HA Code

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: Stanley E. Harris

Signature: [Signature]

Title: Chairman

Date: 6/27/2018
Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan

I, Rita R. Parise, the Housing Administrator

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Columbus Metropolitan Housing Authority

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of Impediments (AI) to Fair Housing Choice of the City of Columbus

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

CMHA is continuing its efforts to provide affordable housing options to low and moderate income citizens through development of affordable housing and the provision of housing vouchers.

I hereby certify that all the information stated herein, as well as any information provided in the accompanying box below, 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
Rita R. Parise

Title
Housing Administrator

Signature
[Signature]

Date
9-19-18

Page 1 of 1
form HUD-50077-SL (12/2014)
Notice to Columbus Metropolitan Housing Authority (CMHA) Housing Choice Voucher (HCV) Program Participants and Applicants

Violence Against Women Act (VAWA)

To all Housing Choice Voucher participants and applicants:

A federal law that went into effect in 2006 (amended and reauthorized in 2013) protects individuals who are victims of domestic violence, dating violence, stalking, and sexual assault. The name of the law is the Violence Against Women Act, or “VAWA.” This notice explains your rights under VAWA.

**Protections for victims** - If you are eligible for the Housing Choice Voucher Program (HCV), CMHA cannot deny you rental assistance solely because you are a victim of domestic violence, dating violence, stalking, or sexual assault. Also, an HCV-approved landlord cannot refuse to rent to you solely because you are a victim of domestic violence, dating violence, stalking or sexual assault. If you are the victim of domestic violence, dating violence, stalking or sexual assault, you cannot be terminated from the HCV program or evicted based on acts or threats of violence committed against you. Also, criminal acts directly related to the domestic violence, dating violence, stalking or sexual assault that is caused by a member of your household or a guest cannot be the reason for evicting you or terminating your rental assistance if you were the victim of the abuse.

**Reasons you may be evicted or your voucher may be terminated** - You can be evicted and your rental assistance can be terminated if CMHA or your landlord can show there is an actual and imminent (immediate) threat to other tenants, or employees at the property, where you reside, if you remain in your housing. Also, the landlord can evict you for serious or repeated lease violations that are not related to the domestic violence, dating violence, stalking, or sexual assault against you. CMHA and your landlord cannot hold you to different rules than they apply to tenants who are not victims.

**Removing the abuser from the household** - The landlord may evict a tenant who has committed criminal acts of violence against family members or others, while allowing the victim and other household members to stay in the assisted housing unit. If CMHA or the landlord chooses to remove the abuser, it may not take away the remaining tenants' rights to the unit or otherwise punish the remaining tenants. In removing the abuser from the household, the landlord must follow federal, state, and local eviction procedures.

**Proving that you are a victim of domestic violence, dating violence, stalking, or sexual assault** - CMHA and your landlord can ask you to prove or “certify” that you are a victim of domestic violence, dating violence, stalking, or sexual assault. In cases of termination or eviction, CMHA and your landlord must give you at least 14 business days (i.e. Saturdays, Sundays, and Holidays do not count) to provide this proof. CMHA and your landlord are free to extend the deadline. There are several ways you can prove that you are a victim (including but not limited to):

- Complete the certification form given to you by CMHA. The form will ask for your name, the name of your abuser (if known and safe to provide), the abuser’s relationship to you, the date and location of the incident(s) of violence, and a description of the violence.
- Provide a statement from a victim service provider, attorney, or medical professional who has helped you address incidents of domestic violence, dating violence, stalking, or sexual assault. The professional must state that he or she believes that the incident(s) of abuse are real. Both you and the professional must sign the statement, and both of you must state that you are signing “under penalty of perjury.”
- Provide a police report, court or administrative record, such as a protective order.

If you fail to provide one of these documents or other qualifying information within the required time, your landlord may evict you and CMHA may terminate your rental assistance.
**Confidentiality** CMHA and your landlord must keep confidential any information you provide about the violence against you, unless:

- You give written permission to CMHA or your landlord to release the information.
- The landlord needs to use the information in an eviction proceeding, such as to evict your abuser.
- A law requires CMHA or your landlord to release the information.

*If release of the information would put your safety at risk, you should inform CMHA.*

**VAWA and other laws** - VAWA does not limit CMHA’s or your landlord’s duty to honor court orders about access to or control of an assisted rental unit. This includes orders issued to protect a victim and orders dividing property among household members in cases where a family breaks up. VAWA does not replace any federal, state, or local laws that provide greater protection for victims of domestic violence, dating violence, stalking, or sexual assault.

**For additional information** – For questions, help and advice on escaping an abusive relationship, call the National Domestic Violence hotline at 1-800-799-SAFE (7233) or 1-800-787-3224 (TTY) or locally contact CHOICES 614-224-HOME (4663) 24-hour Domestic Violence Crisis and Information Hotline.

**Definitions** - For purposes of determining whether a tenant may be covered by VAWA, the following list of definitions applies:

VAWA defines **domestic violence** to include **felony** or **misdemeanor** crimes of violence committed by any of the following:

- A current or former spouse of the victim.
- A person with whom the victim shares a child in common.
- A person who is cohabitating with or has cohabitated with the victim as a spouse.
- A person who is or has been an intimate partner of the victim.
- A person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies.
- 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 jurisdiction.

VAWA defines **dating violence** as 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:

- The length of the relationship
- The type of relationship
- The frequency of interaction between the persons involved in the relationship

VAWA defines **stalking** as engaging in a course of conduct directed at a specific person that would cause a reasonable person to EITHER fear for his or her safety or the safety of others OR to suffer substantial emotional distress.

VAWA defines **sexual assault** as any nonconsensual sexual act proscribed by Federal, tribal, or State law, including when the victim lacks capacity to consent.

I have received a copy of the foregoing notice regarding the Violence Against Women Act:

Signed: ___________________________ Date: ___________________________
Head of Household

Signed: ___________________________ Date: ___________________________
Other Adult in Household

Signed: ___________________________ Date: ___________________________
Other Adult in Household
Columbus Metropolitan Housing Authority
Public Housing VAWA Policy and Procedure

For purposes of this covenant and in compliance with the "Violence Against Women and Department of Justice Reauthorization Act of 2005" (Pub L. 109-162) and the Violence Against Women Act (VAWA), which was originally enacted in 1994), criminal activity directly relating to an incident or incidents of domestic violence, dating violence, or stalking, engaged in by a member of Tenant's household or any guest or other person under the Tenant's control, shall not be good cause for termination of the tenancy or occupancy rights, if the Tenant or an immediate member of the Tenant's family is a victim of that domestic violence, dating violence or stalking.

If the Tenant or an immediate member of the Tenant's family is a victim of domestic violence, dating violence or stalking, such person must, within fourteen (14) business days after requested in writing by Management, complete, sign and return to Management a "Claim and Certification of Status of As Victim of Dating Violence or Stalking" form providing all information requesting therein.

If the Tenant or immediate member of the Tenant's family claiming "domestic violence, dating violence or stalking victim" status fails to return the completed and signed certification to Management as requested, nothing herein shall be construed to limit the authority of Management to evict the tenant or lawful occupant who commits violations of the Lease.

Alternatively, the Tenant or an immediate member of the Tenant's family may also satisfy the preceding certification requirement by:

1. providing Management with documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing domestic violence, dating violence, sexual assault, or stalking, or the effects of abuse, in which the professional attests under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse, and the victim of domestic violence, dating violence or stalking has signed or attested to the documentation; or

2. producing a Federal, State, City, tribal, territorial or local police or court record which sufficiently establishes the alleged incident or incidents.

Management may extend the fourteen (14) day deadline at its discretion.

Information provided by the victim pursuant to the certification or otherwise shall be retained by Management in confidence and not entered into any shared database nor provided to any related entity except when the disclosure is: (1) consented to by the individual in writing; (2) required for use in eviction proceedings of an abuser, stalker or perpetrator of domestic violence; or (3) otherwise required by law.
Nothing in this subparagraph (G) shall be construed to limit the authority of Management, when notified, to honor court orders addressing rights of access to or control of the Premises, including civil protection ordered issued to protect the victim and issued to address distribution or possession of property among the household members in cases where the household breaks up or family composition changes.

Nothing in this subparagraph (G) shall prohibit Management from bifurcating the Lease in order to evict, remove, or terminate assistance to any individual who is a tenant or a lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant.

Nothing in this subparagraph (G) limits any otherwise available authority of Management to evict Tenant for any violation of the Lease not premised on the act or acts of violence in question against the Tenant or a member of Tenant's household, provided that Management does not subject an individual who is or has been a victim of Domestic violence, dating violence or stalking to a more demanding standard than other tenants in determining whether to evict or terminate.

Nothing in this subparagraph (G) shall be construed to limit the authority of Management to terminate the tenancy of any tenant if Management can demonstrate an actual and imminent threat to other tenants or those employed at property in providing service to the property if that tenant's tenancy is not terminated.