

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

Applicability. The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																					
A.1	<p>PHA Name: Columbus Metropolitan Housing Authority_____ PHA Code: OH001</p> <p>PHA Plan for Fiscal Year Beginning: (01/2026) The Five-Year Period of the Plan: (2026-2030) PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>						Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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B.1	<p>Mission. State the PHA’s mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA’s jurisdiction for the next five years.</p> <p>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.</p>
B.2	<p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.</p> <p>The Columbus Metropolitan Housing Authority (CMHA) aims to build upon its role as a leading multifamily developer, operator, and financier, serving more than 160,000 people across central Ohio. Between 2026 and 2030, CMHA will pursue an agenda to expand its housing portfolio, deepen its service offerings, and foster stronger, more resilient communities throughout the region.</p> <p>Over the next five years, CMHA will continue to expand the availability of safe, decent, and affordable housing. This will be achieved by acquiring and developing a broad range of housing options, including affordability-restricted LIHTC units, workforce housing, market rate and mixed income communities, and Project-Based Voucher (PBV) housing. The goal is to deliver roughly 500–600 new units per year across these platforms, while maintaining a strong pipeline of new construction and preservation projects that respond to the evolving needs of central Ohio.</p> <p>In tandem with expanding its housing portfolio, CMHA will intensify its focus on promoting self-sufficiency and long-term stability for families and individuals. To do this, CMHA will maintain and expand site-based waitlists across its PBV portfolio, providing equitable access for low-income families. The agency will also continue to operate its high-performing Housing Choice Voucher (HCV), Family Self-Sufficiency (FSS), and Section 8 Homeownership Programs, offering vital tools for families to build stability and accumulate long-term wealth. In an effort to expand housing access even further, CMHA will pursue new HCV and PBV funding opportunities as they arise and when funding is available.</p> <p>CMHA also aims to enhance the quality of life and economic vitality across its communities. The agency will continue to leverage its extensive network of service providers through The RISE Center, deepening connections between residents and critical supportive services. By fostering collaboration between CMHA staff, residents, and stakeholders, the agency will support programming that promotes economic mobility, education, health, and overall well-being. In doing so, CMHA will maintain and expand access to mixed-income and workforce housing throughout central Ohio.</p> <p>The agency will complete the RAD conversion for its remaining Public Housing sites within the next five years, ensuring long-term affordability across its portfolio. CMHA will also maintain its status as a high-performing HCV program, achieving SEMAP compliance, and will continue serving as a trusted steward of federal and state housing resources — advancing equity and access across its portfolio.</p> <p>To support its ambitious development and operational objectives, CMHA will maintain a strong financial foundation and utilize a range of strategic tools. The agency will sustain its S&P A+ credit rating, providing access to highly advantageous financing for new acquisitions, ongoing preservation, and development projects. CMHA will also issue additional bonds and utilize tax-exempt financing to support its growth in addition to other financing tools. By leveraging its role as both developer and lender, CMHA will optimize long-term project feasibility and ensure its ability to respond to the growing and diverse housing needs across the region.</p> <p>Annually, CMHA will maintain a strong focus on workforce and mixed-income housing beyond LIHTC constraints, expanding the reach and economic impact of its investments. As an OHFA-certified LIHTC developer and trusted public-private partner, CMHA will continue to build upon its deep expertise and long-standing relationships within the affordable housing sector.</p> <p>Through this comprehensive and diversified approach, a robust financial and operational framework, and an unwavering commitment to equity and service, CMHA aims to further solidify its role as a premier developer, operator, and financier of affordable, workforce, and market-rate housing across central Ohio. In doing so, CMHA will foster stability, empowerment, and economic mobility for families and communities throughout the region, ensuring long-term success and an enhanced quality of life for all those it serves.</p> <p>CMHA will utilize HUD’s Rebuild America’s Housing – Restore, Reinvest, Revitalize (Rebuild-Restore) program (formally Faircloth to RAD), as needed, to support the rehabilitation, modernization, or development of public housing assets in alignment with community needs and long-term strategic goals to grow inventory in new assets and existing. These units could be immediately converted to RAD.</p> <p>CMHA will continue to issue bonds in order to help meet all the above objectives and increase the supply of affordable housing.</p>

B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>Progress Toward Goals and Objectives of the 2021–2025 Five-Year Plan The Columbus Metropolitan Housing Authority (CMHA) is more than a traditional public housing agency. As a multi-family developer, operator, and financier, CMHA serves over 160,000 people — a population comparable to the sixth-largest city in Ohio. With a portfolio that has grown from approximately 1,935 units in 2015 to nearly 7,000 units by 2026, CMHA now operates 47+ housing communities representing nearly 7,000 owned units and an estimated total portfolio valuation of nearly \$1 billion. CMHA employs over 170 staff and, according to the most recent economic impact study, has created and sustained more than 9,000 jobs throughout the state of Ohio through its development and investment activities.</p> <p>CMHA Goals for FY 2021–2025:</p> <ol style="list-style-type: none"> 1. Continue to expand the availability of safe, decent, and affordable housing. 2. Promote self-sufficiency and asset building for families and individuals. 3. Enhance quality of life and economic vitality within CMHA communities. 4. Maintain full compliance with Equal Opportunity and Affirmatively Furthering Fair Housing requirements. <p>Progress and Achievements:</p> <ul style="list-style-type: none"> • CMHA has utilized the Rental Assistance Demonstration (RAD) program to convert its Public Housing portfolio, and has submitted an agency-wide RAD conversion application. CMHA is still participating in HUD’s RAD program and is on track to complete RAD conversion for all existing Public Housing sites within the next few years. (See Attachment R for more details.) • CMHA maintains a high-performing HCV program (SEMAP), operates site-based waitlists across its PBV units, and administers the HCV Family Self-Sufficiency (FSS) and Section 8 Homeownership Programs. CMHA actively issues vouchers and draws from its lottery pool as funding allows, ensuring low-income families have access to housing. CMHA will continue to pursue new HCV and PBV funding opportunities as they arise. <p>Acquisition, Development, and Portfolio Growth:</p> <ul style="list-style-type: none"> • Since 2020, CMHA has acquired eight new-build multifamily assets totaling over 1,500 units, primarily located in high-opportunity suburban areas and strong school districts. • CMHA aims to deliver over 500 units per year across deeply affordable, LIHTC, workforce, market-rate, and PBV communities. • CMHA has intentionally created a diversified portfolio comprised of approximately 15% LIHTC-only units, 43% subsidized units, and 42% unsubsidized units — allowing CMHA to serve a range of income levels. <p>Financial Strength and Investment Power:</p> <ul style="list-style-type: none"> • CMHA maintains an S&P A+ credit rating (2021) and has issued over \$371 million in bonds for the development, acquisition, and preservation of housing. • Its tax-exempt financing capability allows CMHA to structure highly advantageous deals, and its role as both developer and lender allows it to originate construction loans and support long-term project feasibility. <p>Annual Development and Strategic Tools:</p> <ul style="list-style-type: none"> • In 2025, CMHA is projected to invest over \$330 million across 11 projects. In 2024, CMHA invested \$275 million across another 11 projects. CMHA is increasingly focusing on workforce and market-rate/mixed-income units developed outside of LIHTC constraints. • CMHA utilizes Project-Based Vouchers (PBVs) to boost financial viability and to create more housing stock • As an OHFA-certified LIHTC developer, CMHA can support a range of public-private partnerships, leveraging its deep experience and strong working relationships within the affordable housing sector. • Through its deep network of 50+ service providers via The RISE Center, CMHA delivers a comprehensive range of supportive services and fosters collaborative programming across its communities. <p>Summary: Through its diversified approach to housing and strong financial and operational framework, CMHA is achieving its stated goals for the 2021–2025 Five-Year Plan. The agency is positioned to expand its role as a premier developer, operator, and financier of affordable, workforce, and market-rate housing, fostering stability, empowerment, and economic mobility for families across central Ohio.</p>
B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>CMHA will continue to provide training on domestic violence and housing-related issues to staff across the Public Housing and Housing Choice Voucher programs.</p> <p>Information related to the Violence Against Women Act (VAWA) is included in every voucher briefing packet.</p> <p>In addition, CMHA has a dedicated internal VAWA Coordinator available to work directly with any resident who identifies as a victim of domestic violence.</p>
C.	<p>Other Document and/or Certification Requirements.</p>

C.1	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>CMHA considers a change to be a significant amendment or modification if it:</p> <ul style="list-style-type: none"> • Substantially changes the agency’s goals or priorities • Involves taking public housing units offline without replacement or RAD conversion • Introduces major new policies or changes that impact the number of households served • Changes major programs or services that serve residents <p>Any significant amendment will go through public notice, a comment period, and require board approval, in line with HUD guidelines.</p>
C.2	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.3	<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> <p>See attached</p>
C.4	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>

D.1

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

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

CMHA is not obligated to complete this section

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Describe fair housing strategies and actions to achieve the goal

CMHA is not obligated to complete this section

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Describe fair housing strategies and actions to achieve the goal

PHA is not obligated to complete this section

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

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

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

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

B. Plan Elements.

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

C. Other Document and/or Certification Requirements.

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

C.2 Resident Advisory Board (RAB) comments.

- (a) Did the public or RAB have comments?
- (b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR § 903.17(b), 24 CFR § 903.19)

C.3 Certification by State or Local Officials.

Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4 Required Submission for HUD FO Review.

Challenged Elements.

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

D. Affirmatively Furthering Fair Housing.

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

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

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

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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