Streamlined Annual PHA Plan *(High Performer PHAs)*	**U.S. Department of Housing and Urban Development Office of Public and Indian Housing**	**OMB No. 2577-0226 Expires: 02/29/2016**

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

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.

(2) ***Small PHA*** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and 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: Wyoming Housing Commission **PHA Code**: MI115
PHA Type: ☐ Small ☒ High Performer
PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04-2019
PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)
Number of Public Housing (PH) Units 195 **Number of Housing Choice Vouchers (HCVs)** 1122
Total Combined 1317
PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission

Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

Locations where the public may view and/or obtain copies of the PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan:
1. WHC Administrative Office, 2450 36th St SW, Wyoming, MI 49519
2. WHC web page, http://www.ci.wyoming.mi.us/Housing/housing.asp

☐ **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 since its last **Annual PHA Plan** submission? Y N ☐ ☒ Statement of Housing Needs and Strategy for Addressing Housing Needs. ☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. ☐ ☒ Financial Resources. ☐ ☒ Rent Determination. ☐ ☒ Homeownership Programs. ☐ ☒ Safety and Crime Prevention. ☐ ☒ Pet Policy. ☐ ☒ Substantial Deviation. ☐ ☒ Significant Amendment/Modification (b) The PHA must submit its Deconcentration Policy for Field Office Review. (c) If the PHA answered yes for any element, describe the revisions for each element below:
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? Y N ☐ ☒ Hope VI or Choice Neighborhoods. ☐ ☒ Mixed Finance Modernization or Development. ☐ ☒ Demolition and/or Disposition. ☐ ☒ Conversion of Public Housing to Tenant Based Assistance. ☐ ☒ Conversion of Public Housing to Project-Based Assistance under RAD. ☒ ☐ Project Based Vouchers. ☐ ☒ Units with Approved Vacancies for Modernization. ☐ ☒ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). (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. Wyoming Housing Commission plans on providing support for the Low Income Housing Tax Credit ("LIHTC") on behalf of Samaritas for the intended redevelopment of the former St. Joe's Seminary Building to include 52 new apartments of affordable senior housing at 600 Burton Street SE in Grand Rapids, Michigan. In support of the LIHTC application efforts by Samaritas, in this underserved community, we are able to offer a conditional commitment to provide eight (8) Section 8 Project Based vouchers for this project to be set-aside for housing units occupied by seniors for a period of fifteen (15) years. Wyoming Housing Commission plans on providing support for the Low Income Housing Tax Credit ("LIHTC") on behalf of Inner City Christian Federation (ICCF) for the intended new-construction of the Tapestry Square Senior Living Building to include 54 new apartments of affordable senior housing at the corner of Division Ave and Logan St in Grand Rapids, Michigan. In support of the LIHTC application efforts by ICCF, in this underserved community, we are able to offer a conditional commitment to provide thirteen (13) Section 8 Project Based vouchers for this project to be set-aside for housing units occupied by seniors for a period of fifteen (15) years.

B.3 **Progress Report.**

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

Some of the main activities of the past year encompass the following:

The Wyoming Housing Commission (WHC) continues to improve on our service throughout our developments. Due to our commitment to provide safe, decent and affordable housing to our participants, WHC has focused our attention on our physical condition standards for our developments to meet a higher caliber for our residents' units. These standards address the following areas: site, building exterior, building systems, dwelling units, and common areas of our public housing units. With due diligence, WHC maintain a high score under the physical indicator on our Public Housing Assessment System (PHAS) this year. This PHAS assessment consists of HUD reviewing not only our physical conditions, but also our financial, management, and capital status. WHC's score remains at 92 of 100. After HUD reviewed all these indicators, this positioned WHC as a High Performer status.

WHC continues to work towards assisting our participants to connect with our homeownership program to continue to keep the American dream alive. As of April 2017 through March 2018, the WHC was able to assist three (3) Housing Choice Voucher (HCV) participants to purchase their own home through our homeownership program. Currently, WHC has seven (7) families that are actively working toward homeownership.

The WHC continues to encourage our HCV families to participate in our Family Self-sufficiency (FSS) program. The Wyoming Housing Commission had 108 FSS participants enrolled at the end of our fiscal year, March 2018. The WHC has a goal of enrolling a total of 125 families in the FSS program at the end of our 2019 fiscal year. In the past the WHC has been approved for the FSS grant for two FSS Coordinators. We anticipate applying again for two positions for 2019. WHC's two FSS Coordinators continue to attend our clients and assist them with several events/activities which encompass six (6) FSS Orientations and three (3) Homeownership Orientations throughout the year.

Such events assist our participants in becoming self-sufficient, which in turn enables them to graduate from the program and possibly remove them from housing assistance after graduation. The WHC has had thirty-one (31) participants that graduated this fiscal year and were able to collect a grand total of $85,514 between the 31 graduates. The FSS program is capable of assisting those that may need interim withdrawals from their escrow accounts. In the event the FSS family would like to withdraw funds from its FSS account, the Housing Commission allows this transaction. A portion of the participant's funds may be disbursed from the family's escrow account during the Contract period for Contract-related expenses if the family:

- has fulfilled certain interim Contract goals, and
- is in good standing with the Housing Commission and landlord, and
- needs a portion of the FSS account funds for purposes consistent with the contract, such as school tuition or related costs, job training expenses, business start-ups, expenses or a car when public transportation is unavailable or inaccessible to the family.

The WHC was able to grant such requests this past fiscal year to fifteen (15) different participants, with a total amount of interim disbursements of $26,642. These disbursements went toward school enrollment and books, tuitions, car repairs, appliances, and assistance towards purchase of a vehicle. These interim withdrawals allow the families to continue to work toward their FSS goals.

The WHC continues to work with our families under the Housing Choice Voucher Program (HCV). During fiscal year 2018, the WHC was at 90% leased with its vouchers. The WHC was only to assist that percentage because we used 101% of funding, resulting in the WHC tapping into our reserves to assist those in need. The WHC is closely monitoring our expenditure level due to the funding cuts from the Department of Housing and Urban Development (HUD). In order to bring more families into the voucher program, the WHC would have to receive more vouchers from HUD and we do not foresee this occurring in the near future. Currently, families are only being admitted to the program through attrition when another family ends its participation, is terminated, etc.

During the 2018 fiscal year, the WHC Public Housing Program increased our occupancy rate to 99%; staff is determined to maintain a high percentage rate. The WHC staff continues to use our recently developed vacancy tracker to improve our vacancy rate, which is effectively assisting the WHC staff in the right direction and evident through our occupancy rate increase.

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:
	Other Document and/or Certification Requirements.
C.1	**Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan** Form 50077-ST-HCV-HP, *Certification of Compliance with PHA Plans and Related Regulations,* must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.2	**Civil Rights Certification.** Form 50077-ST-HCV-HP, *Certification of Compliance with PHA Plans and Related Regulations,* must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) provide comments to the PHA Plan? Y N ☐ ☒ 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.
C.4	**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.
D	**Statement of Capital Improvements.** Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
D.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.