

<b>5-Year PHA Plan</b> <b>(for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 02/29/2016</b>
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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.** Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

<b>A.</b>	<b>PHA Information.</b>																														
<b>A.1</b>	<p><b>PHA Name:</b> <u>Wyoming Housing Commission</u> <b>PHA Code:</b> <u>MI15</u></p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>04-2020</u></p> <p><b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> 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><i>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:</i></p> <p>1. WHC Administrative Office, 2450 36th St SW, Wyoming, MI 49519  2. WHC web page, <a href="http://www.ci.wyoming.mi.us/Housing/housing.asp">http://www.ci.wyoming.mi.us/Housing/housing.asp</a></p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="191 1430 1446 1915"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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<b>B.</b>	<b>5-Year Plan.</b> Required for <u>all</u> PHAs completing this form.					
<b>B.1</b>	<p><b>Mission.</b> 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 WHC’s mission is to provide safe, decent and sanitary housing conditions for very low-income families and to manage resources efficiently. The WHC is to promote personal, economic and social upward mobility to provide families the opportunity to make the transition from subsidized to non-subsidized housing.</p>					
<b>B.2</b>	<p><b>Goals and Objectives.</b> 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> <ol style="list-style-type: none"> <li>1. Maintain standard performer for SEMAP and PHAS or higher.</li> <li>2. Maintain public housing vacancy at 2% or less.</li> <li>3. Complete 100% of emergency work orders within 24 hours.</li> <li>4. Utilize the 98% of the voucher allocation or budget authority.</li> <li>5. Apply for any additional vouchers, which may become available.</li> <li>6. Increase public housing unit inventory to the extent possible (upon funding &amp; property availability)</li> <li>7. Support families in their goal to obtain homeownership by having a minimum of five combined closings in both homeownership programs.</li> <li>8. Increase the number of FSS participants to 125 or higher.</li> <li>9. Incorporate office renovation and/or reconfigure office work space to accommodate expanding WHC staff, along with office equipment (upon funding availability).</li> <li>10. Purchase maintenance vehicles to transport staff to work orders, unit turnaround, emergencies etc.</li> <li>11. Apply for available grant programs, such as Rental Assistance Demonstration RAD.</li> <li>12. Conduct needs assessments and self-evaluations analysis to meet Section 504 compliance along with the Office of Fair Housing and Equal Opportunity (FHEO) requirements. This assessment will ensure to meet the requirements of Section 504 and provide updates on such needs.</li> <li>13. Pursue opportunities to provide more Affordable Housing through Project Based Vouchers.</li> </ol>					

**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.

The Wyoming Housing Commission (WHC) continues to improve on our service throughout our developments and considering innovative ways to assist with affordable housing, within the community. 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.

During the 2019 fiscal year (FY), the WHC Public Housing Program has maintained our occupancy rate at 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.

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 2018 through March 2019, the WHC was able to assist one (1) Housing Choice Voucher (HCV) participants to purchase their own home through our homeownership program. Currently, WHC has five (5) 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 114 FSS participants enrolled at the end of our fiscal year, March 2019. 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 2020. WHC's two FSS Coordinators continue to attend our clients and assist them with several events/activities which encompass two (2) FSS Orientations and four (4) 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 seventeen (17) participants that graduated this fiscal year and were able to collect a grand total of \$63,835 between the 17 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 thirteen (13) different participants, with a total amount of interim disbursements of \$20,726. 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 2019, 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.

Along the line of providing assistance. HUD provided a Notice of Funding Availability (NOFA) application opportunity called 2017 Mainstream Voucher in 2018. The WHC submitted the grant application on June 6, 2018. The NOFA application required to have a commitment with local agencies that assist those and serve persons with disabilities. WHC was able to connect with community-based organizations that serve this population. WHC obtained three letters of intent from the following partners:

- Disability Advocate of Kent County
- Fair Housing Center of West Michigan
- The Salvation Army of Kent County

WHC was pleased to be awarded \$236,154 for this NOFA, these funds compile our budget authority for a 12-month term to support 35 Mainstream Housing Choice Vouchers from the 2017 Mainstream Voucher Program, NOFA. The inauguration date to assist participants was January 1, 2019. Currently, WHC continues to occupy these allocated vouchers.

In 2019 FY, WHC has ventured expanding our capability to assist those in need, through opening affordable housing through Project Based Voucher (PBV) via our Voucher program. WHC secured the opportunity on assisting three developers for this community outreach. First one was in May of 2018, WHC proceeded to participate on this new venture to assist low income senior families. WHC arranged to provide support to Low Income Housing Tax Credit (LIHTC) application being submitted on behalf of Samaritans for the intended redevelopment of the former St. Joe's Seminary Building, it will include 52 new apartments of affordable senior housing at 600 Burton St SE in Grand Rapids, efforts by Samaritans. WHC objective is to support the LIHTC application efforts by Samaritans, in this underserved community, we are able to offer a conditional commitment to provide eight (8) Section 8 Vouchers for this project, which would be transferred to Section 8 PBV. These PBV would be set-aside for housing units occupied by seniors (55 years of age or older) for a period of fifteen (15) years.

The second was in August of 2018, WHC also took the opportunity to participate on assisting low income senior families with Inner City Christian Federation (ICCF) and provide support to LIHTC application being submitted on behalf of ICCF for the intended new development of the Tapestry Square Senior Living at the corner of Division Ave and Logan St adjacent to downtown Grand Rapids. This development will include approximately 54 new apartments of affordable senior housing. WHC objective is to support the LIHTC application efforts by ICCF, in this underserved community, we are able to offer a conditional commitment to provide 13 Section 8 Vouchers for this project, which would be transferred to Section 8 PBV. These PBV would be set-aside for housing units occupied by seniors (55 years of age or older) for a period of fifteen (15) years.

And our third commitment was in March of 2019, WHC is arranging to provide support to LIHTC application being submitted on behalf of Madison Lofts LDHA LLC for the intended redevelopment of the former Faith Ministries Church Building, it will include 22 new apartments of affordable senior housing at 200 Madison SE in Grand Rapids, efforts by Madison Lofts LDHA LLC. WHC objective is to support the LIHTC application efforts by Madison Lofts LDHA LLC in this underserved community, we are able to offer a conditional commitment to provide five (5) Section 8 Vouchers for this project, which would be transferred to Section 8 Project Based Vouchers (PBV). These PBV would be set-aside for housing units occupied by seniors (55 years of age or older) for a period of fifteen (15) years. These three projects have been approved by the WHC board, which we are committed to our community to provide this outreach to expand our voucher use to those that need the assistance.

<p><b>B.4</b></p>	<p><b>Violence Against Women Act (VAWA) Goals.</b> 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>WHC complies with the Violence Against Women Act (VAWA) through our policies and procedures, which is enforced in both S8 &amp; PH programs. It is our objective to work with others to prevent offenses covered by VAWA to the degree we can. WHC refers victims to YMCA, United Way, Mel Trotter crisis center etc. We brief all new participants of their rights prior to entering the program and are always available for private consultations on their rights and responsibilities under VAWA.</p>
<p><b>B.5</b></p>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>The Wyoming Housing Commission’s (WHC) Definition of Substantial Deviation and Significant Amendment or Modification is as follows:</p> <ul style="list-style-type: none"> <li>• changes to rent or admissions policies or organization of the waiting list;</li> <li>• additions of non-emergency work items (items not intended in the current Annual Statement) or change in use of replacement reserve funds under the Capital Fund; and</li> <li>• any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.</li> </ul>
<p><b>B.6</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y    N  <input type="checkbox"/>   <input 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>
<p><b>B.7</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <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>