

Streamlined Annual PHA Plan (HCV Only 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, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments 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, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS and 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: <u>Housing Authority of St. Mary's County, Maryland</u> PHA Code: <u>MD021</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2023</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs): <u>1,598</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> 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 the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint 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
	Lead HA:				

B. Plan Elements.

B.1 Revision of Existing PHA Plan Elements.

a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?

Y	N	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Statement of Housing Needs and Strategy for Addressing Housing Needs.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Financial Resources.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rent Determination.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Operation and Management.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Informal Review and Hearing Procedures.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homeownership Programs.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Substantial Deviation.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each element(s):

New Initiatives and Updates to Applicable Programs.

Coronavirus Aid, Relief, and Economic Security (CARES) Act, other additional Acts and HUD Notices, as amended:

Notices PIH 2020-05, PIH 2020-13, PIH 2020-22, PIH 2020-33 and PIH 2021-14 established and revised waivers and alternative requirements for HCV programs. HASMC has adopted many of these waivers and alternative requirements, and are listed in the current Administrative Plan.

Emergency Rental Assistance Program (ERAP) ACT:

Emergency Rental Assistance program makes funding available to assist households that are unable to pay rent or utilities. [Emergency Rental Assistance Program | U.S. Department of the Treasury](#)

Housing Opportunity Through Modernization Act of 2016: Implementation of Various Section 8 Voucher Provisions (HOTMA):

HOTMA updates this Plan as applicable.

Southern Maryland Continuum of Care/Balance of State (MD-514) (CoC):

HASMC participates in CoC activities, including aspects of homelessness Housing First plus eviction prevention.

Maryland Department of Housing & Community Development (DHCD) Weatherization Assistance Programs (WAP):

HASMC is a Local Weatherization Agency and administers the DHCD/Department of Energy (DOE) and DHCD/EmPOWER Weatherization Programs for the Southern Maryland Region. These programs assist eligible low-income families in the Southern Maryland region to reduce their energy and home maintenance costs with the installation of energy conservation materials. The Maryland Energy Assistance Program (DHCD/MEAP) is a crisis program that assists eligible low-income families to repair or replace broken heating/cooling systems.

Violence Against Women Act (VAWA):

HASMC has an active VAWA policy.

Statement:

Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income families who reside in the PHA’s jurisdiction and other families who are on the Section 8 tenant-based waiting list. 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 identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(1) and 24 CFR §903.7(a)(2)(i)). 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).

HASMC recognizes limited household income and high rental rates in St. Mary’s County, preserving affordable housing is important to HASMC along with understanding the breadth of this goal. Moreover, the data tables below assist in this goal.

The tables below are number totals from HASMC’s Housing Choice Voucher (HCV) software, (known as HDS) as of 09/02/2022. These tables are separate and distinct data sets and as such will not produce the same totals.

Waiting List	
Race	Count
American Indian/Alaska Native	37
Asian/Pacific Islander	14
Black/African American	1853
Hispanic	96
White	1041
Total	3041

Range of Income	
Amount	Count
\$0 - \$5,000	828
\$5,000 - \$10,000	592
\$10,000 - \$15,000	540
\$15,000 - \$20,000	377
\$20,000 - \$25,000	277
More than \$25,000	462
Total	3076

Maryland Housing Needs Assessment & 10-Year Strategic Plan:

The Housing Needs Assessment provides the background necessary to develop a comprehensive housing policy that meets the needs of current and future residents. The Housing Needs Assessment will help inform an updated set of housing principles, goals, targets, strategies, and priorities. Maryland DHCD commissioned the Maryland Housing Needs Assessment & 10-Year Strategic Plan to chart a course for Maryland to become a more affordable place to live by 2030. [Report.pdf \(maryland.gov\)](#).

Out of Reach 2022 – National Low-Income Housing Coalition:

https://nlihc.org/sites/default/files/oor/Maryland_2022_oor.pdf

The Out of Reach 2022 report for Maryland shows the California-Lexington Park area is in the top three (3) most expensive rental markets (for a two-bedroom unit) within the State of Maryland. This means that without any subsidy or rental assistance, a St. Mary’s County family would need to earn at least \$54,880 annually or \$26.38 per hour.

These reports/surveys demonstrate that rents continue to trend upward and at a faster rate than wages. These factors themselves limit housing opportunities and HASMC’s 2023 strategy is to maintain existing funding resources aiding needy households. These resources include, but are not limited, to:

- HUD Veterans Affairs Supportive Housing Program (HUD-VASH)

- Low Income Housing Tax Credit Program (LIHTC)
- Various State grants
- HCV Program

HASMC’s strategy for addressing housing needs will be to continue public-private partnerships and collaborations focused on developing housing options for those in need and the optimal use of existing resources.

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. (24 CFR §903.7(b))

Statement:

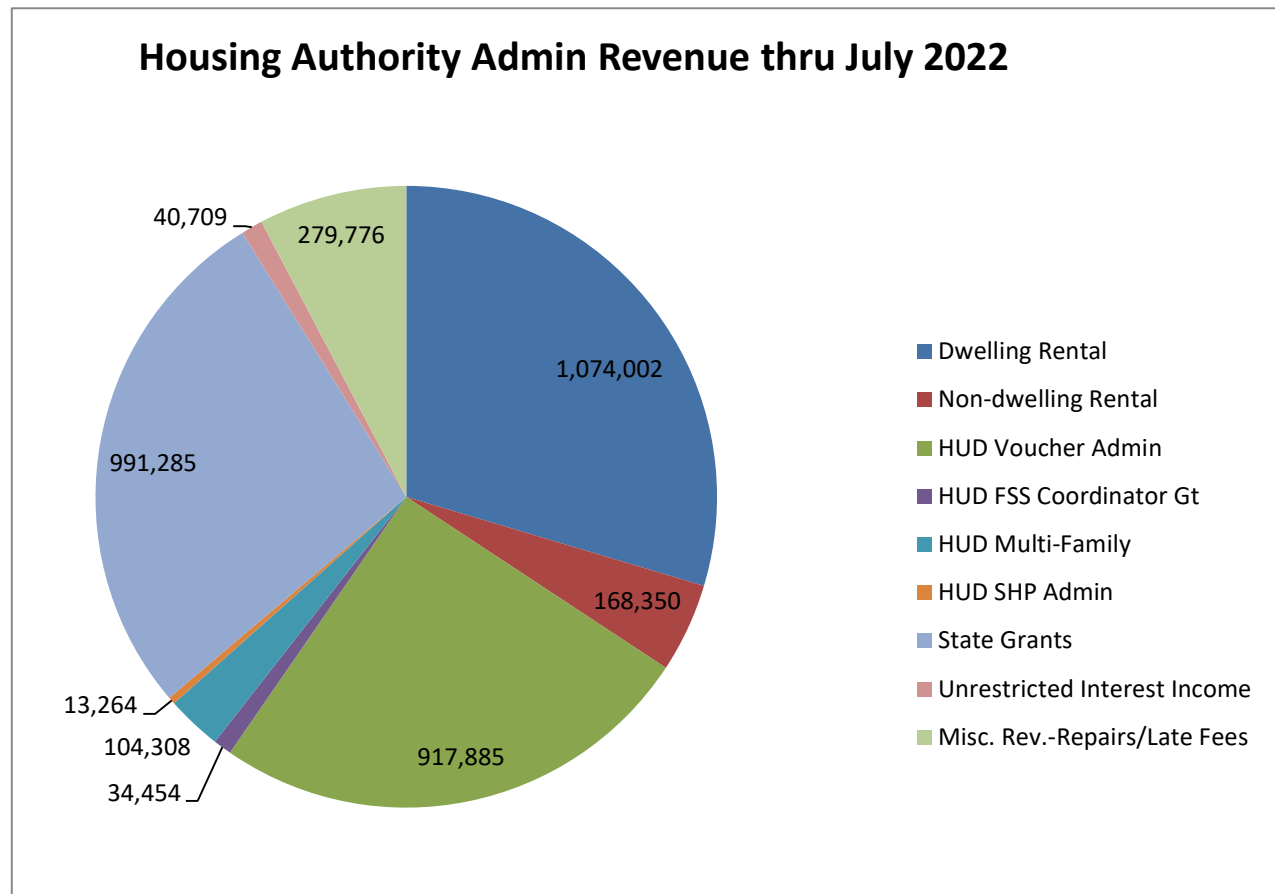
Not Applicable.

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support 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)).

Statement:

HASMC is a multi-purpose housing and community development public corporation/governmental entity. It’s typical operations revenue sources in 2022 to date:

July 2022 Administrative Revenue.



Rent Determination. A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. (24 CFR §903.7(d)).

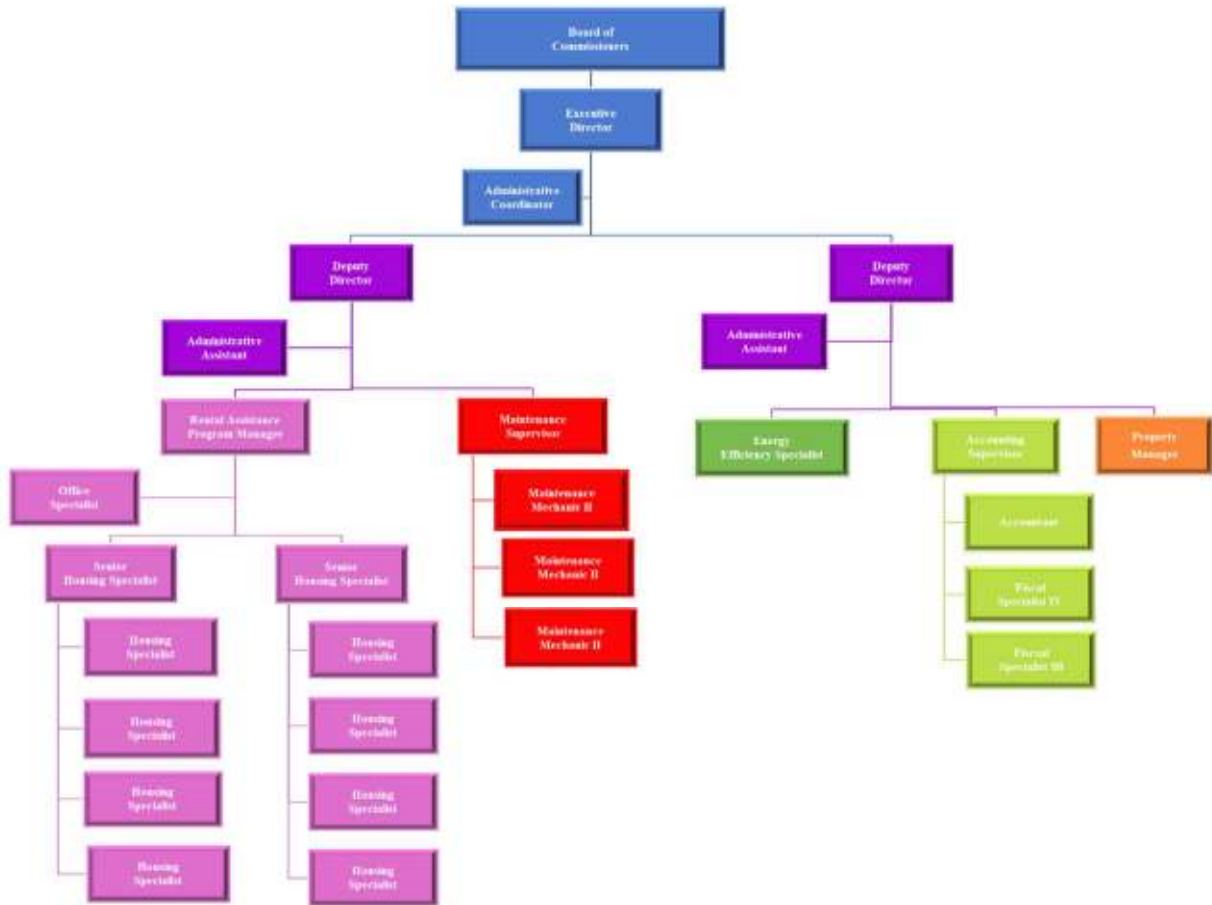
Statement:

HASMC’s payment standard will be used to the fullest extent practicable, to open housing/employment/education opportunities, and to support reasonable accommodations to the elderly, the disabled, and veterans.

Operation and Management. A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. (24 CFR §903.7(e)(3)(4)).

Statement:

Management Organization:



HASMC's HCV Programs:

- Tenant Based Assistance
 - HCV
 - Non-elderly Disabled (NED)
 - Mainstream (MS)
 - Family Unification Program (FUP)
 - HUD-VASH
 - Family Self-Sufficiency Program (FSS)
 - HCV Homeownership Program (HCV HO)

- Project Based Assistance via tenant-based budget authority

Informal Review and Hearing Procedures. A description of the informal hearing and review procedures that the PHA makes available to its applicants. (24 CFR §903.7(f)).

Statement:

When applicable, HASMC, in administering the tenant-based HCV Program, will comport to 24 CFR §982.554 & §982.555.

This review process is conducted by an independent third-party Review/Hearing Officer.

Homeownership Programs. A statement describing any Homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k)).

Statement:

The Section 8 Homeownership Voucher Program is a “homeownership option” authorized by section 8(y) of the United States Housing Act of 1937, as amended by section 555 of the Quality Housing and Work Responsibility Act of 1998. Under the section 8(y) homeownership option, “a public housing agency may provide tenant-based assistance to an eligible family that purchases a dwelling unit that will be occupied by the family.” As part of the HCV Program, HASMC is participating in the HCV HO Program.

HASMC will work to increase homeownership among low-to-moderate households in St. Mary’s County, and to assist in preserving the safe and habitable conditions of existing homes in the County. HASMC will accomplish this by providing access to a variety of homeownership tools, such as HCV HO, and HUD’s FSS Homeownership preparation. In addition, HASMC will reach out to the Southern Maryland Association of Realtors for additional assistance and/or collaboration.

HASMC offers its resources in Federal, State and local funding programs to assist low-to-moderate income households with the purchase of homes, needed upgrades and/or needed repairs/rehabilitation modifications to existing homes. HASMC is a Level II Loan Administrator for DHCD’s Maryland Housing Rehabilitation Program (MHRP), which includes the Special Loans Program (SLP). This program is a component of DHCD’s Community Development Administration.

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA’s partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA’s partnerships with other entities, and activities under Section 3 of the Housing and Community Development Act of 1968 and under requirements for the Family Self-Sufficiency Program (FSS) list (also known as Building Foundations) and others. Include the program’s size (including required and actual size of the FSS program) and means of allocating assistance to households. (24 CFR §903.7(l)(i)). Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(l)(iii)).

Statement:

As of August 31, 2022, HASMC has an active FSS Program of sixty (60) households, with a goal of reaching seventy-five (0) households within this Annual Plan.

Other services supporting FSS:

- A Memorandum of Understanding with the St. Mary’s County Department of Social Services (DSS) regarding FUP/FSS.
- A collaboration with the CoC to provide services to the homeless.
- A Memorandum of Understanding with Pathways to provide community space to support E-Psychiatry services.
- A Memorandum of Understanding with the Board of Education – including homelessness assistance.
- Working document: multi agency homeless MOU being developed and completed – DSS lead agency.
- The J. Patrick Jarboe Family Education and Support Center, which offers services in support of individuals, families and children via a number of public and private entities. This Campus provides quality and accessible program space for services ranging from nutritional programs, child care, health care, educational programs, counseling services, mental health care, referral service and affordable rental housing. The following are providers at the J. Patrick Jarboe Family Education and Support Center:
 - Little People Childcare Center, Inc.
 - Tri-County Youth Services Bureau
 - The Special Supplemental Nutrition Program for Women, Infants, and Children

Existing Partnerships:

- Health and Housing collaboration with St. Mary’s County Health Department
- Commissioners of St. Mary’s County
- Community Health – Access Health formally known as Health Enterprise Zone; Health Connections
- Private Sector Affordable Housing Preservation
- Early Childhood Education and Child Care – Ready at Five Program Early Childhood Advocacy Council Judy Center
- Housing those in homeless situations – Three Oaks Homeless Shelter (Three Oaks), St. Mary’s County Homeless Prevention Board, CoC Program
- HUD-VASH
- DHCD Homeownership Opportunities
- DHCD MHRP Housing Rehabilitation
- DHCD - Neighborhood Improvement and Community Development
- Tri-County Youth Services Bureau – Family Counseling Services
- DSS
- Pathways E-Psychiatry – Mental Health Services
- St. Mary’s County Sheriff

	<ul style="list-style-type: none"> • College of Southern Maryland – Adult Education Programs (ESL and GED classes) • Women, Infants and Children Program (WIC) • DHCD/DOE WAP • DHCD/EmPOWER WAP • Board of Education Homeless Committee • And others <p>Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. (24 CFR §903.7(r)(2)(i)).</p> <p>Statement:</p> <p>New program activities required or adopted to reflect changes in HUD regulations or as a result of a national, state, or local needs are exempted actions. In such cases, the administrative/programmatic changes implemented will not be considered as a Substantial Deviation from the 5-Year Plan.</p> <p style="text-align: center;">*** The COVID-19 environment and changes to program operations or policies caused by such (directly or indirectly) do not represent a revision to the PHA Plan. ***</p> <p>Substantial is defined as: <i>Of real worth and importance; of considerable value; valuable. Belonging to substance; actually existing; real; not seeming or imaginary; not illusive; solid; true; veritable.</i></p> <p>A substantial deviation from HASMC’s 5-Year Plan or Annual Plan is an overall major change in the direction of HASMC pertaining to its goals and mission. HASMC considers the following actions as an example of a Substantial Deviation from its PHA Plan:</p> <ul style="list-style-type: none"> • Insufficient HCV budget authority from HUD resulting in a major reduction or termination in HCV program activities. • Other deviations: actions via State legislation impacting the legal powers of Housing Authorities. <p>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; or b) any change with regard to homeownership programs. See guidance on HUD’s website at: Notice PIH 1999-51. (24 CFR §903.7(r)(2)(ii)).</p> <p>Statement:</p> <p>New program activities required or adopted to reflect changes in HUD tenant-based HCV regulations or as a result of a national, state or local emergency(ies), including emergencies as determined by HASMC, are exempted actions. In such cases, the administrative/programmatic changes implemented will not be considered as a Significant Amendment or Modification to HASMC’s 5-Year and Annual Plan.</p> <p>A Significant Amendment or Modification to HASMC’s 5-Year and Annual Plan is triggered by a substantial deviation as previously stated above. In addition, this only applies HASMC’s HCV program.</p> <p>Note: These plans may be altered by unforeseen circumstances in the best interest of HASMC or to serve public needs.</p>
B.2	New Activities. –
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p>
B.4	Capital Improvements. – Not Applicable
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	Other Document and/or Certification Requirements.

C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

D. Affirmatively Furthering Fair Housing (AFFH).

D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" data-bbox="181 1136 1451 1587"> <tr> <td data-bbox="181 1136 1451 1178">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="181 1178 1451 1587"><u>Describe fair housing strategies and actions to achieve the goal</u></td> </tr> </table> <table border="1" data-bbox="181 1608 1451 1650"> <tr> <td data-bbox="181 1608 1451 1650">Fair Housing Goal:</td> </tr> </table>	Fair Housing Goal:	<u>Describe fair housing strategies and actions to achieve the goal</u>	Fair Housing Goal:
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Describe fair housing strategies and actions to achieve the goal

Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV-Only PHAs

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

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **Number of 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.

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

B. Plan Elements. All PHAs must complete this section. (24 CFR §903.11(c)(3))

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR 5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR § 903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. ([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 HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support 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 rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. ([24 CFR §903.7\(d\)](#))

Operation and Management. A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. ([24 CFR §903.7\(e\)](#)).

Informal Review and Hearing Procedures. A description of the informal hearing and review procedures that the PHA makes available to its applicants. ([24 CFR §903.7\(f\)](#))

Homeownership Programs. A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA's partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA's partnerships with other entities, and activities subject to Section 3 of the Housing and Community Development Act of 1968 (24 CFR Part 135) and under requirements for the Family Self-Sufficiency Program and others. Include the program's size (including required and actual size of the FSS program) and means of allocating assistance to households. ([24 CFR §903.7\(l\)\(i\)](#)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(l\)\(iii\)](#)).

Substantial Deviation. PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan.

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

B.2 New Activities. This section refers to new capital activities which is not applicable for HCV-Only PHAs.

B.3 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 §903.11\(c\)\(3\)](#), [24 CFR §903.7\(r\)\(1\)](#))

B.4 Capital Improvements. This section refers to PHAs that receive funding from the Capital Fund Program (CFP) which is not applicable for HCV-Only PHAs

B.5 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\(p\)](#))

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on 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](#))

C.2 Certification by State of 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.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* 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 certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. 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\(o\)](#)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must 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 (AFFH).

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 Annual PHA Plan. The Annual PHA Plan provides 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 for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 6.02 hour 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 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



Housing Authority Of St. Mary's County, Maryland

21155 LEXWOOD DRIVE, SUITE C LEXINGTON PARK, MARYLAND 20653

301-866-6590 Fax 301-737-7929 MD Relay Svc. 711 or 1-800-552-7724

Exhibit A **Certification by State or Local Official of PHA Plans** **Consistency with the Consolidated Plan or State Consolidated Plan** **October 8, 2021**

The Maryland Department of Housing and Community Development (DHCD) prepares the State's Consolidated Plan for the State's non-entitlement jurisdictions and receives funding to help finance housing, community development, and homeless assistance in non-entitlement areas. St. Mary's County is a State non-entitlement area. The State of Maryland Five Year Consolidated Plan 2020-2024 link is:

<https://dhcd.maryland.gov/Documents/Consolidated%20Plan/StateofMarylandConsolidatedPlan.pdf>

HASMC's PHA plan, within its scale of resources, collaborates with DHCD and utilizes funding to deploy resources supporting HASMC's mission of:

Improving communities; optimizing & preserving affordable rental housing & homeownership combined with reducing household energy costs.

In addition, HASMC staff and programs work with and complement DHCD planning objectives. Examples of such local programs and/or DHCD funded programs include Continuum of Care funding, Homeownership Vouchers, Energy Efficiency funds and DHCD's affordable housing financing resources.

The State's Consolidated Plan 2020-2024 outlines four objectives as main areas:

1. Increasing Affordable Rental Housing (with an emphasis on rental housing for low and extremely low-income households, special needs population including persons with physical and mental disabilities as well as those living with HIV/AIDs) – outcomes will be based on the number of units produced as well as leveraging to provide additional housing resources to provide services.
2. Promoting homeownership for first time homebuyers (including families with student debt and veterans) – outcomes will be measured by units as well as new homebuyers in designated Sustainable Communities.
3. Community Revitalization (with an emphasis on small business expansion and lending) – outcomes will include economic impact on neighborhoods assisted, number of new small businesses assisted/created.



4. Reducing homelessness, with a particular emphasis on supportive housing for vulnerable populations, including the chronically homeless, youth, and veterans and those living with HIV/AIDS – outcomes will include reduced homelessness counts and services provided to those living with HIV/AIDS.

As part of the requirements for receiving HUD funds, DHCD is required to complete an Analysis of Impediments (AI) to Fair Housing Choice, and develop fair housing strategies to overcome any identified impediments in the non-entitlement areas. St. Mary's County is a non-entitlement area serviced by DHCD's AI. The link for DHCD's active AI is:

<https://dhcd.maryland.gov/Documents/Consolidated%20Plan/Analysis%20of%20Impediments%20Final%202015.pdf>.

