

RESOLUTION NO. 7-2022

A RESOLUTION AUTHORIZING AND DIRECTING THE CHAIRPERSON AND THE EXECUTIVE DIRECTOR TO EXECUTE AND FILE THE PHA ANNUAL PLAN FOR FISCAL YEAR 2022 WITH THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, pursuant to section 511 of the Quality Housing and Work Responsibility Act of 1998, the Lake Metropolitan Housing Authority is required to submit a PHA Annual Plan; and

WHEREAS, the Executive Director has prepared said annual plans as attached and has requested that the Members authorize and direct the execution of said plans and its submission to the U.S. Department of Housing and Urban Development.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE LAKE METROPOLITAN HOUSING AUTHORITY, THAT:

SECTION 1. The Chairperson and the Executive Director are hereby authorized and directed to execute the annual plan as attached as Exhibit "A" to this Resolution and to cause said plan to be filed with the U.S. Department of Housing and Urban Development.

SECTION 2. It is found and determined that all formal actions of the Lake Metropolitan Housing Authority concerning and relating to the adoption of this Resolution were adopted in an open meeting of the Lake Metropolitan Housing Authority; and that, except as otherwise provided by Section 121.22 of the Ohio Revised Code, all deliberations of the Lake Metropolitan Housing Authority and any of its committees that resulted in such formal actions were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

SECTION 3. This Resolution shall go into effect at the earliest time allowed under law.

Passed: June 8th, 2022



Jeffrey Mackey, Chairperson

Attest:

I, Eric P. Martin, Executive Director/Secretary of the Lake Metropolitan Housing Authority, Lake County, Ohio do hereby certify that the foregoing Resolution 7-2022 was duly passed by vote of the Board of Commissioners for the Lake Metropolitan Housing Authority, Lake County, Ohio at a duly noticed meeting of the Board on this 8th day of June 2022.



Eric P. Martin, Secretary



Lake Metropolitan Housing Authority

2022 Annual PHA Plan

Streamlined Annual PHA Plan <i>(Small PHAs)</i>	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-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, HCV-Only PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both 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, and 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 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	<p>PHA Name: <u>Lake Metropolitan Housing Authority</u> PHA Code: <u>OH-025</u> PHA Type: <input checked="" type="checkbox"/> Small PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>7/1/2022</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>25</u> Number of Housing Choice Vouchers (HCVs) <u>1501</u> Total Combined <u>1526</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual 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 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.</p> <ul style="list-style-type: none"> • Administrative Offices – 189 First St. in Painesville, Ohio, and Online at www.lakehousing.org/corporate/annual-plan/ • Jackson Towers – 200 West Jackson St. in Painesville, Ohio • Washington Square – 111 East Washington St. in Painesville, Ohio • Woodlawn Community Center – 553 Sanders Ave. in Painesville, Ohio • ParkView Place – 38185 Erie Rd., Building A in Willoughby, Ohio <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint PHA Plan and complete table below)</p>						
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		
					<table border="1"> <tr> <td data-bbox="1105 1539 1243 1602">PH</td> <td data-bbox="1243 1539 1404 1602">HCV</td> </tr> </table>	PH	HCV
PH	HCV						
	Lead PHA:						

B.	<p>Plan Elements Submitted with 5-Year PHA Plans. Required elements for Small PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a Small PHA is not submitting its 5-Year Plan. See sub-section below for required elements in all other years (Years 1-4).</p>
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last <u>Five-Year PHA Plan</u> submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions</p> <p><input type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input type="checkbox"/> Rent Determination</p> <p><input type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods</p> <p><input type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants)</p> <p>(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.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan</p>
B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>Please refer to HUD for 50075.2 Approved by HUD, March 17, 2020</p>

<p>B.5</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>Plan Elements Submitted All Other Years (Years 1-4). Required elements for all other fiscal years. This section does not need to be completed in years when a Small PHA is submitting its 5-Year PHA Plan.</p>	
<p>B.1</p>	<p>New Activities</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods. <input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development. <input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD. <input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers. <input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization. <input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(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. The Authority has been approved by HUD to disposition the 25 remaining Public Housing units through negotiated sale. As a result, The Authority has been granted temporary protection vouchers to help the 25 remaining Public Housing tenants find new housing. In addition, the Authority has offered subsidies to the families to help pay for moving costs and other related expenses. After all tenants have been relocated, the Authority will sell the property to its non-profit affiliate, REACH, thereby dissolving the Declaration of Trust and converting the units to market-rate apartments.</p> <p>(c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan.</p> <p>(d) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
<p>B.2</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p>
<p>C Other Document or Certification Requirements for Annual Plan Submissions. Required in all submission years.</p>	
<p>C.1</p>	<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>
<p>C.2</p>	<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>C.4</p>	<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? Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
<p>D.</p>	<p>Affirmatively Furthering Fair Housing (AFFH).</p>
<p>D.1</p>	<p>Affirmatively Furthering Fair Housing.</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</p>

complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(e) 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

Goal

Strengthen partnership and collaboration with the Lake County government and Fair Housing Resource Center, Inc. in support of our shared goal to affirmatively further fair housing.

STRATEGY and PROGRESS

Lake MHA continues to affirmatively further fair housing to ensure equal access to assisted housing. Lake MHA remains responsive to claims of unfair treatment and works with complainants to resolve concerns. If the matter is of a nature requiring a greater response, staff directs individuals to the Lake County Fair Housing Resource Center and Equal Opportunity Office of HUD. Lake MHA continues to work in partnership with the Lake County government, as well as the Fair Housing Resource Center, Inc. to implement a shared Assessment of Fair Housing. In addition, Lake MHA will seek educational opportunities to help build intellectual capital within the organization to work in concert with the Lake County government and the Fair Housing Resource Center, Inc. to help the enforcement and administration of fair housing in the community.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

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Describe fair housing strategies and actions to achieve the goal

Instructions for Preparation of Form HUD-50075-SM Annual Plan for Small 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), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(c))

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

B. Plan Elements. PHAs must complete this section during years where the 5-Year Plan is also due. (24 CFR §903.12)

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 public housing and 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 based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. 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)(i))

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions. Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA's procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)) A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program and state the planned use for the resources. (24 CFR §903.7(c))

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

Homeownership Programs. A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. (24 CFR §903.7(k)) and 24 CFR §903.12(b).

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

Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual 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-3, successor RAD Implementation Notices, or other RAD Notices.

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

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2 (24 CFR §903.23(b))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

HOPE VI or Choice Neighborhoods. 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hopec6. (Notice PIH 2011-47)

Mixed Finance Modernization or Development. 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hopec6/mfph4

Demolition and/or Disposition. Describe any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition, and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/ph/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

Conversion of Public Housing under the Voluntary or Mandatory Conversion programs. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted, and 3) A statement of the amount of assistance received to be used for rental assistance or



RE: Statement in Reference -- B.2 Page 6 of 9 HUD 50075-SM

Lake Metropolitan Housing Authority owns 25 Public Housing units located at 38185 Erie Road in both Building A and B in Willoughby, Ohio 44094-7711. Below is an assessment of the Public Housing Units that have been approved by HUD for disposition and conversion to market-rate units.

BUILDING (A)

11 Public Housing units with (8) 2- bedroom units and (3) 3-bedroom units.

BUILDING (B)

14 Public Housing units with (8) 3-bedroom units, (6) 2-bedroom units. Out of the 14 units in building B, (4) units are designated ADA.

Approval Disposition Section 18.

In accordance with the approval letter dated May 2021 from the U.S. Department of Housing and Urban Development, Lake Metropolitan Housing Authority has been authorized to sell it's 25 remaining Public Housing units, or 63 percent of the total units at Parkview Place to the Authority's non-profit affiliate Regionally Economically Affordable Housing, REACH. The total value of the transaction is estimated at \$415,625.

Upon the sale of the Public Housing portion at Parkview, Lake Metropolitan Housing Authority will convert the 25 units to market-rate apartments and will be operated under the auspices of REACH. This will fundamentally result in a substantial amendment to the 5-Year Plan once all Public Housing tenants are relocated and the sale of the Public Housing portion of the property is successful. Currently, the Authority has 4 remaining Public Housing tenants that are seeking alternative housing. We are estimating that the remaining Public Housing tenants will have found new housing sometime in the Fall of 2022 and completion of the sale of the property by the start of 2nd Quarter of 2023.

Upon successful relocation, Lake Metropolitan will sell the property to REACH resulting in the dissolution of the Declaration of Trust and the termination of its Public Housing program.

Sincerely,

Eric P. Martin
Lake MHA CEO



**Certifications of Compliance with
PHA Plan and Related Regulations
(Small PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 07-1-2022 in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice (AI) or Assessment of Fair Housing (AFH) as applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR § 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last

Annual PHA Plan (check all policies, programs, and components that have been changed):

903.7a Housing Needs

903.7b Deconcentration and Other Policies Governing Eligibility, Selection, Occupancy, and Admissions

Policies

903.7c Financial Resources

903.7d Rent Determination Policies

903.7h Demolition and Disposition

903.7k Homeownership Programs

903.7r Additional Information

A. Progress in meeting 5-year mission and goals

B. Criteria for substantial deviation and significant amendments

C. Other information requested by HUD

1. Resident Advisory Board consultation process

2. Membership of Resident Advisory Board

3. Resident membership on PHA governing board

The PHA provides assurance as part of this certification that:

- (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
- (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
- (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.

5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of

the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.

7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its 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 maintains records reflecting these analyses and actions.
8. For a PHA Plan that includes a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting lists would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.

18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200. Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Lake Metropolitan Housing Authority

OH-025

PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2020 - 2024

Annual PHA Plan for Fiscal Year 2022

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Executive Director:

Eric P. Martin

Name of Board Chairman:

Jeffrey Mackey

Signature *Eric P. Martin*

6/14/22 Date

Signature *Jeffrey Mackey*

Date *6-14-2022*

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. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

**Certification by State or Local
 Official of PHA Plans Consistency
 with the Consolidated Plan or
 State Consolidated Plan
 (All PHAs)**

U. S Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 3/31/2024

**Certification by State or Local Official of PHA Plans
 Consistency with the Consolidated Plan or State Consolidated Plan**

I, John R. Hamercheck, the President, Board of Lake County Commissioners
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years XX and/or Annual PHA Plan for fiscal year 2022 of the Lake Metropolitan Housing Authority is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the


County of Lake

Local Jurisdiction Name
 pursuant to 24 CFR Part 91 and 24 CFR §§903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The Lake Metropolitan Housing Authority continues to collaborate with the County of Lake to accomplish the joint goals of the AFH. The County and the Lake Metropolitan Housing Authority recognize that low to extremely low-income families continue to face the greatest need for affordable housing. The objectives outlined in Lake MHA's Annual plan provide the flexibility to the housing authority to expand housing options and opportunities to more cost-burdened low-income families in Lake County.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official:	Title:
John R. Hamercheck	President, Lake County Board of Commissioners
Signature: 	Date: 6-7-22

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. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

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PROGRESS REPORT

Despite the continued impact of the COVID-19 pandemic, Lake MHA has not experienced major interruptions in programs and services over the past 12-months. However, leasing and occupancy rates remain below normal levels due to the persistence of the pandemic and a competitive rental market. To mitigate these challenges, Lake MHA will continue to make investments in hiring and reallocating current human capital. This should provide the necessary administrative support to increase the number of housing vouchers issued to families. Moreover, as Lake MHA is becoming better accustomed to mitigating the challenges of the past 2 years, significant capital investments in maintenance and repairs are currently underway at Woodlawn Homes, Washington Square, Parkview Place, and Jackson Towers. Moving forward, Lake MHA remains hopeful that through continued outreach and marketing efforts, creative programs, and leasing incentives, Lake County residents will have access to more housing options and opportunities.

Strategic Direction No. 1: Promote an environment of safety and security for the residents of Lake MHA.

Objectives:

- A. Invest dollars in security and protective services for residents and employees.
- B. Identify ways to secure parking lots to decrease the potential for crime and the presence of parking violators while maintaining adequate parking for our residents and employees.
- C. Maintain continued strong partnerships with local police departments.

Progress:

- A. Lake MHA will be upgrading its security systems at Woodlawn Homes, Jackson Towers, and Washington Square in 2022.
- B. Adequate parking at Woodlawn Homes remains a concern for residents. Lake MHA anticipates having the parking lot layout reviewed to determine if additional capacity is possible. Work is underway to add more handicap parking spaces at Washington Square.
- C. Lake MHA continues to foster strong partnerships with Painesville and Willoughby City Police Departments. Their response times and follow-through on matters of concern have been excellent.

Strategic Direction No. 2: Preserve the current Lake MHA portfolio of affordable housing.

Objectives:

- A. Complete the disposition of the remaining 25 Public Housing units.
- B. Invest available capital reserves in critical housing repair and restoration projects.

Progress

- A. The Department of Housing and Urban Development has approved the disposition of the remaining 25 Public Housing units at Parkview Place in Willoughby through negotiated sale to its non-profit affiliate, REACH. As a result, Lake MHA has issued Temporary Protection Vouchers to the remaining Public Housing tenants living at Parkview Place. Lake MHA is providing relocation assistance and subsidies to cover moving costs and other related expenses.
- B. Lake MHA is currently making capital investments in the Jackson Towers Façade project, Woodlawn Homes waterproofing project, replacing the fire alarm system at Washington Square, and bringing security cameras back online at Jackson Towers, Washington Square, and Woodlawn Homes.

Strategic Direction No. 3: Seek opportunities to expand into new areas of affordable housing and supportive services.

Objectives:

- A. Identify a housing project to initiate under the housing authority's non-profit affiliate, REACH.
- B. Continue to seek partnerships with existing property owners that may benefit from property management services provided by the housing authority.

Progress:

- A. Lake MHA has received approval to dispose of its Public Housing program. As a result, the housing authority will be converting the remaining 25 Public Housing units in Willoughby into affordable apartments with the potential for additional units subsidized under the Housing Choice Voucher program. The completion of this project will provide low-income to extremely low-income families with more choices of affordable housing in areas having greater access to economic opportunities. This will initiate the first expansion of our housing programs under the auspices of the housing authority's non-profit affiliate, REACH.
- B. Lake MHA has not been successful with progress on this objective, but it remains a goal for the next five years.

Strategic Direction No. 4: Provide healthy and supportive living environments through policy and partnerships.

Objectives:

- A. Seek partners to support the Housing Authority's goal to assist Lake County elderly/disabled with aging in place. By 2030, it is estimated that 1 in 3 residents will be 60+.
- B. Work to strengthen partnership and collaboration with the Lake County government and Fair Housing Resource Center, Inc. in support of our shared goal to affirmatively further fair housing.
- C. Seek out opportunities to collaborate with Lake County community partners to provide housing opportunities for individuals living with disabilities.

Progress:

- A. The overwhelming majority of older adults prefer to age in place by remaining in their current homes or communities. Lake MHA will continue to seek ways to assist our residents.
- B. Lake MHA continues to affirmatively further fair housing to ensure equal access to assisted housing. Lake MHA remains responsive to claims of unfair treatment and works with complainants to resolve concerns. If the matter is of a nature requiring a greater response, staff directs individuals to the Lake County Fair Housing Resource Center and Equal Opportunity Office of HUD. Lake MHA continues to work in partnership with the Lake County, as well as the Fair Housing Resource Center, Inc. to implement a shared Assessment of Fair Housing. In addition, Lake MHA will seek educational opportunities to help build intellectual capital within the organization to work in concert with the Lake County government and the Fair Housing Resource Center, Inc. to help the enforcement and administration of fair housing in the community.
- C. Lake MHA is currently seeking additional vouchers to provide increased housing opportunities for individuals living with a disability. Lake MHA is partnering with Extended Housing Inc. to further explore the possibility of bringing project-based housing assistance opportunities to individuals living with mental and physical disabilities in Lake County. Lake MHA will continue to seek additional partnerships with Project Hope for the Homeless and Lake Geauga Habitat for Humanity to collaborate on other project-based housing assistance opportunities.

Strategic Direction No. 5: Continue to improve systems and customer service to enable Lake MHA to be more proficient, proactive, and responsive.

Objectives:

- A. Seek ways to strengthen landlord relations to increase location and quality of housing choices for program participants.
- B. Support and be responsive to the active participation of the Resident Advisory Board.
- C. Proactively review and update both HUD mandated and PHA discretionary policies that are in the best interest of the residents and the PHA.
- D. Maximize Access to Publicly Supported Housing - ensure both Public Housing and HCV Voucher leasing are maximized.

Progress:

- A. Lake MHA is pursuing additional funding that could offer opportunities to engage area landlords through a comprehensive landlord incentive program. Lake MHA remains hopeful that this program will improve landlord engagement among landlords of residential single-family home units.
- B. Lake MHA is resuming quarterly meetings to reengage the Resident Advisory Boards at each property

- C. Lake MHA undertakes this activity annually, in conjunction with its annual plan submissions.

- D. Lake MHA will continue to aggressively hire staff and repurpose existing personnel to bolster needed administrative support to offer more housing opportunities to the residents of Lake County.

The News-Herald

News-Herald.com

04/22/22

7085 Mentor Avenue,
Willoughby, Ohio 44094

Phone: (440) 951-0000 Fax: (440) 975-2836

Account: 69793	Date: 04/22/22	<table border="1"> <thead> <tr> <th colspan="2">Publication</th> </tr> </thead> <tbody> <tr> <td colspan="2">The News-Herald Daily OH, news-herald.com</td> </tr> </tbody> </table>	Publication		The News-Herald Daily OH, news-herald.com	
Publication						
The News-Herald Daily OH, news-herald.com						
Name:	Ad Date: 04/23/22					
Company: LAKE METROPOLITAN HOUSING	Class: 1201					
Address: 189 FIRST ST PAINESVILLE, OH 44077	Ad ID: 2317538					
Telephone: (440) 354-3347	Ad Taker: CRSKELLNER					
Description: Legal Notice Notice of Public Commen	Sales Person: Stephanie Kellner (029358)					
	Words: 49					
	Lines: 14					
	Agate Lines: 15					
	Depth: 1.65					
	Inserts: 2					
Gross: \$36.10						
Paid Amount: - \$0.00						
Amount Due: \$36.10						

Ad sample

Legal Notice Notice of Public Comment
 Lake MHA's Annual and Capital Fund Review meeting will be held **Tuesday, June 7th at 10:00 a.m.** at 200 West Jackson Street, Painesville, Ohio 44077 in the Jackson Towers Community Room. For further information, please contact **ddilisio@lakemetrohousing.org** or **440-354-3347 x33**.
 2317538/April 23, 2022

We Appreciate Your Business!
Thank You !