

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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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-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p> PHA Name: <u>Quincy Housing Authority</u> PHA Code: MA020 PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2022</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>650</u> Number of Housing Choice Vouchers (HCVs) <u>1660</u> Total Combined <u>2310</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. The QHA Agency Plan is available at each property, and at the QHA main office. The Agency Plan is also posted on the QHA website at https://www.quincyha.com. Further, each RAB member will be provided a copy of the Agency Plan during the Agency Plan process. </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">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. Annual Plan Elements

B.1 Revision of PHA Plan Elements.

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

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Homeownership Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Substantial Deviation.
- Significant Amendment/Modification

(b) The PHA must submit its Deconcentration Policy for Field Office Review.

(c) If the PHA answered yes for any element, describe the revisions for each element below:

The QHA continues to pursue RAD conversion for all four federally funded public housing developments.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?

Y N

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Conversion of Public Housing to Tenant Based Assistance.
- Conversion of Public Housing to Project-Based Assistance under RAD.
- Project Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

B.2 ANNUAL/ FIVE YEAR PLAN AMENDMENT

Quincy Housing Authority (QHA) is amending its Annual and/or Five Year PHA Plans because it is considering participating in the Rental Assistance Demonstration (RAD). If QHA moves forward with converting a portion of its portfolio under the RAD program, the QHA intends to convert to Project Based Vouchers under the guidelines of PIH Notice 2012-32, REV-1 and any successor Notices.

In Q1 of 2021, QHA submitted a portfolio application for all 610 Public Housing Units, and applications specifically for the RAD program for 196 units in AMP 2 and AMP 6. We modified the portfolio phasing to remove AMP 6 (Drohan – 40 units) and add AMP 4 (Clement O’Brien – 274 units) to the first phase of conversion. We received a CHAP (commitment to enter into a Housing Assistance Payments) award letter for both sites as noted below on August 12, 2021. QHA intends to complete the RAD conversion of the sites no later than Q2 of 2022. Upon conversion,, the unit types, bedroom sizes, and number of units in each category will remain the same. Pursuant to the RAD CHAP award, QHA will submit an application into the Inventory Removal module in PIC for the disposition of these units and the applicable site

AMP	Site Location(s)	Number of Bedrooms				Total Units per Site	Year Built
		1	2	3	4		
2	Pagnano Towers (Elderly)	156	0	0	0	156	1971
4	O’Brien Towers (Elderly)	274	0	0	0	274	1971
Total Units:		430	0	0	0	430	

All other conditions related to the RAD conversion previously identified in the 2021 Annual and Five Year Plans remain the same, including that QHA will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6, Attachment 1B of the RAD Notice H-2019-09/PIH-2019-23 (HA) Rev. 4, PIH-2012-32 and the Joint Housing/PIH Notice H-2014-09/PIH-2014-17. QHA intends to adopt a waiting list preference for elderly residents at these two sites. QHA is not anticipating any transfer of assistance at the time of conversion. Additionally, QHA is currently compliant with all fair housing and civil rights requirements and the RAD conversion complies with all applicable site selection and

neighborhood review standards and all appropriate procedures have been followed. QHA is not under a Voluntary Compliance Agreement, consent order or consent decree or final judicial ruling or administrative ruling or decision and assures that compliance will not be negatively impacted by conversion activities. Upon conversion QHA's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and this amount is estimated to be \$992,000 of annual CFP funds awarded. In addition, QHA may also borrow funds to address their capital needs. Lastly, QHA may also be contributing Operating Reserves up to the amount of \$ 1.6 million and Capital Funds up to the amount of \$500,000 towards the conversion.

Concurrently with the RAD process, QHA intends to successfully apply for either a RAD/Section 18 Conversion and/or a Section 18 Demolition/Disposition and/or a Section 22 Streamlined Voluntary Conversion of the remaining 220 units in AMP 1 and AMP 6 as listed below. QHA intends to dispose of these units to an instrumentality of the QHA at below fair market value and retain the units for the provision of affordable housing. Upon conversion, which QHA anticipates completing no later than Q4 of 2023, the unit types, bedroom sizes, and number of units in each category will remain the same. Pursuant to PIH Notice 2018-04, QHA intends to apply for Tenant Protection Vouchers for these 220 units (as applicable) and project-base the vouchers to the units to maintain and ensure long term affordability.

AMP	Site Location(s)	Number of Bedrooms				Total Units per Site	Year Built
		1	2	3	4		
1	Riverview (Family)	18	86	67	9	180	1950
6	Drohan Apts. (Elderly)	40	0	0	0	40	1979
Total Units:		58	86	67	9	220	

Should QHA pursue the Section 22 Streamlined Voluntary Conversion program, QHA will ensure that all families impacted by the Section 22 conversion are afforded the opportunity and right to remain in their current unit using the HCV in the form of a tenant-based voucher (TBV) pursuant to current regulations. Families may opt to remain in their units using the TBV or may choose to relocate to other private market units under the HCV program. QHA also proposes to utilize Project Based Vouchers (PBVs) on the property. Families who voluntarily consent to PBV assistance will have the opportunity to remain in their unit under the PBV contract administered by the QHA. Tenant consent means a family, after being fully informed of its options, voluntarily gives up the ability to receive a tenant-based voucher (that could be used at the property or off-site in the private market) in order to be assisted under a PBV contract at the property. This informed and voluntary consent a family gives is to forego tenant base HCV assistance (for use at the property or in the private market). If a family fails to consent to the PBV assistance and chooses to remain using tenant based HCV assistance, that family's unit will be excluded from the PVB HAP contract until the family moves out or consents to switching to PBV assistance. To obtain such consent, QHA will follow all the requirements outlined in Appendix A of PIH Notice 2019-04, in addition to any other relocation requirements of 24 CFR 972.230(g). Families will be advised of their rights through a series of group and one on one meetings. This will apply only if the QHA pursues a Section 22 conversion of any of the units above.

Upon successful conversion under either the RAD, Section 18, and/or Section 22 Streamlined Voluntary Conversion programs, QHA intends to close out its Public Housing Program pursuant to PIH Notice 2016-23 and any successor notices.

REVISION OF DEFINITION OF SUBSTANTIAL DEVIATION AND SIGNIFICANT AMENDMENT

In addition, Quincy Housing Authority (QHA) is also amending its definition of Substantial Deviation and Significant Amendment as such:

SUBSTANTIAL DEVIATION

A substantial deviation may be defined as a loss and/or inadequate funding for a program, reallocation of funding to sustain programs and/or a change in regulatory requirements governing a program, thus requiring QHA to amend its agency plan. As part of the Rental Assistance Demonstration (RAD), QHA is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- a. Changes to the unit mix or count of units converted under RAD and/or Section 18 and/or Section 22 conversion programs.
- b. Changes to the Capital Fund Budget produced as a result of each approved RAD and/or Section 18 and/or Section 22 Conversion programs, regardless of whether the proposed conversion will include use of additional Capital Funds;
- c. Changes to the Relocation Plan and processes for each approved RAD and/or Section 18 and/or Section 22 Conversion programs;
- d. Changes to the construction and rehabilitation plan for each approved RAD and/or Section 18 and/or Section 22 Conversion programs.
- e. Changes to the financing structure for each approved RAD and/or Section 18 conversion and/or Section 22 Conversion ; and
- f. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance and the administering agency for the vouchers.

SIGNIFICANT AMENDMENT/ MODIFICATION

QHA will amend or modify its agency plan upon the occurrence of any of the following events during the first nine months of the term of an approved plan:

- a. A federal statutory or regulatory change is made effective and, in the opinion of the Authority, has either substantial programmatic or financial effects on the programs administered by the Authority, or creates substantial obligations or administrative burdens beyond the programs under administration at the start of the Plan year.
- b. Proposed demolition, disposition, homeownership, Capital Fund Financing, development, or mixed finance proposals not already identified in this plan and those that are considered by HUD to be significant amendments to the Agency Plan and CFP 5 Year Action Plan.
- c. Any Capital Fund project not already in the Five-Year Action Plan excluding projects arising out of federally declared major disasters, acts of God beyond the control of the Authority, such as earthquakes, fire and storm damages, civil unrest, or other unforeseen significant event or changes in use of replacement reserve funds under the Capital Fund in the amount of 20% or more of the annual grant;
- d. Any other event that the Authority's Board determines to be a significant amendment or modification of the approved annual plan.

<p>B.3</p>	<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> <p>The Quincy Housing Authority is moving forward with the RAD conversion as planned.</p>
<p>B.4.</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>Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.2</p>	<p>Civil Rights Certification.</p> <p><i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.3</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>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.4</p>	<p>Certification by State or Local Officials.</p> <p><i>Form HUD 50077-SL, 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>D Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>	
<p>D.1</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. The most recent 5 Year Action Plan was approved on November 2, 2020.</p>