

5-Year PHA Plan (for All PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires: 02/29/2016

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																
A.1	<p>PHA Name: _____ PHA Code: _____</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____</p> <p>PHA Plan Submission Type: <input type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan 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 on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><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;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <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.	5-Year Plan. Required for all PHAs completing this form.
B.1	Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.
B.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.
B.3	Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.
B.4	Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.
B.5	Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
B.7	<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>

Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(e\)](#)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. ([24 CFR §903.6\(a\)\(1\)](#))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. ([24 CFR §903.6\(b\)\(2\)](#))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR §903.6\(a\)\(3\)](#))

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit 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 §903.17\(a\)](#), [24 CFR §903.19](#))

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 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 hours 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.

Fiscal Year (FY) 2020-2024 Five-Year Public Housing Agency (PHA) Plan Submission
Housing Opportunities Commission of Montgomery County

Narrative and Additional Information

A. 1 The public may view this PHA Plan, supporting documentation, and obtain information regarding any of the activities outlined in this plan at HOC’s main administrative offices (10400 Detrick Avenue, Kensington, Maryland 20895) and at the following three satellite offices:

HOC Gaithersburg Customer Service Center
101 Lakeforest Blvd.
#200
Gaithersburg, Maryland 20877

HOC Silver Spring Customer Service Center
The Silver Spring Innovation Center
8070 Georgia Avenue
Silver Spring, Maryland 20910

HOC East Deer Park Offices
231 East Deer Park Drive
Gaithersburg, Maryland 20877

Additional documents and supporting documents for this PHA Plan, that are also available for viewing at the above locations, are listed below:

- Form HUD-50077-ST-HCV-HP: PHA Certifications of Compliance with the PHA Plans and Related Regulations (MD004a01.pdf)
- Resident Advisory Board (RAB) comments on PHA Plan (MD004f01.pdf)
- Form HUD-50077-CR, Civil Rights Certifications (MD004j01.pdf)
- Form HUD-50077-SL, Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan (MD004k01.pdf)

The PHA Plan and its supporting documents are also available for review on HOC’s web site at www.hocmc.org.

Staff will meet with the Resident Advisory Board (RAB) on February 25, 2019 to discuss this PHA Plan and receive any comments from the RAB.

A public hearing regarding this PHA Plan will be held on April 3, 2019 at 3:30 p.m. in the Hearing Room at HOC’s main administrative offices (10400 Detrick Avenue, Kensington, Maryland 20895).

B.1 Mission

It is the vision of the Housing Opportunities Commission of Montgomery County (HOC) that everyone should live in quality housing that is affordable, with dignity and respect. At HOC we believe this vision can be achieved by ensuring amenity rich, community-connected housing for all of Montgomery County’s residents where all people can reach their fullest potential. We believe supportive programs, delivered

through mission-aligned partnerships, help our customers improve their economic status, remain stably housed, and reach the goals they hold for themselves and their families.

Accordingly, the mission of HOC is to provide affordable housing and supportive services that enhance the lives of low-income, very low-income, and extremely low-income families and individuals throughout Montgomery County, Maryland so that:

- No one in Montgomery County is living in substandard housing;
- We strengthen families and communities as good neighbors;
- We establish an efficient and productive environment that fosters trust, open communication and mutual respect;
- We work with advocates and providers to maintain support for all the work of the Commission.

To achieve this mission, HOC operates as an affordable housing agency, a housing finance agency and a housing developer.

B.2 Goals and Objectives

In support of its mission, HOC will engage in the following goals and objectives for its Public Housing and Housing Choice Voucher programs over the next five years. This includes fiscal years 2020 through 2024.

a. Public Housing (PH)

HOC anticipates the closing of its final two Public Housing (PH) Rental Assistance Demonstration (RAD) conversions, Victory Haven and Elizabeth House III, in April of 2019. Following these two final PH conversions, HOC will no longer have Capital Fund Program (CFP) supported Public Housing units in its portfolio. Accordingly, HOC does not anticipate any further activity related to the Public Housing program in fiscal year 2020 and beyond.

b. Housing Choice Voucher (HCV) Program

During fiscal years (FY) 2020 through 2024, HOC plans to use Component Two of the Rental Assistance Demonstration (RAD) program to assist three existing, and one new, HOC properties. These RAD Component Two projects will impact the Housing Choice Voucher Program as follows:

1. Elizabeth House III

- Using a Public Housing RAD/ Section 18 Disposition blending option, HOC will add 26 Project-Based Tenant Protection Vouchers to the HCV program upon the RAD Elizabeth House III closing. These vouchers are reserved for current Elizabeth House residents who are relocating. The effective date for these Project-Based Vouchers (PBV) is May 1, 2019.

2. Stewartown

- HOC received 19 RAD Component Two Project-Based Vouchers for the expired Rental Assistance Payments (RAP) subsidy units at its Stewartown Homes property. HOC was notified of the award just as the Federal Government

shutdown in December 2018 and is currently awaiting notification of the effective date of the 19 PBVs. HOC requested an effective date of February 1, 2019 but recognize that this timeline is delayed. HOC is currently awaiting confirmation from HUD.

- Additionally, HOC requested Low-Vacancy Vouchers (LVV) for all qualified residents at Stewartown as part of the RAD Component Two process. HOC is still awaiting notification from HUD to confirm receipt. Once confirmed, this activity will add an estimated additional 45 LVVs for Stewartown.

3. Bauer Park

- HOC is converting the expiring Rental Assistance Payments (RAP) subsidies at its Bauer Park property to Project-Based Rental Assistance (PBRA) under the RAD Component Two Program. This will not impact the HCV Program.
- Additionally, HOC is requesting project-based Low-Vacancy Vouchers (LVV) for all qualified residents at Bauer Park as part of the RAD Component Two process. This could add an estimated additional 65 LVVs to HOC’s Housing Choice Voucher program.

4. Town Center Apartments

- HOC is converting the expiring Rental Assistance Payments (RAP) subsidies at its Town Center Apartments property to Project-Based Rental Assistance (PBRA) under the RAD Component Two Program. This will not impact the HCV program.
- Additionally, HOC is requesting project-based Low-Vacancy Vouchers (LVV) for all qualified residents at Town Center as part of the RAD Component Two process. This could add an estimated additional 77 LVVs to HOC’s Housing Choice Voucher program.

By working toward these goals and objectives HOC will do its utmost to best serve the needs of low-income, very low-income, and extremely low-income families in Montgomery County, Maryland using its Section 8 Housing Choice Voucher program.

B.3 Progress Report

(b) Beginning in FY 2014 and continuing through FY 2019, HOC used the Rental Assistance Demonstration (RAD) program to convert its Public Housing (PH) portfolio to Project-Based Rental Assistance (PBRA) units and Project-Based Voucher (PBV) units. At the completion of HOC’s RAD conversions, no PH units will remain in HOC’s portfolio.

Of the initial 11 PH properties scheduled for conversion, the actual conversions have occurred in a staggered format over the last five fiscal years. HOC received Commitments to Enter into Housing Assistance Payments Contracts (“CHAP”) for all eleven (11) public housing developments and the final PH property will convert in April of 2019. These public housing properties are grouped into multiple Asset Management Projects (the “RAD AMPs”), as follows:

Properties Comprising RAD AMPs
Seneca Ridge (aka Middlebrook Square)
Parkway Woods and Ken Gar
Towne Centre Place and Sandy Spring Meadow
Washington Square and Emory Grove
Arcola Towers
Waverly House
Elizabeth House
Holly Hall

A number of these RAD AMPs were re-grouped (consolidated and/or divided) into one or more properties under common ownership by an affiliate of HOC and under a common financing scheme following their RAD conversions (each a “RAD Property” and collectively, the “RAD Properties”). Further, some of the Assistance Transfer Units from some of the RAD AMPs or sites were consolidated into other RAD properties. The following table illustrates these re-groupings.

RAD Properties
Seneca Ridge, Parkway Woods, Ken Gar, Towne Centre Place, Sandy Spring Meadow, and Washington Square
Emory Grove (scattered site single-family homes)
Arcola Towers
Waverly House
Elizabeth House
Holly Hall

Occupied Units to be Converted Under RAD. Any tenant residing in a PH unit at any of the RAD properties at the time of conversion, is eligible for tenancy in a post-conversion unit. These tenants are eligible for either Project-Based Rental Assistance (PBRA) units or Project-Based Voucher (PBV) units. The PBRA RAD units are located either (i) on-site, after a rehabilitation of the property (the “On-Site PBRA Units”), or (ii) at a new location as new construction replacement units (the “Replacement RAD Units”). The PBV RAD units are units for which the assistance is transferred to other properties owned by an affiliate of HOC (the “Assistance Transfer PBV Units”, referenced jointly with the On-Site PBRA units and the Replacement RAD units as the “RAD units”). Beginning in FY 2015, HOC’s plan was to convert 508 public housing units as On-Site PBRA units, convert 256 public housing units to Replacement RAD units (for the Elizabeth House and Holly Hall properties), and transfer assistance for 113 public housing units. In all cases, each of the 877 public housing units converted under RAD would continue to receive a subsidy.

During FY 2015, HOC completed the above described Assistance Transfer PBV Unit process with all 113 units that were planned to have their PH assistance transferred off-site to PBV assistance. Also during FY 2015, HOC completed the above described On-Site PBRA Unit process for 209 units that were planned to

have their PH assistance converted to on-site PBRA assistance. This process included four RAD AMPs: (1) Seneca Ridge, (2) Parkway Woods and Ken Gar, (3) Towne Centre Place and Sandy Spring Meadow, and (4) Washington Square and Emory Grove.

During FY 2016, HOC completed the conversion of all of the units at the Arcola Towers (141) and Waverly House (145) RAD AMPs to PBRA.

During FY 2018, HOC completed the conversion of all of the units at Holly Hall (96) and 54 of the 160 units at Elizabeth House to PBRA.

Accordingly, the only remaining RAD conversion, which will take place in April of 2019, is for the remaining 106 units at Elizabeth House. During its conversion from PH to project-based rental subsidy programming, all of the units from the Elizabeth House property will be transferred fully offsite as Replacement RAD Units.

During FY 2019, HOC used a Section 18 Disposition to convert 26 of the remaining 106 Public Housing units at Elizabeth House to PBV units at Elizabeth House III. This action is consistent with HUD Notice PIH 2018-04 (HA), Section 3)A.3.c., as HOC certifies that this disposition is in the best interest of the residents at Elizabeth House and HOC. This action is also consistent with the goals of HOC, the FY 2019 PHA Plan, and the 1937 Act.

Furthermore, HOC certifies that it meets the 75 percent threshold by converting 100 percent of the Public Housing units at Elizabeth House under the RAD program. HOC’s Section 18 Disposition also meets the requirements of the RAD Final Implementation Notice REV-3, H-2017-3, and is replacing the units proposed for disposition (up to 25 percent of the remaining Public Housing units within the Elizabeth House project) with Section 8 PBVs in accordance with 24 CFR, Part 983.

As per HUD Notice PIH 2018-04 (HA), HOC will follow the relocation requirements at 24 CFR 970.21 for this Section 18 Disposition, and not those at 49 CFR, Part 24 which implements the Uniform Relocation Act (URA). However, if subsequent acquisition, rehabilitation, or demolition is carried out by HOC with HUD funds or if other HUD-funded activities cause residents to relocate, then URA may apply to those relocations at that time.

All of the former public housing units at Elizabeth House are scheduled for demolition. A replacement building, Elizabeth Square, will be constructed on an adjacent site. The final scope for the new construction will be developed in conjunction with HOC’s selected architect. After construction, the building and housing units are expected to meet Enterprise Green Communities standards. All work to be performed will be completed under the International Existing Building Code (IEBC) and all applicable Montgomery County construction codes. The remaining PH residents at Elizabeth House will move to a combination of the new Elizabeth Square property and the following four new properties:

Property Name	Property Location
900 Thayer	900 Thayer Avenue, Silver Spring, MD 20910
Park View at Aspen Hill	3132 Bel Pre Road, Aspen Hill, MD 20906
Victory Crossing	1090 Milestone Drive, White Oak, MD 20904
Victory Haven	9616 Main Street, Damascus MD 20872

B.4 Violence Against Women Act (VAWA) Goals

To help meet the goals of the Violence Against Women Act (VAWA), HOC provides support and referrals to counseling for victims of domestic violence, dating violence, sexual assault, or stalking. HOC’s partner, the Montgomery County Department of Health and Human Services, features an Abused Persons Program (240-777-4673) which provides 24-hour services, including access to counseling and shelters. HOC has an Agency-wide VAWA Policy which clearly defines and describes HOC’s efforts to ensure that VAWA victims retain their housing assistance. HOC also assists victims with referrals to obtain restraining orders.

On November 16, 2016, the U.S. Department of Housing and Urban Development (HUD) published a new Final Rule implementing the housing protections authorized in the Violence Against Women Reauthorization Act of 2013 (“VAWA 2013” or “2013 Act”). Despite the VAWA 2013 Final Rule’s identification that a formal PHA policy is not required in order to implement the provisions of VAWA 2013, HOC’s Commission chose to develop a single, stand-alone VAWA policy which describes HOC’s commitment to VAWA adherence and enforcement.

HOC’s new VAWA Policy has the following principal goals and objectives:

- A. Maintaining compliance with all applicable legal requirements imposed by VAWA;
- B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, sexual assault, or stalking who are assisted by HOC;
- C. Providing and maintaining housing opportunities for victims of domestic violence, dating violence, sexual assault, or stalking;
- D. Creating and maintaining collaborative arrangements between HOC, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence, sexual assault, or stalking, who are assisted by HOC; and
- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, sexual assault, or stalking, affecting individuals who HOC assists.

Additionally, HOC’s new VAWA Policy states the Agency’s commitment to cooperate with organizations and entities, both private and governmental, which provide shelter and/or services to victims of domestic violence. If HOC staff becomes aware that an HOC assisted individual is a victim of domestic violence, dating violence, sexual assault, or stalking, HOC will refer the victim to such providers of shelter or services as appropriate. While HOC’s VAWA Policy does not create any legal obligation requiring HOC either to maintain a relationship with any particular provider of shelter or services to victims of domestic violence, dating violence, sexual assault, or stalking or to make a referral in any particular case, HOC’s Emergency Transfer Plan does describe providers of shelter or other services to victims of domestic violence, dating violence, sexual assault, or stalking with which HOC has referral or other cooperative relationships.

Lastly, HOC’s new VAWA Policy incorporates and explains the Agency’s use of the following four HUD documents required as per the VAWA 2013 Final Rule:

- 1. Notice of Occupancy Rights under the Violence Against Women Act
- 2. Model Emergency Transfer Plan for Victims of Domestic Violence

3. Certification of Domestic Violence
4. Emergency Transfer Request for Victims of Domestic Violence

B.5 Significant Amendment or Modification

The following shall require the execution and submission to the U.S. Department of Housing and Urban Development (HUD) of a Significant Amendment to HOC's current Five-Year PHA Plan:

- a. Any revision or addition to HOC policies covering demolition or disposition, designation, homeownership programs, or conversion activities; provided, however, that no Significant Amendment shall be required regarding the conversion of public housing units under RAD until HOC has detailed, property-specific plans and information on the conversion.
- b. Changes to rent (excluding changes in flat rent schedules), admissions policies, and/or organization of the waiting lists.

The following shall require the execution and submission to HUD of a Significant Amendment to HOC's current CFP Five-Year Action Plan:

- a. Any revision or addition to HOC policies including, but not limited to, proposed demolition, disposition, homeownership, development, or mixed finance proposals, that would constitute a material change in the allocations of CFP grant funds as identified in the current CFP Five-Year Action Plan.

The following shall not be deemed a Substantial Deviation from the current Five-Year PHA Plan or the current CFP Five-Year Action Plan:

- a. The decision to convert to either PBRA or PBV assistance,
- b. The date the Significant Amendment is submitted to HUD or posted to the PHA Plan website,
- c. Changes to the Capital Fund Budget produced as a result of each approved RAD conversion, irrespective of whether the proposed conversion will include the use of additional Capital Funds,
- d. Changes to the construction and rehabilitation plan for each approved RAD conversion,
- e. Changes to the financing structure for each approved RAD conversion, and
- f. De minimus (less than ten percent (10%)) changes in the number of Assistance Transfer Units.