

FY2017

**THE HOUSING AUTHORITY OF THE  
CITY OF COLUMBUS, MS (MS076)**  
**their**

**2017 FY Agency Submittal**

**Debra Taylor,  
Executive Director**

The PHA Plan process was established by section 5A of the United States Housing Act of 1937 (42 U.S.C. 1437 et seq.). Section 5A(b) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c-1(b)) was amended by the 2008 Housing and Economic Recovery Act (HERA), Sections 2701 and 2702, Small Public Housing Authorities Paperwork Reduction Act. This amendment provided an exemption of certain qualified PHAs from the annual plan requirement.

This submittal follows HERA listed requirements.

# GENERAL INDEX

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*Columbus Housing Authority stands ready to assist any person reviewing this submission/document. Please contact our central office during regular office hours.*

**THE HOUSING AUTHORITY OF THE CITY OF COLUMBUS, MS, (CHA) MS076**  
**FY 2016 ANNUAL SUBMISSION**  
**Sep 15, 2016**

This is to certify that CHA is a *Qualified PHA* as defined by HUD. A Qualified PHA is a PHA that:

1. has a combined unit total of 550 or less public housing units and section 8 vouchers; and
2. is not designated troubled under section 6(j)(2) of the 1937 Act, the Public Housing Assessment System (PHAS), as a troubled public housing agency during the prior 12 months; and
3. does not have a failing score under the Section 8 Management Assessment Program (SEMAP) during the prior 12 months.

The Housing and Economic Recovery Act (HERA), Title VII, Small Public Housing Authorities Paperwork Reduction Act (HERA) exempted qualified PHAs from the requirement to prepare and submit an annual plan.

CHA, until changed by regulatory or other requirement, will comply with the following listed ANNUAL REQUIREMENTS as outlined by HUD:

*(the following is clipped from the HUD annual plan website)*

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**Annual Requirements**

Although HERA exempts qualified PHAs from the requirement to prepare and submit an annual plan, qualified PHAs must carry out the following annual requirements:

**PART 1- Annual Public Hearing** - Each qualified PHA must annually hold a public hearing regarding any changes to the goals, objectives, and policies of that agency and invite public comment regarding such changes. The qualified PHA must also consult with and consider the recommendations of the resident advisory boards for the agency at the public hearing. HUD considers the annual public hearing essential to PHAs in determining whether changes to goals, objectives, and policies are needed.

At least 45 days before the date of the public hearing, the PHA shall:

1. Make all information relevant to the hearing and any determination of the agency regarding changes to the goals, objectives, and policies of the agency to be considered at the hearing, available for inspection by the public at the principal office of the PHA during normal business hours.
2. Publish a notice informing the public that-
  - a. The information to be reviewed during the public hearing is available, and where and when they may inspect the information.
  - b. Date, time, and location of the public hearing.

**PART 2- Civil Rights Certification** - Each qualified PHA is required to submit a civil rights certification to the local HUD office annually by mail or the PHA may submit a scanned, signed copy via email. The civil rights certification should be submitted to the local HUD office no later

than 75 days prior to the beginning of the PHAs fiscal year. Qualified PHAs must use form HUD-50077 CR for the civil rights certification.

**PART 3- Five Year Plan Requirements**

All qualified PHAs are required to electronically upload to the PHA Plan website a Five Year Plan every fifth year from its initial submission. The Five Year Plan only covers mission, goals, objectives, and Violence Against Women Act requirements. When submitting the Five Year Plan, the qualified PHA must include the civil rights certification in its electronic submission. PHA policies and procedures are not included in the Five Year Plan.

**PART 4- Resident Participation**

As prescribed in HERA, each qualified PHA shall establish 1 or more resident advisory boards, the membership of which shall reflect and represent the residents assisted by the PHA. Each qualified PHA shall consult with and consider the recommendations of the resident advisory boards at the annual public hearing.

**PART 5- Consistency with the Consolidated Plan**

The PHA must assure that its Five-Year Plan is consistent with information and data available in the Consolidated Plan for the jurisdiction in which the PHA is located. With each 5-Year Plan, the PHA must include a certification of consistency with the Consolidated Plan, form HUD-50077SL. The certification of consistency must be signed by the state or local official certifying that the PHA Plan is consistent with the jurisdictions Consolidated Plan. CHA submitted their last 5-Year plan in FY2016.

**PART 6- Public Availability**

It is the responsibility of each PHA to make the approved plan and supporting documentation available to the general public. It is strongly encouraged that PHAs post these documents on its agency website for easy access to the public.

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**/end** of qualified PHA requirements for submission

**THE HOUSING AUTHORITY OF THE CITY OF COLUMBUS, MS (CHA)  
INDEX OF ANNUAL REQUIREMENT SUBMISSIONS**

Please see the previous pages for an explanation of each part outlined below.

**PART 1- Annual Public Hearing**

CHA held its annual public hearing on September 3, 2016. The hearing place, date, and time was advertised in the legal section of the COLUMBUS newspaper.

CHA staff was present though no member of the public attended. Therefore, there are no public comments. Additionally, there were no challenged elements.

**PART 2- Civil Rights Certification**

Please see the attachment marked "*Civil Rights Certification.*" This form is executed by the Chairman/President of the Board of Commissioners of CHA.

**PART 3- Five Year Plan Requirements**

Though CHA submitted a five-year plan in the previous FY, because of proposed changes, a new one is submitted this year.

**PART 4- Resident Participation**

CHA has a 6-member adult-resident advisory council/board (RAB) that meets at least quarterly. There were no comments on the 5-Year plan.

**PART 5- Consistency with the Consolidated Plan**

Please find *HUD FORM 50077-SL* attached, which signifies the local government's concurrence.

**PART 6- Public Availability**

CHA has made the Five Year plan and all related certifications available for public review at the central office of CHA being:

COLUMBUS Housing Authority  
914 4th Ave S  
Columbus, MS 39701

Additionally, please see the attachment marked "*List of Supporting Documents Available for Local Review.*" This document lists the availability of records that might support the Five Year plan, annual submissions, or other program activities available at the central office or other offices as listed within that document.

*See attachments that were referenced herein included after this document.*

**/end** index of submission

**Civil Rights Certification**  
*(Qualified PHAs)*

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB Approval No. 2577-0226  
Expires 02/29/2016

**Civil Rights Certification**

**Annual Certification and Board Resolution**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:*

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, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

**The Housing Authority of the City of Columbus, MS**

**MS076**

PHA Name

PHA Number/HA Code

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

**Board President/Chairman**

Signature

Date

<b>5-Year PHA Plan (for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires: 02/29/2016</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

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

<b>A.</b>	<b>PHA Information.</b>
<b>A.1</b>	<p><b>PHA Name:</b> <u>The Housing Authority of the City of Columbus, MS (CHA PHA Code: MS076)</u></p> <p><b>PHA Plan for Fiscal Year Beginning:</b> <u>01/2017</u></p> <p><b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>(a) Location(s) where the <b>5-Year</b> and <del>Annual Plan</del> may be obtained by the public.  <b>The Housing Authority of the City of Columbus, MS</b>  <b>914 4<sup>th</sup> St</b>  <b>Columbus, MS 39701</b>  As a Qualified PHA, no annual plan is required.</p>
<b>B.</b>	<b>5-Year Plan.</b> Required for <u>all</u> PHAs completing this form.
<b>B.1</b>	<p><b>Mission.</b> State the PHA’s mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA’s jurisdiction for the next five years.</p> <p><i>To Promote Adequate and Affordable Housing, Economic Opportunity, and a Suitable Living Environment Free from Discrimination.</i></p>
<b>B.2</b>	<p><b>Goals and Objectives.</b> Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.</p> <ol style="list-style-type: none"> <li>1. Expand the supply of assisted housing by: <ol style="list-style-type: none"> <li>A. Leveraging private or other public funds to create additional housing opportunities.</li> <li>B. Acquiring or building units or developments.</li> </ol> </li> <li>2. Improve the quality of assisted housing by: <ol style="list-style-type: none"> <li>A. Improving public housing management</li> </ol> </li> </ol>

	<ul style="list-style-type: none"> <li>B. Score 90 % or better on PHAS</li> <li>C. Increase customer satisfaction</li> <li>D. Renovate or modernize public housing units.</li> <li>E. Demolish or dispose of obsolete public housing.</li> <li>F. Provide replacement public housing.</li> <li>G. Provide replacement vouchers.</li> </ul> <p>3. Increase assisted housing choices by:</p> <ul style="list-style-type: none"> <li>A. Working with agencies and other PHAs to provide additional capacity. Working with our non-profit agency to develop new non-public housing affordable units.</li> </ul> <p>4. Provide an improved living environment by:</p> <ul style="list-style-type: none"> <li>A. Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments.</li> <li>B. Implement additional public housing security improvements.</li> <li>C. Promoting and implementing a smoke-free policy for all units and sites.</li> <li>D. Promoting better security and reduced opportunity for criminal activities by implementing a cash-free rent collection system.</li> </ul> <p>5. Promote self-sufficiency and asset development of assisted households by:</p> <ul style="list-style-type: none"> <li>A. Increasing the number and percentage of employed persons in assisted families.</li> <li>B. Providing or attracting supportive services to improve assistance recipients' employability.</li> <li>C. Provide or attract supportive services to increase independence for the elderly or families with disabilities.</li> </ul> <p>6. Ensure equal opportunity and affirmatively further fair housing by:</p> <ul style="list-style-type: none"> <li>A. Undertaking affirmative measures to ensure access to assisted housing regardless of race, color religion, nation origin, sex, familial status, and disability.</li> <li>B. Undertaking affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability.</li> <li>C. Undertaking affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.</li> </ul> <p>7. Pursue the following policy changes for the agency:</p> <ul style="list-style-type: none"> <li>A. Make all properties smoke-free in accordance with HUD regulations.</li> <li>B. Make all operations cash-free, by implementing alternative payment plans.</li> </ul>
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<p><b>B.3</b></p>	<p><b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>a) <u>Progress in meeting Mission &amp; Goals</u></p> <ul style="list-style-type: none"> <li>1) Improve the quality of assisted housing: CHA is meeting this goal with the main accomplishments being ongoing efforts to raise the standards of public housing with the use of CFP funds. CHA established the goal to improve the quality of the dwelling units to achieve compatibility with private market rentals.</li> <li>2) Continue to improve its public housing management and improve/maintain advisory score to a higher performer level. CHA is meeting this goal and has a PHAS status of High Performer.</li> <li>3) Goal to renovate or modernize our public housing units through the Capital Fund Grant Program is ongoing and will continue until all units are modernized.</li> </ul>
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	<ul style="list-style-type: none"> <li>4) Continue to partnership with community agencies to provide residents drug prevention, educational and recreational programs.</li> <li>5) Continue its goal to ensure equal access to assisted housing.</li> <li>6) Continue to inspect all housing units on a regular basis.</li> <li>7) Continue to counsel with residents on homeownership and pledge our support if they choose to pursue homeownership.</li> <li>8) Continue to ensure Equal Opportunity in housing for all applicants regardless of their needs.</li> <li>9) Continue efforts to improve security by providing drug prevention programs and private security.</li> <li>10) Continue to improve the physical condition of its units and grounds.</li> <li>11) Established the goal to continue the policy to assure affirmative equal access for all applicants.</li> <li>12) Established the goal to make CHA handicapped modifications to units exceeding 504 requirements based on individual need when requested. Currently renovating units to convert to complete UFAS standards.</li> </ul>
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<p><b>B.4</b></p>	<p><b><u>Violence Against Women Act (VAWA) Goals.</u></b> Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p><b><i>(i) The Violence Against Women and Justice Department Reauthorization Act of 2013</i></b></p> <ul style="list-style-type: none"> <li>a) CHA has implemented policies in the Admission to and Continued Occupancy Plan (ACOP) that comply with the Violence Against Women and Department of Justice Reauthorization Act of 2013 (Pub. L. 113-4).</li> <li>b) CHA implemented policies in the ACOP which prohibits the denial of admission to an otherwise qualified applicant on the basis that the applicant is or has been a victim of domestic violence, dating violence, or stalking. Definitions for domestic violence, dating violence, stalking, and immediate family members have also been added to the ACOP. Notification and victim documentation, perpetrator removal or documentation of rehabilitation policies, and CHA documentation requirements has been adopted for the ACOP.</li> <li>c) CHA has implemented policies in the ACOP which allow residents to move or transfer to avoid domestic violence, dating violence, or stalking.</li> <li>d) CHA has implemented policies in the ACOP concerning the termination of assistance for victims of domestic violence, dating violence, or stalking. These policies outline victim documentation, terminating or evicting a perpetrator of domestic violence, and CHA confidentiality requirements.</li> <li>e) CHA has implemented policies in the ACOP concerning notification to applicants and residents regarding protections under the Violence Against Women and Department of Justice Reauthorization Act of 2013 (Pub. L. 113-4). Residents and applicants are notified of these changes in policy through the application process and lease agreement.</li> </ul>
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\* CHA has updated the VAWA policy to include the revised form HUD-50066 (07/2014) according to HUD regulations. (This regulatory action does not constitute a significant amendment)

**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.

a) **Significant amendment and Substantial Deviation/Modification**

**“Substantial Deviation” of the Annual Plan from the 5-Year Plan is defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.**

“Significant Amendment or Modification” of the Annual Plan or 5-Year Plan is:

i. Changes to rent or admissions policies or organization of the waiting list; or

ii. (1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation. The PHA shall make proper notices for any Substantial Deviations from these plans as required under law. For purposes of changes made to the annual plan, any item currently on the five year action plan may be pulled into the current year without notice as a matter of change in scheduling and not as a Substantial Deviation from plans. Changes that are determined to be Substantial Deviations shall require a public hearing advertised in the local paper at least ten days in advance and no more than thirty days in advance. Otherwise:

A Significant Deviation, Amendment, or Modification to the Annual Plan shall be construed to mean the following:

- Changes to rent or admissions policies or organization of the waiting list;
- Additions of non-emergency work items not currently included in the Annual Statement or the 5-Year Action Plan; or, changes in use of replacement reserve funds under the Capitol Fund for items not shown on annual or 5-year plan;
- Any changes with regard to demolition or disposition, designation, homeownership programs or conversion activities.

These issues, if required, shall be raised with proper public notification. The Housing Authority acknowledges that an exception will be made by HUD to comply with the above changes that are adopted to reflect changes in HUD regulatory requirements: such changes will not be considered significant amendments by HUD.

Nor shall the following be considered significant amendment(s):

- i. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance;
- ii. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- iii. Changes to the construction and rehabilitation plan for each approved RAD conversion; and
- iv. Changes to the financing structure for each approved RAD conversion.

<p><b>B.6</b></p>	<p><b><u>Resident Advisory Board (RAB) Comments.</u></b></p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan? No.</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/> <b><u>RAB MEETING HELD SEP 20, 2016</u></b></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>(a) Did the PHA have any challenged elements on the PHA Plan from the Resident Board and/or Public? No.</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/> <b><u>PUBLIC MEETING HELD SEP 20,2016</u></b></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan</p>
<p><b>B.7</b></p>	<p><b><u>Certification by State or Local Officials.</u></b></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>Submitted to the MS Development Authority and Acceptance to be included as an attachment marked "Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan".</p>

**/end five year plan**

**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 2/29/2016**

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

I, \_\_\_\_\_, the \_\_\_\_\_  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

\_\_\_\_\_ *PHA Name*  
The Housing Authority of the City of Columbus, Mississippi

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of  
Impediments (AI) to Fair Housing Choice of the

MS HOME CORP  
*State Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

Provides an improved living environment, increases number of employed persons in assisted families

Provides or attracts supportive services to increase independence for the elderly and families with disabilities; undertakes affirmative measures to ensure access to assisted housing; ensures decent, safe, and sanitary units.

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
_____	_____
Signature	Date
_____	_____

**List of Supporting Documents Available for Local Review**  
**(Applicable to All PHA Plan Types)**

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	Form HUD-50077, <i>Standard PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual PHA Plans.</i>	Standard 5-Year and Annual Plans Streamlined 5-Year Plans
Not Applicable (Qualified Agency)	Form HUD-50076, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual PHA Plan</i> , including required PHA certification and assurances for policy and program changes since last Annual Plan.	Streamlined Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5-Year and Annual Plans 5-Year Streamlined Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5-Year and Annual Plans
Not Applicable (Qualified Agency) But available from MS Dev Authority	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments (AI) to Fair Housing Choice); and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
Not Applicable (Qualified Agency) But available from MS Dev Authority	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Streamlined Annual Plan: Housing Needs
Not Applicable (Qualified Agency)	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X available at Central Office	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan (TSAP) and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies

**List of Supporting Documents Available for Local Review  
(Applicable to All PHA Plan Types)**

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	<b>All Policies and Procedures are contained within the MHA Admissions and Continued Occupancy Policy (ACOP) which is available for public review.</b>	
Not Applicable	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
Not Applicable (Qualified Agency)	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
<b>X</b> Not Applicable (Qualified Agency) But available in the MHA ACOP at the Central Office	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy. <b>All Policies and Procedures are contained within the MHA Admissions and Continued Occupancy Policy (ACOP) which is available for public review.</b>	Annual Plan: Eligibility, Selection, and Admissions Policies
<b>X</b> Not Applicable (Qualified Agency) But available in the MHA ACOP at the Central Office	Public housing rent determination policies, including the methodology for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy. <b>All Policies and Procedures are contained within the MHA Admissions and Continued Occupancy Policy (ACOP) which is available for public review.</b>	Annual Plan: Rent Determination
<b>X</b> Not Applicable (Qualified Agency) But available in the MHA ACOP at the Central Office	Schedule of flat rents offered at each public housing development. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy. <b>All Policies and Procedures are contained within the MHA Admissions and Continued Occupancy Policy (ACOP) which is available for public review.</b>	Annual Plan: Rent Determination
Not Applicable	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input type="checkbox"/> Check here if included in the Section 8 Administrative Plan.	Annual Plan: Rent Determination
<b>X</b> Not Applicable (Qualified Agency)	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance

**List of Supporting Documents Available for Local Review**  
**(Applicable to All PHA Plan Types)**

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
But available from MHA at the Central Office	<b>MHA has adopted a Management and Maintenance Plan outlining the procedures incorporated into daily operations with regard to management and maintenance.</b>	
<b>X</b> Not Applicable (Qualified Agency) But available from PHA at the Central Office	Results of latest Public Housing Assessment System (PHAS) assessment (or other applicable assessment).	Annual Plan: Management and Operations
Not Applicable	Follow-Up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary).	Annual Plan: Operations and Maintenance and Community Service and Self-Sufficiency
Not Applicable	Results of latest Section 8 Management Assessment System (SEMAP).	Annual Plan: Management and Operations
Not Applicable	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Management and Operations
<b>X</b> Not Applicable (Qualified Agency) But available in the PHA ACOP at the Central Office	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.  <b>All Policies and Procedures are contained within the MHA Admissions and Continued Occupancy Policy (ACOP) which is available for public review.</b>	Annual Plan: Grievance Procedures
Not Applicable	Section 8 informal review and hearing procedures <input type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
<b>X</b> Not Applicable (Qualified Agency) But available from PHA at the Central Office	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement/Performance and Evaluation Report (form HUD-52837) <b>(50075.1)</b> for the active grant year	Annual Plan: Capital Needs
Not Applicable	Most recent CIAP Budget/Progress Report (form HUD-52825) for any active CIAP grant	Annual Plan: Capital Needs

**List of Supporting Documents Available for Local Review**  
**(Applicable to All PHA Plan Types)**

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	<b>(Form for HOPE VI)</b>	
Not Applicable	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See Notice 99-52 (HA).	
Not Applicable	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
Not Applicable	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
Not Applicable	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the U.S. Housing Act of 1937, or Section 33 of the U.S. Housing Act of 1937.	Annual Plan: Conversion of Public Housing
Not Applicable	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
Not Applicable	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
Not Applicable	Policies governing any Section 8 Homeownership program (Section ___ of the Section 8 Administrative Plan).	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.  <b>All Policies and Procedures are contained within the PHA’s Admissions and Continued Occupancy Policy (ACOP) which is available for public review.</b>	
Not Applicable	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
Not Applicable	FSS Action Plan/s for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency



**List of Supporting Documents Available for Local Review**  
**(Applicable to All PHA Plan Types)**

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	
Not Applicable	Most recent self-sufficiency (ED/SS, TOP, or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.  <b>All Policies and Procedures are contained within the PHA’s Admissions and Continued Occupancy Policy (ACOP) which is available for public review.</b>	
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA’s response to any findings	Annual Plan: Annual Audit
Not Applicable	Consortium agreements and certifications that agreements are in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint PHA Plans for Consortia
Not Applicable	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
Not Applicable	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

**Certifications of Compliance with  
PHA Plans and Related Regulations  
(Standard, Troubled, HCV-Only, and  
High Performer PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including  
Required Civil Rights Certifications**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 2017 5-Year and/or 2017 Annual PHA Plan for the PHA fiscal year beginning 01/01/2017, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) 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.
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, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
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 Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (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 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.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans 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 a site-based waiting list 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 a waiting list is consistent with affirmatively furthering fair housing;
  - 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 part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. 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.
10. 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.
11. 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.
12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

13. 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.
14. 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.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. 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.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. 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.
19. 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).

**HOUSING AUTHORITY OF THE CITY OF COLUMBUS**

PHA Name

**MS076**

PHA Number/HA Code

Annual submission of certifications for Qualified Agency

*Note: the annual plan, which in year's past was included herein, is not required by HUD from a qualified agency.*

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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).

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Name of Authorized Official	Title  <b>BOARD CHAIRPERSON</b>
Signature	Date