

| | | |
|---|---|--|
| 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: South Portland Housing Authority PHA Code: ME020</p> <p>PHA Plan for Fiscal Year Beginning: 10/2020 PHA Plan Submission Type: <input checked="" 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>Plan and attachments are available at the main office located at 100 Waterman Drive, South Portland, ME 04106. They are also posted on the website: www.spha.net</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1"> <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: | | | | | | | | | | | | | | | | | | | | | | | |
| 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: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | | | | | | |
|------------|---|--|--|--|--|--|
| | | | | | | |
| B. | 5-Year Plan. Required for <u>all</u> PHAs completing this form. | | | | | |
| B.1 | <p>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.</p> <p>The mission of the South Portland Housing Authority is to provide quality, affordable housing for low to moderate income elderly, individuals with disabilities and families in need.</p> | | | | | |
| B.2 | <p>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.</p> <p>See Attachment 1</p> | | | | | |
| B.3 | <p>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.</p> <p>See Attachment 2</p> | | | | | |
| B.4 | <p>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.</p> <p>See Attachment 3</p> | | | | | |
| B.5 | <p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Significant amendments, modifications or substantial deviations are defined as discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives or agency plans requiring the Board of Commissioners' formal approval. Proposed demolition, disposition, homeownership, Capital Fund financing, development, or mixed finance proposals are considered by HUD to be significant amendments to the CFP 5-year Action Plan.</p> | | | | | |
| 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 checked="" 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><u>Form HUD 50077-SL</u>, <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>See Attachment 4</p> | | | | | |

Attachment 1

South Portland Housing Authority 2020 5-Year Annual Plan Goals and Objectives

1. Expand the supply of assisted housing by leveraging private or other public funds to create additional housing opportunities.
2. Improve the quality of assisted housing by maintaining our high-performer status under PHAS & SEMAP.
3. Increase assisted housing choices by conducting outreach efforts to potential voucher landlords.
4. Promote self-sufficiency and asset development of assisted households by providing or attracting supportive services to increase independence for elderly or families with disabilities.
5. Ensure equal opportunity and affirmatively further fair housing by maintaining staff skills working with diverse populations.
6. Manage the South Portland Housing Authority's Public Housing programs in an efficient and effective manner by promoting a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry.
7. Enhance the marketability of the South Portland Housing Authority's public housing units by:

Maintaining a level of customer satisfaction that gives the agency the highest score possible in this element of the Public Housing Assessment System.

Maintaining and improving the public housing developments' security and curb appeal through upgraded landscaping, keeping properties in a high quality state of repair, reducing litter and adding amenities to improve residents' living experience.
8. Maintain a healthy environment by keeping all public housing properties smoke-free.
9. Create additional revenue sources to reduce reliance on Federal funding.
10. Explore the options and feasibility for converting some public housing to Rental Assistance Demonstration.

Attachment 2

South Portland Housing Authority 2020 5-Year Annual Plan Progress Report in Meeting 2015 5-Year Plan Goals

1. **PHA Goal:** Expand the supply of assisted housing by leveraging private or other public funds to create additional housing opportunities.

Progress: The Authority was recently award funding under the Low Income Housing Tax Credit program and is currently developing a 42-unit affordable housing building with commercial space using non-Federal funds, MaineHousing and leveraged funds. The Authority has several other affordable housing projects in its development pipeline in the next few years.

2. **PHA Goal:** Improve the quality of assisted housing by maintaining our high-performer status under PHAS & SEMAP.

Progress: The Authority remains a high performer under PHAS and SEMAP. We are training staff and performing internal reviews to insure efficient and accurate program administration

3. **PHA Goal:** Increase assisted housing choices by conducting outreach efforts to potential voucher landlords.

Progress: The Authority communicates with larger landlords in the surrounding communities and has established new relationships with independent landlords.

4. **PHA Goal:** Provide an improved living environment by designating developments or buildings for particular resident groups (elderly and persons with disabilities).

Progress: This is an ongoing effort in the development phase.

5. **PHA Goal:** Promote self-sufficiency and asset development of assisted households by:
 - Increasing the number and percentage of employed persons in assisted families;
 - Providing or attracting supportive services to improve assistance recipients' employability;
 - Providing or attracting supportive services to increase independence for the elderly or families with disabilities.

Progress: This is an ongoing effort by our Resident Service Coordinator. We post employment opportunities, seek to hire qualified persons in accordance with Section 3, provide referrals and limited case management for elderly and disabled persons. We work with area providers to provide services in the building and have service providers focus on our communities.

6. **PHA Goal:** Ensure equal opportunity and affirmatively further fair housing by maintaining high staff skill levels in working with diverse populations.

Progress: This goal is reached through Fair Housing trainings and taking advantage of training and seminars provided by professional organizations and our state resources.

7. **PHA Goal:** Manage the South Portland Housing Authority's Public Housing programs in an efficient and effective manner by promoting a motivating work environment with a capable and efficient team of employees to operate as a customer-friendly and fiscally prudent leader in the affordable housing industry. This is an on-going objective.

Progress: This is an ongoing successful effort.

8. **PHA Goal:** Enhance the marketability of the South Portland Housing Authority's public housing units by:
 - Maintaining a level of customer satisfaction that gives the agency the highest score possible in this element of the Public Housing Assessment System.
 - Maintaining proper curb appeal for its public housing developments by improving its landscaping, keeping its grass cut, making the properties litter-free and other actions.

Progress: The Authority is improving its landscape design. It is also replacing siding and windows at the scattered sites. Resident Counsels have been provided with a gardening stipend for improving common area grounds. Parking lots have been sealed and painted, exterior handrails have been painted and buildings have been power washed.

9. **PHA Goal:** Improve the access of public housing residents to services that support economic opportunity and quality of life by continuing to assist its resident organizations in strengthening their organizations. This is an on-going objective.

Progress: South Portland Housing Authority owns and operates a 14-passenger bus and has an Activities Coordinator to organize and support resident activities. Monthly Calendars are distributed to all resident buildings, and residents enjoy activities year-round. The Authority is working with local transportation agencies to increase routes for seniors and low-income residents to grocery stores and the food pantry.

10. **PHA Goal:** Expand smoke-free from buildings to campus-wide.

Progress: This is a successful and complete effort. All properties have a campus smoke-free policy in effect and residents comply with the requirement. The Authority takes Lease enforcement when necessary for violators and works to insure that properties remain smoke free.

11. **PHA Goal:** Create additional revenue sources due to the unpredictability of federal funding.

Progress: South Portland Housing Authority received payments from the Maine Association of Public Housing Directors (MAPHD) and Housing Datalink of Maine for services performed by existing Housing Authority staff. The Biddeford Housing Authority contracted the Authority to manage two of its buildings. In addition, strategic refinancing of properties also provides income.

Attachment 3

South Portland Housing Authority 2020 5-Year Annual Plan Violence Against Women Act (VAWA) Goals

South Portland Housing Authority's goals, objectives, policies, and programs that will enable the Authority to serve the needs of adult and child victims of domestic violence, dating violence, sexual assault, and stalking include:

In accordance with HUD regulations South Portland Housing Authority (SPHA) has implemented VAWA to insure that victims of domestic violence could either maintain their current housing with SPHA or be provided with alternative affordable housing opportunities that best fit the needs of the victim(s). SPHA employs various solutions within the guidelines set forth in the Admission and Continued Occupancy Policies (ACOP) for Public Housing and the Administrative Plan for the Section 8 Housing Choice Voucher. Some of these solutions are:

- Eviction from Public Housing or termination of Section 8 assistance for perpetrators of such acts so the victim(s) may remain in their home.
- Transfer the victim(s) from one Public Housing development to another a reasonable distance away from their present home.
- Allow for portability of Voucher assistance provide mobility of the victim(s) to an undisclosed location in other cities, counties and states throughout the country.

These solutions are often supported through and with cooperation of various agencies particularly the South Portland Police Department and other area agencies on an as needed basis such as:

- Through these Doors (formerly Family Crisis Services)
- Community Counseling Inc.
- Preble Street Resource Center
- Pine Tree Legal Assistance, Inc.
- Other Housing Authorities

These agencies play an important role to insure the victim(s) remain safe by helping them implement their legal and security options and receive medical, counseling, and/or emergency housing services as needed.

South Portland Housing Authority has made training sessions available to all SPHA staff, so that they can recognize incidents that may indicate the potential for an escalation in violence in the future. In these cases services can be introduced and resident education can take place. Section 8 staff members work closely with other housing authorities to accept the portability of HCV assistance for victims who need to relocate to other jurisdictions.

SPHA works diligently to reduce and prevent acts of domestic violence. When such acts occur, SPHA reacts quickly and proactively to insure the safety and well-being of their housing residents and clients.

SPHA regularly updates its VAWA related policies to reflect changes in Federal, State, and/or local law that provide greater protection for victims of domestic violence, dating violence, sexual assault, or stalking.

SPHA made regulatory changes to the ACOP, Administrative Plan and this statement based on the Violence Against Women Act of 2013. Certification under VAWA of 2013 was updated to reflect HUD's updated Violence Against Women Act policy and added new protections.

SPHA modified the ACOP and the Administrative Plan in response to HUD's December 2016 Final Rule on the Violence Against Women Act. SPHA enacted an Emergency Transfer Plan based on HUD's model form for tenants requesting an emergency transfer under the VAWA regulations. SPHA also modified its policies which utilize HUD required documents to ensure that tenants and applicants are aware of their rights under VAWA and to utilize HUD's new certification form for documenting incidents of domestic violence, dating violence, sexual assault, and stalking.

As required by the VAWA Final Rule, SPHA provides Form HUD-5380 "Notice of Occupancy Rights under the Violence Against Women Act" accompanied by Form HUD-5382 "Certification of Domestic Violence, Dating Violence, Sexual Assault or Stalking, and Alternate Documentation" at every new admission, annual recertification and with every notice of denial or termination of assistance or tenancy.

Certification by State or Local

Attachment 4

**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, Scott Morelli, the City Manager
Official's Name *Official's Title*

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

South Portland Housing Authority
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

City of South Portland
Local 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.

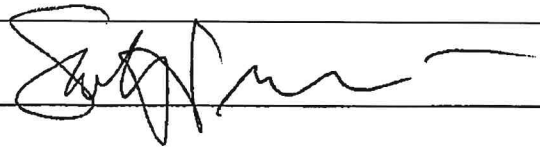
The South Portland Housing Authority's 5-Year plan is consistent with the City of South Portland Consolidated Plan. Both plans seek to develop and maintain quality, affordable and safe housing for City residents.

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 Scott Morelli

Title City Manager

Signature



Date

8/13/19