<b>Streamlined Annual</b>
PHA Plan
(HCV Only PHAs)

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

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

**Applicability.** The Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA <u>do not</u> need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

## Definitions.

(1) *High-Performer PHA* - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System

(PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, <u>or</u> PHAS if only administering public housing.

(2) *Small PHA* - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.

(3) *Housing Choice Voucher (HCV) Only PHA* - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.

(4) *Standard PHA* - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.

(5) Troubled PHA - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.

(6) *Qualified PHA* - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.						
A.1	PHA Name: <u>Taylor Housing Co</u>	<u>mmission</u>	PHA Code: <u>M1089</u>				
	PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/2025   PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)   Number of Housing Choice Vouchers (HCVs) 1216   PHA Plan Submission Type: ✓ Annual Submission   Revised Annual Submission   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 the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. <b>How the public can access this PHA Plan:</b> The plan and policies will be available for public to review at the main offices of Taylor Housing Commission,15270 S Plz Dr, Taylor, MI 48180. PHA						
	PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)						
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in PH	Each Program HCV	
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В.	Plan Elements.
B.1	Revision of Existing PHA Plan Elements.   a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?   Y N   Y<
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 Project-Based Vouchers (b) If Project-Based Voucher (PBV) activities are planned for the current Fiscal Year, provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.
B.3	<b>Progress Report.</b> Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.
B.4	Capital Improvements Not Applicable
B.5	Most Recent Fiscal Year Audit.   (a) Were there any findings in the most recent FY Audit?   Y N ✓   N/A   (b) If yes, please describe:
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments.   (a) Did the RAB(s) have comments to the PHA Plan?   Y N ✓   (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
C.2	Certification by State or Local Officials. <u>Form HUD 50077-SL</u> , Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.
	Form HUD-50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y □ N ✓ If yes, include Challenged Elements.
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	Affirmatively Furthering Fair Housing (AFFH).
	Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.
	Fair Housing Goal: It is the policy of the Commission to comply fully with all Federal, State, and
	local nondiscrimination laws and to act in accordance with the rules and regulations governing Fair
	Housing. Describe fair housing strategies and actions to achieve the goal
	Specifically, the Commission shall not, on account of race, color, sex, religion, creed, national or ethnic origin, familial status, disability or handicap, deny any family or individual the opportunity to apply for or receive assistance under the THC programs, within the requirements and regulations of HUD and other regulatory authorities. To further its commitment to full compliance with applicable Civil Rights laws, the Commission will provide access to information related to discrimination to housing residents and any recourse available to them on an on-going basis through posters in the Central Office, and will also be discussed during the application process. Any resident complaints of discrimination will be documented and made part of the applicant's/resident's file.
	Fair Housing Goal: Impediments to Fair Housing Choice The City of Taylor updated their Analysis
	of Impediments to Fair Housing Choice. Impediments were identified and recommendations were made to improve.
	Describe fair housing strategies and actions to achieve the goal
	The following are strategies to address Impediments to Fair Housing Choice: • Adopt a Fair Housing Policy; one that conditions multiple-family housing permits upon compliance with the Fair Housing laws and enhances the City's commitment to inform, educate, and advocate Fair Housing. • Investigate potential accessible design standards for single-family homes. • Create promotional materials for distribution to realtors, lenders, homebuyers, renters, and landlords. •Contract with the Fair Housing Center (FHC) to provide educational workshops for housing professionals in Taylor. •Contract with FHC to provide training for all City employees. • Clearly define process for handling fair housing complaints and promote procedures on city's website, at city hall, and during education sessions.

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