

B.	Plan Elements
B.1	<p>Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. The MHA is following HUD guidance to implement program changes brought about by the Housing Opportunity Through Modernization Act of 2016 (HOTMA) sections 102 and 104 and detailed in the final rule published in Federal Register Notice 88 FR 9600 on February 14, 2023., MHA will amend the necessary elements to adopt the Final Rule Implementing HOTMA Sections 102 (Income Reviews), 103 (Public Housing Over-Income Families), and 104 (Limitation on Eligibility Based on Assets). The final rule's effective date is January 1, 2024, to implement the broader income and asset changes in Sections 102 and 104. However, HUD recognizes PHAs cannot be compliant until submissions can be made through the new Housing Information Portal, therefore each PHA is to set a compliance date upon further information from HUD. The previous compliance date of January 1, 2025 has been delayed. The MHA has chosen to wait for further information from HUD prior to enforcing the new policy. For PHAs that administer the Public Housing program, the rule includes new Public Housing over-income provisions in Section 103 that became effective March 16, 2023. The MHA has fully implemented all over-income requirements in the rule. The MHA will complete the necessary public processes to update the Public Housing Admissions and Continued Occupancy Policies and HCV Administrative Plan to reflect HOTMA rules and discretionary decisions and submit them to PIH but these policies will not be effective until a future unknown date. The MHA will notify participants of the new rules and changes that will be effective upon implementation through notices and public hearings.</p> <p>Rent Determination. The MHA is following HUD guidance to implement program changes brought about by the Housing Opportunity Through Modernization Act of 2016 (HOTMA) sections 102 and 104 and detailed in the final rule published in Federal Register Notice 88 FR 9600 on February 14, 2023., MHA will amend the necessary elements to adopt the Final Rule Implementing HOTMA Sections 102 (Income Reviews), 103 (Public Housing Over-Income Families), and 104 (Limitation on Eligibility Based on Assets). The final rule's effective date is January 1, 2024, to implement the broader income and asset changes in Sections 102 and 104. However, HUD recognizes PHAs cannot be compliant until submissions can be made through the new Housing Information Portal, therefore each PHA is to set a compliance date upon further information from HUD. The previous compliance date of January 1, 2025 has been delayed. The MHA has chosen to wait for further information from HUD prior to enforcing the new policy. For PHAs that administer the Public Housing program, the rule includes new Public Housing over-income provisions in Section 103 that became effective March 16, 2023. The MHA has fully implemented all over-income requirements in the rule. The MHA will complete the necessary public processes to update the Public Housing Admissions and Continued Occupancy Policies and HCV Administrative Plan to reflect HOTMA rules and discretionary decisions and submit them to PIH but these policies will not be effective until a future unknown date. The MHA will notify participants of the new rules and changes that will be effective upon implementation through notices and public hearings.</p> <p>Operation and Management. The MHA is following HUD guidance to implement program changes brought about by the Housing Opportunity Through Modernization Act of 2016 (HOTMA) sections 102 and 104 and detailed in the final rule published in Federal Register Notice 88 FR 9600 on February 14, 2023., MHA will amend the necessary elements to adopt the Final Rule Implementing HOTMA Sections 102 (Income Reviews), 103 (Public Housing Over-Income Families), and 104 (Limitation on Eligibility Based on Assets). The final rule's effective date is January 1, 2024, to implement the broader income and asset changes in Sections 102 and 104. However, HUD recognizes PHAs cannot be compliant until submissions can be made through the new Housing Information Portal, therefore each PHA is to set a compliance date upon further information from HUD. The previous compliance date of January 1, 2025 has been delayed. The MHA has chosen to wait for further information from HUD prior to enforcing the new policy. For PHAs that administer the Public Housing program, the rule includes new Public Housing over-income provisions in Section 103 that became effective March 16, 2023. The MHA has fully implemented all over-income requirements in the rule. The MHA will complete the necessary public processes to update the Public Housing Admissions and Continued Occupancy Policies and HCV Administrative Plan to reflect HOTMA rules and discretionary decisions and submit them to PIH but these policies will not be effective until a future unknown date. The MHA will notify participants of the new rules and changes that will be effective upon implementation through notices and public hearings.</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p> <p>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. To implement the statutory requirement to deconcentrate poverty and provide for income mixing in covered developments, the PHA must comply with the following steps: Step 1. The PHA must determine the average income of all families residing in all the PHA's covered developments. The PHA may use the median income, instead of average income, provided that the PHA includes a written explanation in its annual plan justifying the use of median income. MHA Policy The PHA will determine the average income of all families in all covered developments on an annual basis. Step 2. The PHA must determine the average income (or median income, if median income was used in Step 1) of all families residing in each covered development. In determining average income for each development, the PHA has the option of adjusting its income analysis for unit size in accordance with procedures prescribed by HUD. MHA Policy The PHA will determine the average income of all families residing in each covered development (not adjusting for unit size) on an annual basis. Step 3. The PHA must then determine whether each of its covered developments falls above, within, or below the established income range (EIR), which is from 85% to 115% of the average family income determined in Step 1. However, the upper limit must never be less than the income at which a family would be defined as an extremely low-income family (federal poverty level or 30 percent of median income, whichever number is higher). Step 4. The PHA with covered developments having average incomes outside the EIR must then determine whether or not these developments are consistent with its local goals and annual plan. Step 5. Where the income profile for a covered development is not explained or justified in the annual plan submission, the PHA must include in its admission policy its specific policy to provide for deconcentration of poverty and income mixing. Depending on local circumstances the PHA's deconcentration policy may include, but is not limited to the following: • Providing incentives to encourage families to accept units in developments where their income level is needed, including rent incentives, affirmative marketing plans, or added amenities • Targeting investment and capital improvements toward developments with an average income below the EIR to encourage families with incomes above the EIR to accept units in those developments • Establishing a preference for admission of working families in developments below the EIR • Skipping a family on the waiting list to reach another family in an effort to further the goals of deconcentration • Providing other strategies permitted by</p>

	<p>statute and determined by the PHA in consultation with the residents and the community through the annual plan process to be responsive to local needs and PHA strategic objectives A family has the sole discretion whether to accept an offer of a unit made under the PHA's deconcentration policy. The PHA must not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the PHA's deconcentration policy [24 CFR 903.2(c)(4)]. If, at annual review, the average incomes at all general occupancy developments are within the EIR, the PHA will be considered to be in compliance with the deconcentration requirement and no further action is required. MHA Policy The PHA has a limited number of public housing units in a small geographical range. To the greatest extent possible, the PHA will provide incentives to encourage families with incomes below the established income range to accept units in developments with incomes above the established income range or to encourage families with incomes above the established income range to accept units in developments with incomes below the established income range.;</p>
<p>B.2</p>	<p>New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods. <input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development. <input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition. <input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. <input checked="" type="checkbox"/> <input type="checkbox"/> Occupancy by Over-Income Families. <input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers. <input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies. <input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers. <input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization. <input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>Demolition and/or Disposition. MHA was granted approval for SAC applications DDA0012433 and DDA0012277 to dispose of (12) housing units within AMP NJ061000006 MAURICE VIEW PLAZA: 643 Buck St., 907 Buck St, 2 E. Vine St., 4 E. Vine St., 84 W. Main St., 86 W. Main St., 4 E. Green St., 618 Dock St., 309 McNeal St., 202 Sharp St., 204 N. Sharp St., and 519 Pine St. MHA has received several tenant protection vouchers and has carried out a tenant relocation plan for occupied units. The MHA has sold 309 McNeal, 643 Buck, 519 Pine and 907 Buck. The MHA will continue to sell the remaining 8 units. The MHA will seek approval for disposition of vacant lots of formerly demolished units located at 202 E. Broad, 204 E. Broad, 304 E. Broad and 306 E. Broad Street.</p> <p>Occupancy by Over-Income Families. The MHA will continue to implement the Over Income requirements of the Housing Opportunity Through Modernization Act of 2016 implemented June 14, 2023.</p>
<p>B.3</p>	<p>Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. Progress Report. 1. Received approval from HUD for disposition and sold 309 McNeal St., 643 Buck St., 907 Buck St., and 519 Pine St. under Section 18. 2. Replaced 9 tubs with walk-in showers for handicap and limited mobility accessibility. 3. Replaced the fire panel at Maurice View Plaza 4. Replaced all windows at Maurice View Plaza 5. Provided tenant services including free open swim at the Holly City Family Center and monthly BingoFit classes on site. 6. Repaired brick façades at several Holly Berry Court buildings. 7. Replaced the entry doors at River View West, River View East and Maurice View Plaza. 8. Replaced the roofs at Jaycee Plaza, Riverview West and River View East 9. Maintained the financial and operational viability of the Holly City Family Center which serves as a Fitness and Community Center in Center City Millville. 10. Maintained alternative income streams through Shared Services Agreement with the Wildwood Housing Authority, commercial cell tower tenants, Cumberland County Department of Health, and Caring, Inc. Ended the Salem Housing Authority shared service contract in 2023. 11. Maintained the safety and wellbeing of tenants through strict lease enforcement. 12. Maintained uninterrupted Public housing and Section 8 operations during the Covid19 pandemic.</p>
<p>B.4</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. See Capital Fund 5 Year Action Plan in EPIC approved by HUD on 12/06/2024.</p>
<p>B.5</p>	<p>Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> (b) If yes, please describe:</p>
<p>C.</p>	<p>Other Document and/or Certification Requirements.</p>
<p>C.1</p>	<p>Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> (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.</p>

C.2	<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>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>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.</p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
C.5	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y <input type="checkbox"/> N <input type="checkbox"/> N/A <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>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.</p>

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 and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 7.52 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.

Form identification: NJ061-Millville Housing Authority Form HUD-50075-ST (Form ID - 4656) printed by Samantha Silvers in HUD Secure Systems/Public Housing Portal at 05/19/2025 02:44PM EST