

MAJOR CHANGES TO ANNUAL AGENCY PLAN

Section B1---Revision of Existing PHA plan elements (pages 2 to 32)

B.1 (b) on page 2 of 65 shows what has changed in this. Most are minor, but here they are:

Statement of Housing Needs and Strategy for Addressing Housing Needs: Waitlist information was updated to July 2022 info.

Deconcentration and Other Policies that Govern Eligibility, Selection and Admission: Updated for information regarding adoption of the Nan McKay templates for the ACOP and Administrative Plan. These 2 documents have been completely revamped as they are based on completely new templates. Much more detail than the previous policies. It is difficult for that reason to compare them.

Financial Resources: The estimated financial resources for 2023 has been updated based on most current information.

Homeownership Program: Updated for 2022 outcomes, including ACTS program

Community Service and Self-Sufficiency Plan: Minor edits to Financial literacy program, Neighborhood Networks, FSS, and Section 3 program.

Safety and Crime Prevention: Added training plan for VAWA for staff for 2022 or 2023.

B.2. New Activities: Pages 33 to 37

Choice Neighborhoods section (pages 33-34)---not much has changed===We continue to look for opportunities

Mixed finance Modernization and Devt (page 34): The section states which developments HACM plans to apply for LIHTC for in 2022 and 2023—Highland Gardens, Cherry Court, Convent Hill, and possibly Convent Hill tower (i.e., The Caroline)

Demolition and Disposition (page 35)—updated to add in the potential disposition of buildable lots at Westlawn Gardens for market rate housing as part of the CNI plan

Designated housing (page 35)---updated to state that HACM's designated housing plan had expired and that we are looking at submitting a new plan to HUD later in 2022

Conversion of public housing to RAD (page 36): Nothing new—just mentioning that all public housing developments may be evaluated for the potential for RAD conversion or Section 18 disposition in the future

Project based vouchers (page 37)—inserted update on Near west side PBVs

Other capital grants (page 37)—updated for grants HACM has applied for or intends to apply for (Emergency safety/Security, Capital fund at Risk/etc grant)

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B.3 Progress Report---pages 38 to 59—updates the info on 5 year goals and annual planned activities towards the goals, as well as the progress made each year on the goal.

There are 14 total goals. I would focus on what the 2023 activities towards each goal are and then also on the 2022 progress report for each goal, which updates on what has happened during the past year .

Goal 2.1—Implement RAD whenever feasible—Activity for 2023 includes financial closing for Townhomes at Carver Park

Goal 2.2—Complete implementation of Westlawn CNI grant—updated construction activities in 2023 and 2024

Goal 2.3--Implement portfolio repositioning under Section 18 Disposition Rules, Rental Assistance Demonstration Program (RAD) and other HUD repositioning tools whenever feasible—Added activities for 2023 to look at potential for repositioning of HACM highrise developments and for 2024 for repositioning of scattered sites and family developments

Goal 2.4--Utilize excess units on Annual Contribution Contract (ACC) Faircloth Limit—No change

Goal 2.5- Maximize Section 8 voucher utilization rate—added numerical goals for the number of utilized vouchers for 2023 and 2024 and added good detail on what has been done to date in the 2022 Progress Report

Goal 2.6--Maintain Public Housing occupancy rate at a minimum of 96%--Added new activities for 2023 and 2024 to maintain or increase occupancy.

Goal 2.7--Continue to implement programs for Self Sufficiency—revised activities slightly for 2023 and 2024

Goal 2.8--Optimize HACM's organization structure, processes, and procedures to attain Resiliency and long-term Sustainability—Added activities in 2023 and 2024 regarding implementation of YARDI RentCafe and evaluating potential transition of accounting software

Goal 2.9--Increase HACM's Mixed Income-Mixed Use Real Estate Portfolio—Not much of a change in activities. See updates on progress in 2022 Progress Report.

Goal 2.10—Implement Choice Mobility initiatives—Similar activities, but good updated info in the 2022 Progress Report

Goal 2.11--Apply for various Development and Supportive Services grants whenever /wherever they are available—similar activities, but updated info on 2022 Progress Report

Goal 2.12--Develop/Implement Comprehensive Housing Plan—No change

Goal 2.13--Secure capital through the Capital Fund Financing Program (CFFP) if RAD is not feasible.—No change

Goal 2.14--Ensuring HACM's sustainability by effectively responding to crises, such as the COVID-19 pandemic, that require changes in business practices to protect residents and employees—Not much change—see 2022 progress report for updated info

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B.5 Audit Page 60—updated for results of most recent fiscal audit

Attachment: RAB comments to the Agency Plan:

This is a required attachment to the Agency Plan that should be reviewed by the Board of Commissioners. There are a number of comments and suggestions made by the Resident Advisory Board, along with a HACM response to each comment.