



ANNUAL PLAN 2026 DRAFT



Michelle Johnson, Chief Executive Officer

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027
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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. They also inform 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-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) 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, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or 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 HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	<p> PHA Name: _____ PHA Code: _____ PHA Type: <input type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____ PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units _____ Number of Housing Choice Vouchers (HCVs) _____ Total Combined Units/Vouchers _____ </p> <p> PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Public 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. 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. </p>

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 Each Program	
				PH	HCV
Lead PHA:					

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Operation and Management.
- Grievance Procedures.
- Homeownership Programs.
- Community Service and Self-Sufficiency Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Asset Management.
- Substantial Deviation.
- Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

(c) The PHA must submit its Deconcentration Policy for Field Office review.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

- Choice Neighborhoods Grants.
- Modernization or Development.
- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Homeownership Program under Section 32, 9 or 8(Y)
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable 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.

B.3

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.

B.4	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.
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C. Other Document and/or Certification Requirements.	
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(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>

<p>C.2</p>	<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>
<p>C.3</p>	<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>
<p>C.4</p>	<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?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

C.5 Troubled PHA.

(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

Y N N/A

(b) If yes, please describe:

Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section (24 CFR 903.4).

A.1 Include the full **PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory, Number of Public Housing Units and Number of HCVs, PHA Plan Submission Type,** and the **Public Availability of Information,** specific location(s) of all information relevant to the public hearing and proposed PHA Plan. Note: The number of HCV's should include all special purpose vouchers (e.g. Mainstream Vouchers, etc.) (24 CFR 903.23(e)).

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table (24 CFR 943.128(a)).

B. Plan Elements. All PHAs must complete this section.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no" (24 CFR 903.7).

☐ Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location (24 CFR 903.7(a)(2)(i)). Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy (24 CFR 903.7(a)(2)(ii)).

☐ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2 (24 CFR 903.23(b)). Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR 903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements (24 CFR 903.7(b)). Describe the PHA's procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists (24 CFR 903.7(b)). A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV (24 CFR 903.7(b)). Describe the unit assignment policies for public housing (24 CFR 903.7(b)).

☐ Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program and state the planned use for the resources (24 CFR 903.7(c)).

☐ Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies (24 CFR 903.7(d)).

☐ Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA (24 CFR 903.7(e)).

☐ Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants (24 CFR 903.7(f)).

☐ Homeownership Programs. A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or HCV homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

☐ Community Service and Self Sufficiency Programs. Describe how the PHA will comply with the requirements of (24 CFR 903.7(l)). Provide a description of: (1) Any programs relating to services and amenities provided or offered to assisted families; and (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS (24 CFR 903.7(l)).

☐ Safety and Crime Prevention (VAWA). Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities (24 CFR 903.7(m)). Note: All coordination and activities must be consistent with federal civil rights obligations. A description of: (1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to survivors of domestic violence, dating violence, sexual assault, or stalking; (2) Any activities, services, or programs provided or offered by a PHA that helps survivors of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and (3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance survivor safety in assisted families (24 CFR 903.7(m)(5)).

Pet Policy. Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing (24 CFR 903.7(n)).

Asset Management. State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory (24 CFR 903.7(q)).

Substantial Deviation. PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan (24 CFR 903.7(s)(2)(i)).

Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan (24 CFR 903.7(s)(2)(ii)). For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH 2019-23(HA), successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2 (24 CFR 903.23(b)).

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

Choice Neighborhoods Grants. (1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Choice Neighborhoods Grants; and (2) A timetable for the submission of applications or proposals. The application and approval process for Choice Neighborhoods is a separate process. See guidance on HUD's website at: <https://www.hud.gov/cn> (Notice PIH 2011-47).

Modernization or Development (Conventional & Mixed-Finance). (1) A description of any Public Housing (including name, project number (if known) and unit count) for which the PHA will apply for modernization or development; and (2) A timetable for the submission of applications or proposals. The application and approval process for modernization or development is a separate process. (See 24 CFR part 905 and guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4).

Demolition and/or Disposition. With respect to public housing only, (1) describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) a timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/centers/sac/demo_dispo/ and 24 CFR 903.7(h).

Designated Housing for Elderly and Disabled Families. Describe any public housing projects owned, assisted, or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: (1) development name and number; (2) designation type; (3) application status; (4) date the designation was approved, submitted, or planned for submission, (5) the number of units affected and (6) expiration date of the designation of any HUD approved plan. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation (24 CFR 903.7(i)(c)).

Conversion of Public Housing under the Voluntary or Mandatory Conversion programs. Describe (1) any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; (2) an analysis of the projects or buildings required to be converted under Section 33; and (3) a statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at the Special Applications Center (SAC) (<https://www.hud.gov/sac>) and 24 CFR 903.7(j)

Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program (including Faircloth to RAD). Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. Note that all PHAs shall be required to provide the information listed in Attachment 1D of Notice PIH 2019-23(HA) as a significant amendment or its successor notice. See additional guidance on HUD's website at: <https://www.hud.gov/RAD/library/notices>.

Homeownership Programs. A description of any Section 5h, Section 32, Section 8y, or HCV homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

Occupancy by Over-Income Families. A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty day notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. (See additional guidance on HUD's website at: Notice PIH-2021-35 (24 CFR 960.503) (24 CFR 903.7(b)).

Occupancy by Police Officers. The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency

may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: Notice PIH 2021-35. (24 CFR 960.505) (24 CFR 903.7(b))
NOTE: All activities must be consistent with civil rights laws – including ensuring that it does not have a disparate impact on protected class groups based on race, color, religion, national origin, sex (including sexual orientation), familial status, and disability.

☐ Non-Smoking Policies. The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: Notice PIH 2009-21 and Notice PIH-2017-03 (24 CFR 903.7(e)).

☐ Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 24 CFR 983.55(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations (including if PBV units are planned on any former or current public housing units or sites), and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b)(3), 24 CFR 903.7(r)).

☑ Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR 990.145(a)(1).

☐ Other Capital Grant Programs (i.e., Capital Fund Lead Based Paint, Housing Related Hazards, At Risk/Receivership/Substandard/Troubled Program, and/or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the applicable Fiscal Year, provide a description of the activity in the space provided.

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan (24 CFR 903.7(s)(1)). **SEE ATTACHMENT B**

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section (24 CFR 903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided (24 CFR 903.7(p)).

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations (24 CFR 903.13(c), 24 CFR 903.19).

C.2 Certification by State of Local Officials. Form HUD-50077-SL, *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. (24 CFR 903.15). **Note:** A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting 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*. 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. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of 24 CFR 5.150 et. seq., 24 CFR 903.7(o)(1), and 903.15.

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public (24 CFR 903.23(b)).

C.5 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A" (24 CFR 903.9).

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 5.64 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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.

Housing Authority of the City of College Park

**Attachment A – Requirements for RAD-Specific PHA Plan and/or
Significant Amendment to the PHA Plan Submissions**

As a successful applicant in the Rental Assistance Demonstration (RAD), the Housing Authority of the City of College Park is submitting its 5-Year Public Housing Plan, as a result, the Housing Authority of the City of College Park (HACCP) will be converting to Project Based Rental Assistance under the guidelines of PIH Notice 2012-32, REV-1 and any successor notices, PIH-2019-09 PIH-2019-23 (HA). These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. Additionally, the Housing Authority of the City of College Park certifies that it is currently compliant with all fair housing and civil rights requirements and is not under a Voluntary Compliance Agreement and the RAD conversion complies with all applicable site section and neighborhood reviews standards and that all appropriate procedures have been followed.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing the Housing Authority of the City of College Park with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that Housing Authority of the City of College Park may also borrow funds to address their capital needs.

1. A description of the units to be converted. The description should include the following:
 - a. The number of units; **108**
 - b. The bedroom distribution of units: **65-Efficiencies 43-1 Bedrooms**
 - c. Families served- **Seniors and Disabled Persons**
2. Changes in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted.
 - a. If Converting to PBV: This includes any waiting list preferences that will be adopted for the Covered Project as well as the Resident Rights and Participation, Tenant Protections for residents stated in [Section 1.6](#), [Attachment 1B](#) of this Notice and the RAD Fair Housing, Civil Rights, and Relocation Notice - Notice H 2016-17, PIH 2016-17 (HA) . (See Table 1 below for more specific guidance).
 - b. If Converting to PBRA: This includes any waiting list preferences that will be adopted for the Covered Project as well as the Resident Rights and Participation, Tenant Protections for residents stated in [Section 1.7](#) and [Attachment 1B](#) of this Notice and RAD Fair Housing, Civil Rights, and Relocation Notice - Notice H 2016-17, PIH 2016-17 (HA) . (see Table 1 below for more specific guidance).

Section 18 Demolition/ Disposition

The HACCP will also submit an application for Section 18 Demolition or disposition, this will allow HACCP to demolish or dispose of Public Housing units under certain criteria and entitles the HACCP to request Section 8 Tenant Protection Vouchers (TPVs) for any vacant unit occupied by an assisted household within the past 24 months. The PHA can elect to project communities (but not all) the TPVs result in rents that are higher than the RAD rents. In the case of disposition, the units be disposed of, which can be accomplished by transferring the asset to a PHA affordable housing. Section 18 also qualifies the PHA for certain phase programs.

The Section 18 program refers to Section 18 of the United States Housing Act of 1937, which governs HUD approvals for demolition and disposition of public housing. Prior to 1998, a PHA had to replace every public housing unit that was demolished or disposed with another “hard” (physical) Public Housing unit. The one-for-one replacement requirement proved challenging for PHAs, particularly given the limited funding that has been available for new Public Housing.¹ As a result, many severely distressed properties were frozen in a state of limbo, with no funds to adequately restore or replace the project but without permission to remove the project from HUD’s inventory. The 1998 Quality Housing and Work Responsibility Act (QHWRA) amended Section 18 to eliminate the one-for-one requirement, provided that a project meets certain criteria.

Approval under Section 18 makes the PHA eligible to receive Section 8 TPVs to protect HUD-assisted families and for all vacant units in the project that were occupied by an assisted family within 24 months prior to approval.² These TPVs are intended to make the PHA “whole” in terms of the number of households who can be assisted (replacing the Public Housing units with TPVs/vouchers). A PHA has the option, under Section 18, of either issuing these TPVs to affected households so that they can find housing on the private market or project-basing those TPVs back on the project to preserve the project as long-term affordable housing. Hence, Section 18 is a way to change the form of HUD assistance to Section 8, which can result in either project-based Section 8 or tenant-based Section 8.

In some cases, PHAs may be able to preserve a property approved under Section 18 by project-basing the TPVs (and securing other outside funding, including tax credits). In some situations, PBV rents may be higher than what the PHA was receiving under the Public Housing Program because the rents are based on what the PHA would pay the owner under the voucher program. PIH Notice 2021-07, describes seven separate ways that a Public Housing project can qualify for disposition under Section 18³.

¹ In 1999, Congress also enacted the Faircloth Limit, which placed constraints on new and replacement public housing units with Federal funds. See Faircloth Limit FAQs, issued June 2020.

² In this Guide, the standards referenced are for replacement TPVs, which are awarded when the Public Housing units will not be replaced. Alternately, “Relocation TPVs” are provided in cases where the PHA is replacing the Public Housing units removed through the repositioning action with other Public Housing units. Relocation TPVs are subject to different requirements not covered here

³ PIH Notice 2021-07, Demolition and/or disposition of Public Housing property, eligibility for tenant-protection vouchers, and Rental Assistance Demonstration REV-4 – Final Implementation

Obsolescence. To meet the obsolescence test for either Demolition or Disposition, a property must have existing capital needs (including those projected over the next three years) equal to or greater than 57.14% of HUD’s Total Development Costs (TDCs) for non-elevator structures and 62.5% for elevator structures⁴. In other words, the PHA must be able to demonstrate that the property is either in pretty poor physical condition, or have building components and systems that are obsolete, or a combination of both. Note that there is a difference between “obsolescence” and “habitability”. Some properties that meet the test of obsolescence are still perfectly habitable, while other properties that are no longer habitable may not meet the test for obsolescence.

Health and Safety. A project can qualify for Section 18 if the location presents clear health and safety risks to tenants that cannot reasonably be abated, such as a property located adjacent to a large electrical transformer station that emits loud noise disturbances or is built on land with contaminated soils.

More Efficient/Effective Housing. The final criterion for Section 18 disposition is when a PHA can demonstrate that removal of the units results in the creation of more efficient and effective housing. Under this criterion, there is no test of obsolescence; however, partly because there is no demonstration of obsolescence, HUD caps a PHA’s TPV eligibility at 25% of TPV-eligible units in the project being disposed. The actual number of units that the PHA will create, i.e., the more “efficient and effective units”, is negotiated between the PHA and HUD on a case-by-case basis. For example, assume that a PHA has an undesirable 100-unit project but the project’s capital needs do not meet the obsolescence test. The PHA would like to tear it down and build 50 new units, all of which would be supported by Section 8 PBVs. The PHA could remove the units through More Efficient/Effective Housing but because the project does not meet obsolescence, HUD will only provide 25 vouchers (25% of the total project). The PHA will then need to contribute the remaining PBVs from its own voucher program. Not many PHAs, understandably, have pursued this option. It is usually saved for assets that, while undesirable, do not meet the obsolescence test and the PHA is willing to remove them from their inventory, understanding that HUD will only provide TPVs for 25% of the units.

A key feature of the Section 18 program is the eligibility for phase-out funding under the Operating Fund and Capital Fund programs, called, respectively, Asset Repositioning Fees (ARF) and Demolition Disposition Transitional Funds (DDTF). ARF funds provide for a declining phase-out of operating subsidies over two years (if disposition) or three years (if demolition). Under DDTF, the Capital Fund Grant is continued for 5 years without any phase down.

The PHA also retains its “Faircloth Authority” for all units removed through Section 18 and Section 22. In 1999, Congress added a provision to the United States Housing Act of 1937 that prohibits a PHA from using Public Housing funds to maintain or operate Public Housing units in excess of then-

associated requirements, January 19, 2021

⁴ TDCs are regionally set and adjusted annually for changes in costs.
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current levels, named after the legislation’s sponsor, Senator Launch Faircloth of North Carolina. When a PHA removes units from Public Housing through Section 18, it retains that Faircloth Authority, meaning that it has the authority to return those units to the Public Housing Program if it finds a way to acquire or build replacement units. A PHA does not keep the Faircloth Authority corresponding to any unit converted under RAD based on the reasoning that these units have already been replaced within the Section 8 Program. If a PHA uses the “50 or Fewer” option under Section 18 to convert its last remaining units, although the PHA retains its Faircloth Authority, it is required to close out its Public Housing Program and therefore must transfer the Faircloth Authority to another PHA or relinquish that authority. This option is not applicable to small PHAs until the portfolio has been reduced to 50 or fewer units.

Another key aspect of the Section 18 program relates to PHAs that do not have their own Housing Choice Voucher (HCV) program. PHAs that do not have their own HCV program will need to partner with a PHA that does have an HCV program to administer the TPVs, since HUD does not authorize PHAs without an existing HCV program to establish one.

Section 18 is a “disposition” program, meaning that the property, in addition to being removed from the Public Housing Program, must actually be disposed of to a separate legal entity under State law, which can be (and most often is) a non-profit related to the PHA. Sometimes it is in the best interests of the PHA simply to sell the property at Fair Market Value (FMV), in which case the proceeds must be used to support the provision of low-income housing as defined by the United States Housing Act of 1937. However, a PHA can also dispose of the property for less than FMV if the disposition results in “commensurate public benefit”, such as affordable housing (housing for families at or below 80% of Area Median Income, or AMI). In these less-than-FMV transactions, it is common for a PHA to sell the property for \$1 to a non-profit arm of the PHA and then to redevelop the property as affordable housing.

Section 18 differs from the RAD program in a few important ways. Unlike RAD, a PHA cannot transfer any Public Housing Program funds – including Public Housing operating reserves – to a project that has been disposed of under Section 18. Public Housing funds can only be used for Public Housing purposes. Under certain circumstances, Public Housing funds can be used at a project that is planned for Section 18 or Streamline Voluntary Conversion, prior to the disposition.

Similarly, under Section 18 there is no provision to protect, as a legacy recipient of rental assistance, current tenants who might be over-income or otherwise ineligible as a new admission to the Section 8 Program. For Section 18, all existing Public Housing tenants must be rescreened for Section 8 eligibility in order to receive a TPV or benefit from a PBV. If a PHA has a household that is over-income, the PHA must find a way other than Section 8 to provide comparable assisted housing. Typically, PHAs will allow such households to remain in the unit, if the project is to be preserved as rental housing, at a rental rate comparable to that paid by the family under the Public Housing Program.⁵

⁵ See PIH Notice 202019 , Rent Reasonableness Based Voucher Programs, Defining Assisted Units for the Housing Rental Assistance Demonstration REV-4 – Final Implementation

There is also no required Capital Needs Assessment (CNA) or submission of a financing plan' to HUD for the future use of the property disposed under Section 18. Once a property is approved for Section 18, HUD's primary interest is in making sure that:

1. Eligible tenants continue to be assisted and appropriately relocated , if applicable ;
2. The property is disposed of in accordance with program procedures (either for FMV or for less than FMV with a commensurate public benefit).

Provided the PHA satisfies the basic requirements, any redevelopment of the project, including any project-basing of vouchers, is determined by the PHA. The PHA sets the terms for what the project will be used for, the number of units to be assisted, income-mixing, and income-mixing.

Attachment A

Table 1: List of RAD Program Elements Affecting Resident Rights and Participation, Waiting List and Grievance Procedures for PBV and PBRA

Below, please find a table listing out each of the provisions affecting residents’ rights and participation, waiting list and grievance procedures that must be included in a PHA’s Significant Amendment. The table lists out the provisions applicable to the type of conversion (PBV or PBRA) that the PHA is proposing. This list is not a substitute for providing a copy of the relevant tenant protections listed below. PHAs should either provide reference to these tenant protections or place the tenant protections cited in this table directly into their Plan submission.

Project Based Voucher Requirements (Section 1.6 of Notice PIH 2019-09, PIH 2019-23; and Notice (HA) 2016-17, PIH 2016-17)	Project Based Rental Assistance Requirements (Section 1.7 of Notice H 2019-xx, PIH 2019-; and Notice H 2016-17, PIH 2016-17)
Tenant Protections Under Notice H 2016-17; PIH 2016-17	
1. Right to Return and Relocation Assistance	1. Right to return and Relocation Assistance
Tenant Protections Under Section 1.6.C (PBV) or Section 1.7.B (PBRA)	
1. No rescreening of tenants upon conversion	1. No rescreening of tenants upon conversion
2. Under-Occupied Unit	2. Under-Occupied Unit
3. Phase-in of tenant rent increase	3. Phase-in of tenant rent increase
4. FSS and ROSS-SC programs	4. FSS and ROSS-SC programs
5. Resident Participation and Funding	5. Resident Participation and Funding
6. Termination notification	6. Termination notification
7. Grievance process	7. Grievance process
8. Earned Income Disregard.	8. Earned Income Disregard
9. Jobs Plus (n/a)	9. Jobs Plus (n/a)

HACCP Requirements for RAD-Specific Significant Amendment Submissions

10. When Total Tenant Payment Exceeds Gross Rent.	10. When Total Tenant Payment Exceeds Gross Rent.
Tenant Protections Under Section 1.6.D (PBV) or Section 1.7.C (PBRA)	
1. Establishment of Waiting List	1. Establishment of Waiting List
2. Choice-Mobility	2. Choice-Mobility

Attachment B – Rental Assistance Demonstration (RAD)

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing Housing Authority of the City of College Park with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority’s Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that Housing Authority of the City of College Park may also borrow funds to address their capital needs. The Housing Authority of the City of College Park may also be contributing Operating Reserves, Capital Funds and/or Replacement Housing Factor (RHF) Funds towards the conversion if available.

Below, please find specific information related to the Public Housing Development(s) selected for RAD:

Development #1

<p><u>Name of Public Housing Project:</u></p> <p><u>Attick Towers</u></p>	<p><u>PIC Development ID:</u></p> <p><u>MD017000001</u></p>	<p><u>Conversion type (i.e., <u>PBV or Section 18 Deposition</u>):</u></p> <p><u>PBV or Section 18 Disposition</u></p>	<p><u>Transfer of Assistance: (if yes, please put the location if known, and # of units transferring)</u></p> <p><u>NO</u></p>
<p><u>Total Units:</u></p> <p><u>108</u></p>	<p><u>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</u></p> <p><u>Senior/Disabled</u></p>	<p><u>Post-RAD Unit Type if different (i.e., Family, Senior, etc.):</u></p> <p><u>Senior/Disabled</u></p>	<p><u>Capital Fund allocation of Development: (Annual Capital Fund Grant attributable to the Project, if known) OR, (Total Annual Capital Fund allocation divided by total number of public housing units in PHA, multiplied by total number of units in project)</u></p> <p><u>\$237,509.00</u></p>

Bedroom Type	Number of UnitsPre-Conversion	Number of UnitsPost-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	65	0	Reconfiguration
One Bedroom	43	108	Reconfiguration
<u>(If performing a Transfer of Assistance):</u>	(Explain any changes in in the policies that govern eligibility, admission, selection, and occupancy of units at the project after it has been converted) N/A		

Table 1: List of RAD Program Elements Affecting Resident Rights and Participation, Waiting List and Grievance Procedures for PBV and PBRA

Below, please find a table listing out each of the provisions affecting residents’ rights and participation, waiting list and grievance procedures that must be included in a PHA’s Significant Amendment. The table lists out the provisions applicable to the type of conversion (PBV or PBRA) that the PHA is proposing. This list is not a substitute for providing a copy of the relevant tenant protections listed below. PHAs should either provide reference to these tenant protections or place the tenant protections cited in this table directly into their Plan submission.

Project Based Voucher Requirements (Section 1.6 of Notice PIH 2019-09, PIH 2019-23; and Notice (HA) 2016-17, PIH 2016-17)	Project Based Rental Assistance Requirements (Section 1.7 of Notice H 2019-xx, PIH 2019-; and Notice H 2016-17, PIH 2016-17)
Tenant Protections Under Notice H 2016-17; PIH 2016-17	
1. Right to Return and Relocation Assistance	1. Right to return and Relocation Assistance
Tenant Protections Under Section 1.6.C (PBV) or Section 1.7.B (PBRA)	
1. No rescreening of tenants upon conversion	1. No rescreening of tenants upon conversion
2. Under-Occupied Unit	2. Under-Occupied Unit
3. Phase-in of tenant rent increase	3. Phase-in of tenant rent increase

HACCP Requirements for RAD-Specific Significant Amendment Submissions

4. FSS and ROSS-SC programs	4. FSS and ROSS-SC programs
5. Resident Participation and Funding	5. Resident Participation and Funding
6. Termination notification	6. Termination notification
7. Grievance process	7. Grievance process
8. Earned Income Disregard.	8. Earned Income Disregard
9. Jobs Plus (n/a)	9. Jobs Plus (n/a)

10. When Total Tenant Payment ExceedsGross Rent.	10. When Total Tenant Payment Exceeds Gross Rent.
Tenant Protections Under Section 1.6.D (PBV) or Section 1.7.C (PBRA)	
1. Establishment of Waiting List	1. Establishment of Waiting List
2. Choice-Mobility	2. Choice-Mobility

Resident Rights, Participation, Waiting List and Grievance Procedures

If converting to PBV: (Insert H 2019-09/PIH 2019-23 (HA), REV-4 Section 1.6.C & Section 1.6.D, and H-2016-17/PIH-2016-17, as a whole, into this Attachment to your PHA Plan)

A. PBV Resident Rights and Participation.

- 1. No Screening of Residents upon conversion.** Pursuant to the RAD Statute, at conversion, current households cannot be excluded from occupancy at the Covered Project based on any rescreening, income eligibility, or income targeting. With respect to occupancy in the Covered Project, current households in the Converting Project will be grandfathered for application of any eligibility criteria to conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion.⁶ Post-conversion, the tenure of all residents of the Covered Project is protected pursuant to PBV requirements regarding continued occupancy. A unit with a household that was over income at time of conversion would continue to be treated as an assisted unit. Thus, 24 CFR § 982.201, concerning income eligibility and income targeting of tenants at initial occupancy, will not apply for current households. Once the grandfathered household moves out, the unit must be leased to an eligible family. Income eligibility requirements associated with new sources of financing, such as Low-Income Housing Tax Credits, do not supersede this prohibition on rescreening, and the Project Owner may be required to exclude Section 8 units occupied by ineligible households from being covered by the new financing's restrictions. Additionally, any owner-adopted preference shall not apply to any current resident.
- 2. Right to Return.** See Section 1.4.A.5.b. and the RAD Fair Housing, Civil Rights, and Relocation Notice regarding a resident's right to return. To facilitate the uniform treatment of residents and units at a Covered Project, any non-RAD PBV units located in the same Covered Project shall be subject to the terms of this provision.
- 3. Phase-in of Tenant Rent Increases.** If, purely as a result of conversion, the amount a tenant would pay for rent and utilities under the PBV program (the tenant's TTP) would increase the tenant's TTP by more than the greater of 10 percent or \$25, the rent increase will be phased in over 3 or 5 years. To implement this provision, HUD is specifying alternative requirements for section 3(a)(1) of the Act, as well as 24 CFR § 983.3 (definition of "total tenant payment" (TTP)) to the extent necessary to allow for the phase-in of tenant rent increases. A PHA must create a policy setting the length of the phase-in period at three years, five years or a combination depending on circumstances and must communicate such policy in writing to affected residents. For example, a PHA may create a policy that uses a three-year phase-in for smaller increases in rent and a five

⁶ 1 These protections (as well as all protections in this Notice for current households) also apply when a household is relocated to facilitate new construction or repairs following conversion and subsequently returns to the Covered Project
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year phase-in for larger increases in rent. This policy must be in place at conversion and may not be modified after conversion.

4. **Renewal of Lease.** Since publication of the PIH Notice 2012-32 Rev 1, the regulations 24 CFR part 983 have been amended requiring Project Owners to renew all leases upon lease expiration, unless cause exists. MTW agencies may not alter this requirement.
5. **Phase-in of Tenant Rent Increases.** If, purely as a result of conversion, the amount a tenant would pay for rent and utilities under the PBV program (the tenant’s TTP) would increase the tenant’s TTP by more than the greater of 10 percent or \$25, the rent increase will be phased in over 3 or 5 years. To implement this provision, HUD is specifying alternative requirements for section 3(a)(1) of the Act, as well as 24 CFR § 983.3 (definition of “total tenant payment” (TTP)) to the extent necessary to allow for the phase-in of tenant rent increases. A PHA must create a policy setting the length of the phase-in period at three years, five years or a combination depending on circumstances and must communicate such policy in writing to affected residents. For example, a PHA may create a policy that uses a three-year phase-in for smaller increases in rent and a five year phase-in for larger increases in rent. This policy must be in place at conversion and may not be modified after conversion. The method described below explains the set percentage-based phase-in a Project Owner must follow according to the phase-in period established. For purposes of this section “Calculated PBV TTP” refers to the TTP calculated in accordance with regulations at 24 CFR §5.628 and the “most recently paid TTP” refers to the TTP recorded on line 9j of the family’s most recent HUD Form 50058. If a family in a project converting from Public Housing to PBV was paying a flat rent immediately prior to conversion, the PHA should use the flat rent amount to calculate the phase-in amount for Year 1 (the first recertification following conversion), as illustrated below.

Three Year Phase-in:

- **Year 1:** Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 33% of difference between most recently paid TTP or flat rent and the Calculated PBV TTP.
- **Year 2:** Year 2 Annual Recertification (AR) and any Interim Recertification (IR) prior to Year 3 AR – 50% of difference between most recently paid TTP and the Calculated PBV TTP
- **Year 3:** Year 3 AR and all subsequent recertifications – Full Calculated PBV TTP⁷

⁷ For example, where a resident’s most recently paid TTP is \$100, but the Calculated PBV TTP is \$200 and remains \$200 for the period of the resident’s occupancy, (i.e., no changes in income) the resident would continue to pay the same rent and utilities for which it was responsible prior to conversion. At the first recertification following conversion, the resident’s contribution would increase by 33% of \$100 to \$133. At the second AR, the resident’s contribution would increase by 50% of the \$66 differential to the standard TPP, increasing to \$166. At the third AR, the resident’s contribution would increase to \$200, and the resident would continue to pay the Calculated PBV TTP for the duration of Rental Assistance Demonstration REV-4 – Final Implementation

Five Year Phase in:

- **Year 1:** Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 20% of difference between most recently paid TTP or flat rent and the Calculated PBV TTP
- **Year 2:** Year 2 AR and any IR prior to Year 3 AR – 25% of difference between most recently paid TTP and the Calculated PBV TTP
- **Year 3:** AR – 33% of difference between most recently paid TTP and the Calculated PBV TTP Year 4: Year 4 AR and any IR prior to
- **Year 4:** AR – 50% of difference between most recently paid TTP and the Calculated PBV TTP
- **Year 5:** AR and all subsequent recertifications – Full Calculated PBV TTP

Please Note: In either the three-year phase-in or the five-year phase-in, once the Calculated PBV TTP is equal to or less than the previous TTP, the phase-in ends, and tenants will pay full TTP from that point forward. MTW agencies must also implement a three or five-year phase-in for impacted residents but may alter the terms above as long as it establishes a written policy setting forth the alternative terms. To facilitate the uniform treatment of residents and units at a Covered Project, any non-RAD PBV units located in the same Covered Project shall be subject to the terms of this provision.

- 6. Continued eligibility for PH-Family Self-Sufficiency (FSS) and Resident Opportunities and Self Sufficiency Service Coordinator (ROSS-SC) programs.** Public Housing residents that are currently FSS participants will continue to be eligible for FSS once their housing is converted under RAD. The PHA may continue to use any FSS funds already awarded to serve FSS participants in Covered Projects. Pursuant to the FY 2015 Appropriations Act, any FSS funds awarded in FY 2015 (and thereafter if the provision is extended), may be used to also serve any other PBRA resident (regardless of whether the resident is in a Covered Project).

Project Owners will be allowed to use any funds already granted for FSS coordinator salaries until such funds are expended. All Project Owners will be required to provide both service coordinators and payments to escrow until the end of the Contract of Participation for each resident. If the Project Owner is a PHA that continues to run an FSS program that serves public housing and/or HCV FSS participants, the PHA will continue to be eligible (subject to NOFA requirements) to apply for FSS funding and may use that funding to serve public housing, HCV and/or PBRA FSS participants. However, if the PHA no longer has a public housing or HCV program, the Project Owner is not eligible to apply for FSS funding. The owner is not required to enroll new participants but may choose to do so in accordance with Housing Notice 2016-08.

Upon conversion, funds escrowed under the public housing program for FSS participants shall be transferred into the PBRA escrow account and be considered PBRA funds, thus reverting to PBRA if forfeited by the FSS participant. We have no current ROSS program or grant.

The HACCP is not eligible for the FSS program, PH Only.

Current ROSS-SC grantees will be able to finish out their current ROSS-SC grants once their housing is converted under RAD. However, once the property is converted, it will no longer be eligible to be counted towards the unit count for future ROSS-SC grants, nor will its residents be eligible to be served by future ROSS-SC grants, which, by statute, can only serve public housing residents. At the completion of the ROSS-SC grant, PHAs should follow the normal closeout procedures outlined in the grant agreement. Please note that ROSS-SC grantees may be a non-profit or local Resident Association and this consequence of a RAD conversion may impact those entities.

7. Resident Participation and Funding. In accordance with Attachment 1B, residents of Covered Projects with assistance converted to PBV will have the right to establish and operate a resident organization for the purpose of addressing issues related to their living environment and be eligible for resident participation funding.

8. Resident Procedural Rights. The following items must be incorporated into both the Section 8 Administrative Plan and the Project Owner's lease, which includes the required tenancy addendum, as appropriate. Evidence of such incorporation may be requested by HUD for purposes of monitoring the program.

9. Termination Notification. HUD is incorporating additional termination notification requirements to comply with section 6 of the Act for public housing projects that convert assistance under RAD. In addition to the regulations at 24 CFR § 983.257 related to Project Owner termination of tenancy and eviction (which MTW agencies may not alter) the termination procedure for RAD conversions to PBV will require that PHAs provide adequate written notice of termination of the lease which shall be :

- a. A reasonable period of time, but not to exceed 30 days:
 - i. If the health or safety of other tenants, Project Owner employees, or persons residing in the immediate vicinity of the premises is threatened; or
 - ii. In the event of any drug-related or violent criminal activity or any felony conviction;
- b. Not less than 14 days in the case of nonpayment of rent; and
- c. Not less than 30 days in any other case, except that if a State or local law

provides for a shorter period of time, such shorter period shall apply.

10. Grievance Process Pursuant to requirements in the RAD Statute, HUD is establishing additional resident procedural rights to comply with section 6 of the Act. For the termination of assistance and several other PHA determinations, PBV program rules require the PHA to provide an opportunity for an informal hearing, as outlined in 24 CFR § 982.555. RAD will specify alternative requirements for 24 CFR § 982.555(b) in part, which outlines when informal hearings are not required, to require that:

- i. In addition to reasons that require an opportunity for an informal hearing given in 24 CFR § 982.555(a)(1)(i)-(v),⁴⁰ an opportunity for an informal hearing must be given to residents for any dispute that a resident may have with respect to a Project Owner action in accordance with the individual's lease or the contract administrator in accordance with RAD PBV requirements that adversely affect the resident's rights, obligations, welfare, or status.
1. For any hearing required under 24 CFR § 982.555(a)(1)(i)-(v), the contract administrator will perform the hearing, as is the current standard in the program. The hearing officer must be selected in accordance with 24 CFR §982.555(e)(4)(i).
 2. For any additional hearings required under RAD, the Project Owner will perform the hearing.
 - ii. There is no right to an informal hearing for class grievances or to disputes between residents not involving the Project Owner or Contract Administrator.
 - iii. The Project Owner gives residents notice of their ability to request an informal hearing as outlined in 24 CFR § 982.555(c)(1) for informal hearings that will address circumstances that fall outside of the scope of 24 CFR § 982.555(a)(1)(i)-(vi).
 - iv. The Project Owner provides opportunity for an informal hearing before an eviction.

Current PBV program rules require that hearing procedures must be outlined in the PHA's Section 8 Administrative Plan. ⁴⁰ § 982.555(a)(1)(iv) is not relevant to RAD as the tenant-based certificate program has been repealed

To facilitate the uniform treatment of residents and units at a Covered Project, any non-RAD PBV units located in the same Covered Project shall be subject to the terms of this provision.

11. Family Right to Move Pursuant to Section 1.7.C.5 and unless the Covered Project received a specific good cause exemption to such provision, families have a choice-mobility right which must be stated in the House Rules as shown in sample in Attachment 1E.

12. Earned Income Disregard (EID). Tenants who are employed and are currently receiving the EID exclusion at the time of conversion will continue to receive the EID after conversion, in accordance with regulations at 24 CFR § 5.617. Upon the expiration of the EID for such families, the rent adjustment shall not be subject to rent phase-in, as described in Section 1.6.C.4; instead, the rent will automatically rise to the appropriate rent level based upon tenant income at that time. Under the Housing Choice Voucher program, the EID exclusion is limited only to persons with disabilities (24 CFR § 5.617(b)). In order to allow all tenants (including non-disabled persons) who are employed and currently receiving the EID at the time of conversion to continue to benefit from this exclusion in the PBV project, the provision in 24 CFR § 5.617(b) limiting EID to disabled persons is waived. The waiver, and resulting alternative requirement, apply only to tenants receiving the EID at the time of conversion. No other tenant (e.g., tenants that move into the property following conversion or tenants who at one time received the EID but are not receiving the EID exclusion at the time of conversion due to loss of employment) is covered by this waiver. To facilitate the uniform treatment of residents and units at a Covered Project, any non-RAD PBV units located in the same Covered Project shall be subject to the terms of this provision.

13. When Total Tenant Payment Exceeds Gross Rent. Under normal PBV rules, the PHA may select an occupied unit to be included under the PBV HAP Contract only if the unit’s occupants are eligible for housing assistance payments (24 CFR § 983.53(c)). Also, a PHA must remove a unit from the contract when no assistance has been paid for 180 days because the family’s TTP has risen to a level that is equal to or greater than the contract rent, plus any utility allowance, for the unit (i.e., the Gross Rent)) (24 CFR § 983.258). Since the rent limitation under this Section of the Notice may result in a family’s TTP equaling or exceeding the gross rent for the unit, for residents living in the Converting Project prior to conversion and who will return to the Covered Project after conversion, HUD is waiving both of these provisions and requiring that the unit for such families be placed on and/or remain under the HAP Contract when TTP equals or exceeds the Gross Rent. Further, HUD is establishing the alternative requirement that until such time that the family’s TTP falls below the gross rent, the rent to the owner for the unit will equal the lesser of (a) the family’s TTP, less the Utility Allowance, or (b) any applicable maximum rent under LIHTC regulations. When the family’s TTP falls below the gross rent, normal PBV rules shall apply. As necessary to implement this alternative provision, HUD is waiving the provisions of Section 8(o)(13)(H) of the Act and the implementing regulations at 24 CFR § 983.301 as modified by Section 1.6.B.5 of this Notice. In such cases⁸, the resident is considered a participant under the program and all of the family obligations and protections under RAD and PBV apply to the resident. Likewise, all requirements with respect to the unit, such as compliance with the HQS

⁸ For example, a public housing family residing in a property converting under RAD has a TTP of \$600. The property has an initial Contract Rent of \$500, with a \$50 Utility Allowance. Following conversion, the residents is still responsible for paying \$600 in tenant rent and utilities.

requirements, apply as long as the unit is under HAP Contract. The PHA is required to process these individuals through the Form 50058 submodule in PIC. To facilitate the uniform treatment of residents and units at a Covered Project, any non RAD PBV units located in the same Covered Project shall be subject to the terms of this provision.

Unless a waiver is requested and approved as described below, any new admission to the Covered Project must meet the eligibility requirements at 982.201 and require a subsidy payment at admission to the program, which means their TTP may not equal or exceed the gross rent for the unit at that time. Further, a PHA must remove a unit from the contract when no assistance has been paid for 180 days. If units are removed from the HAP contract because a new admission's TTP comes to equal or exceed the gross rent for the unit and if the project is fully assisted, HUD is imposing an alternative requirement that the PHA must reinstate the unit after the family has left the property. If the project is partially assisted, the PHA may substitute a different unit for the unit on the HAP contract in accordance with 24 CFR §983.207 or, where "floating units have been permitted, Section 1.6.B.10 of the Notice.

A PHA may request a waiver from HUD for the Covered Project in order to admit otherwise eligible families whose TTP exceeds gross rent and to allow the units those families occupy to remain under the HAP contract even if the PHA has not made a housing assistance payment for a family in 180 days.

For a Covered Project that consists of 100 percent RAD PBV units, the PHA must demonstrate that a waiver is necessary in order to avoid an undue concentration of poverty at the Covered Project. A PHA may evidence this by providing data showing, for example:

- i. how eligible income-certified applicants on the waiting list must be passed over because their incomes result in zero HAP at admission causing a higher concentration of poverty at the covered project; or
- ii. how the income of newly admitted families is causing a markedly higher concentration of poverty than the PHA's non-RAD PBV projects.

The resulting impact on the property must be compared with the concentration of poverty at non-RAD PBV projects in the PHA's jurisdiction. If there are no non-RAD PBV projects in the PHA's jurisdiction, the PHA may alternatively demonstrate that the median income of families that could be admitted to the Covered Project is significantly lower than the median income of new admissions from the waiting list to the PHA's HCV program since the time of the RAD conversion.

For any other Covered Project, the PHA must demonstrate that the property contains specific units (e.g., units suitable for large families or accessible units) for which there are insufficient alternative housing opportunities.

If the waiver is approved, the new admission[s] families covered under the waiver are participants under the program and all of the family obligations and protections under RAD and PBV apply to the family, and the unit is subject to all program requirements. Such waiver requests should be submitted to the PIH Field Office in accordance with Notice PIH 2018-16.

14. Under-Occupied Unit. If a family is in an under-occupied unit under 24 CFR § 983.260 at the time of conversion, the family may remain in this unit until an appropriate-sized unit becomes available in the Covered Project. When an appropriate sized unit becomes available in the Covered Project, the family living in the underoccupied unit must move to the appropriate-sized unit within a reasonable period of time, as determined by the administering Voucher Agency. In order to allow the family to remain in the under-occupied unit until an appropriate-sized unit becomes available.

PBV: Other Miscellaneous Provisions

- 3. Access to Records, Including Requests for Information Related to Evaluation of Demonstration.** PHAs and the Project Owner must cooperate with any reasonable HUD request for data to support program evaluation, including but not limited to project financial statements, operating data, Choice-Mobility utilization, and rehabilitation work. Please see Appendix IV for reporting units in Form HUD-50058.
- 4. Davis-Bacon prevailing wages and Section 3 of the Housing and Urban Development Act of 1968 (Section 3)** The Davis-Bacon Act (prevailing wages, the Contract Work Hours and Safety Standards Act, and other related regulations, rules, and requirements) and Section 3 (24 CFR Part 135) apply to all initial repairs that are identified in the Financing Plan to the extent that such repairs qualify as construction or rehabilitation. (The Davis-Bacon Act only applies for projects with nine or more units.)
- 5. Establishment of Waiting List.** The Project Owner can utilize a project specific or community waiting list. The PHA shall consider the best means to transition applicants from the current public housing waiting list, including
 - i. Transferring an existing site-based waiting list to a new site-based waiting list.
 - ii. Transferring an existing site-based waiting list to a PBRA program-wide or HCV program-wide waiting list.
 - iii. Transferring an existing community-wide public housing waiting list to a PBRA program-wide or HCV program-wide waiting list, an option particularly relevant for PHAs converting their entire portfolio under RAD.
 - iv. Informing applicants on a community-wide public housing waiting list how to transfer their application to one or

more newly created site-based waiting lists.

For any applicants on the public housing waiting list that are likely to be ineligible for admission to a Covered Project converting to PBV because the household's TTP is likely to exceed the RAD gross rent, the PHA shall consider transferring such household, consistent with program requirements for administration of waiting lists, to the PHA's remaining public housing waiting list(s) or to another voucher waiting list, in addition to transferring such household to the waiting list for the Covered Project.

To the extent any wait list relies on the date and time of application, the applicants shall have priority on the wait list(s) to which their application was transferred in accordance with the date and time of their application to the original waiting list.

If the PHA is transferring assistance to another neighborhood and, as a result of the transfer of the waiting list, the applicant would only be eligible for a unit in a location which is materially different from the location to which the applicant applied, the PHA must notify applicants on the waiting list of the transfer of assistance, and on how they can apply for residency at other sites.

If using a site-based waiting list, PHAs shall establish a waiting list in accordance with 24 CFR § 903.7(b)(2)(ii)-(iv) to ensure that applicants on the PHA's public housing community-wide waiting list have been offered placement on the Covered Project's initial waiting list. In all cases, PHAs have the discretion to determine the most appropriate means of informing applicants on the public housing communitywide waiting list given the number of applicants, PHA resources, and admissions requirements of the projects being converted under RAD. A PHA may consider contacting every applicant on the public housing waiting list via direct mailing; advertising the availability of housing to the population that is less likely to apply, both minority and non-minority groups, through various forms of media (e.g., radio stations, posters, newspapers) within the marketing area; informing local non-profit entities and advocacy groups (e.g., disability rights groups); and conducting other outreach as appropriate. Any activities to contact applicants on the public housing waiting list must be conducted in accordance with the requirements for effective communication with persons with disabilities at 24 CFR § 8.6 and with the obligation to provide meaningful access for persons with limited English proficiency (LEP).⁹

When using a site-based waiting list, PHAs should consider waiting list and transfer policies that expand opportunities for tenants seeking an emergency transfer under, or consistent with, the PHA's Emergency Transfer Plan. This includes allowing for easier moves between

⁹ For more information on serving persons with LEP, please see HUD's Final guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons (72 FR 2732), published on January 22, 2007.
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assisted properties. To implement this provision, HUD is specifying alternative requirements for 24 CFR § 983.251(c)(2). However, after the initial waiting list has been established, the PHA shall administer its waiting list for the Covered Project in accordance with 24 CFR § 983.251(c). To facilitate the uniform treatment of residents and units at a Covered Project, any non-RAD PBV units located in the same Covered Project shall be subject to the terms of this provision. A PHA must maintain any site-based waiting list in accordance with all applicable civil rights and fair housing laws and regulations.

- 6. Mandatory Insurance Coverage.** The Covered Project shall maintain at all times commercially available property and liability insurance to protect the project from financial loss and, to the extent insurance proceeds permit, promptly restore, reconstruct, and/or repair any damaged or destroyed property of a project.
- 7. Choice-Mobility.** One of the key features of the PBV program is the mobility component, which provides that if the family has elected to terminate the assisted lease at any time after the first year of occupancy in accordance with program requirements, the PHA must offer the family the opportunity for continued tenant based rental assistance after 4 months, in the form of either assistance under the voucher program or other comparable tenant-based rental assistance.

If as a result of participation in RAD a significant percentage of the PHA's HCV program becomes PBV assistance, it is possible for most or all of a PHA's turnover vouchers to be used to assist those RAD PBV families who wish to exercise mobility. While HUD is committed to ensuring mobility remains a cornerstone of RAD policy, HUD recognizes that it remains important for the PHA to still be able to use tenant based vouchers to address the specific housing needs and priorities of the community. Therefore, HUD is establishing the following alternative requirement for PHAs where, as a result of RAD, the total number of PBV units (including RAD PBV units) under HAP Contract administered by the PHA exceeds 20 percent of the PHA's authorized units under its HCV ACC with HUD: The alternative mobility policy provides that an eligible voucher agency would not be required to provide more than three-quarters of its turnover vouchers in any single year to the residents of Covered Projects. While a voucher agency is not required to establish a voucher inventory turnover cap, if such a cap is implemented, the voucher agency must create and maintain a waiting list in the order in which the requests from eligible households were received. In order to adopt this provision, this alternative mobility policy must be included in an eligible PHA's administrative plan.

To effectuate this provision, HUD is providing an alternative requirement to Section 8(o)(13)(E) of the Act and 24 CFR § 983.261(c). Please note that this alternative requirement does not apply to PBVs entered into outside of the context of RAD. MTW agencies may not alter this requirement.

- 8. Reserve for Replacement.** The Project Owner shall establish and maintain a replacement reserve in an interest-bearing account to aid in funding extraordinary maintenance and repair and replacement of capital items in accordance with applicable regulations. The reserve must be built up to and maintained at a level determined by HUD to be sufficient to meet projected requirements. For FHA transactions, Replacement Reserves shall be maintained in accordance with the FHA Regulatory Agreement. For all other transactions, Replacement Reserves shall be maintained in a bank account or similar instrument, as approved by HUD, where funds will be held by the Project Owner or mortgagee and may be drawn from the reserve account and used subject to HUD guidelines.
- 9. Initial Certifications and Tenant Rent Calculations.** The Contract Administrator uses the family's public housing tenant rent (reflected on line 10f of the family's most recent HUD Form 50058) at the date of the conversion to calculate the PBV HAP and tenant rent until the effective date of the earlier of the family's first regular or interim recertification following the date of conversion. At the earlier of the family's first regular or interim recertification, the Contract Administrator will use the family's TTP based on the recertification and the HCV utility allowance (or the PBV site specific utility allowance, if applicable) to determine the PBV HAP and tenant rent. This means that the family pays the same tenant rent as the family was paying under the public housing program until the earlier of first regular or interim reexamination following conversion, at which point the normally applicable PBV calculation for the tenant rent becomes effective. (Under the PBV program, the monthly HAP is the rent to owner minus the tenant rent, and the tenant rent is the family TTP minus the utility allowance.) To facilitate the uniform treatment of residents and units at a Covered Project, any non-RAD PBV units located in the same property as the Covered Project shall be subject to the terms of this provision. To effectuate this provision, HUD is waiving 24 CFR 5.601 and 983.3(c)(6)(iii).
- 10. Submission of Year-End Financial Statements.** Projects converting assistance to PBRA must comply with 24 CFR part 5, subpart H, as amended, revised, or modified by HUD.¹⁰
- 11. Future Refinancing.** Project Owners must receive HUD approval for any refinancing or restructuring of secured debt during the HAP Contract term to ensure the financing is consistent with long-term preservation of the Covered Project. With respect to any financing contemplated at the time of conversion (including any permanent financing.

12. Jobs Plus. No grants awarded.

Significant Amendment Definition and Substantial Deviation.

As part of the Rental Assistance Demonstration (RAD), The Housing Authority of the City of College is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- A. The following actions will be considered a Significant Amendment or Modification to the Five-Year Plan and Annual Plan:
 - i. A change which would significantly affect rent or admissions policies or organization of HACCP's waiting lists.
 - ii. A significant addition of non-emergency work items not included in the Capital Fund Program Annual Statement(s).
 - iii. An exception to this definition will be made for any new activities that are adopted to reflect changes in HUD regulatory requirements or as a result of a declared emergency (such changes will not be considered significant amendments or modifications by HACCP).
 - iv. Any proposed demolition, disposition, homeownership, Capital Fund financing, development, or mixed-finance projects not identified in the plan.

- B. As part of the Rental Assistance Demonstration (RAD), HACCP is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items per Notice PIH 2012-32 (HA) H-2017-03, REV-3:
 - 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.

The PHA (as owner).

1. The PHA shall notify the public that the current and future Capital Fund Program Grants will be reduced as a result of any projects converting to RAD.
2. The HACCP received approximately \$237,509.00 for 2022 funding from HUD from the Capital Fund Program. Capital Fund Program Grants will no longer be available for the converted sites. The Burlington HACCP will fund replacement reserve accounts out of proceeds from contract rents.
3. Additionally, the HACCP has operating reserves to fund replacement reserve account.

Attachment B

B.3 PROGRESS REPORT

Goal 1: Advocate for and participate in efforts to expand affordable housing options in the community.

- Objective 1.1: Renovation of our public housing units utilizing all available resources such as Capital Funds and CDBG funds, etc. if awarded.
 - The HACCP has and will continue to seek funds to renovate Attick Towers. Through various grants the HACCP has completed the installation of new convector units in all units and common areas. The HACCP elevator modernization is underway and should be completed by April 30, 2026.
 - The following projects are in line to be completed in 2026 using various grant funding sources.
 - Roof
 - Entrance Awning
 - Boilers
 - Fence Enclosure
 - Fire Suppression System
 - Water Heaters
- Objective 1.2: Proactively seek development partnerships to create new opportunities for affordable housing using tools such as project-based vouchers.
- Objective 1.3: Advocate for the HACCP's not-for-profit organization for affordable housing and explore expansion of the project-based voucher if awarded.
- Objective 1.4: Collaborate with community partners to study and advocate for affordable housing, create, and maintain decent, safe and affordable housing opportunities in Maryland.
- Objective 1.5: Apply for additional funding as they are available and economically feasible.
- Objective 1.6: Public Housing conversion to Project Based program

Goal 2: Resident Education and Resources

- Objective 2.1: Help our residents and clients by connecting them with a range of education, employment, health, and social resources.
 - The HA has connected our residents with a host of agencies to assist them with a range of care from healthy food delivery, hot meals, produce, computer classes, educational classes and mental health service. These Agencies include:
 - 211 Maryland INC
 - AARP
 - Adapt Health
 - Adult Protective Services
 - Affordable Connectivity Program
 - Al-Huda School

- Branchville Volunteer Fire Department
- Capital City Food Bank
- Charlotte's Web (Furniture Bank)
- Chair Yoga- Tina McCloud
- City of College Park ARPA Assistance
- CKAR CDC
- College Park United Methodist Church (Rental Assistance Program)
- College Park Seniors Advisory Committee
- Community Legal Services
- D&D Cleaning Service
- DXT Therapeutic Senior Services
- DHC Medical Supply
- Doctors Hospital
- E Health-Medicare
- Galilee Baptist Church
- Giant
- Gloria Ekpo- Health Kiosk
- Health & Vitality Workshop
- Heritage Insurance Company
- Housing Initiative Partnership
- Life Wireless
- Luminis Health
- Lutheran Church St Andrews
- Maryland Access Point
- Mettle Works Mental Health Services
- Mission of Love Charity, Inc
- Moose Lodge
- Neighbors Helping Neighbors
- Office of Veterans Affairs (Senior Rental Assistance Program (SRAP))
- Prince Georges County Social Services
- Ryans Rehab
- Senior Planet Technology
- Senior Programs Office
- SMILE
- Southern Belle Cleaners
- United Communities Against Poverty
- University of Maryland- Clarice Theater
- Washington Mclaughlin Adult Day
- Maryland Umbrella Group funded by AARP

- Objective 2.2: Educate the public about our public housing and how they can partner to help our residents and clients.

- The Housing Authority (HA) held three (2022, 2023, 2024, 2025) public health fairs to educate the public on the health needs of our residents. The HA partnered with over 15 vendors that provide services for our population.

- Objective 2.3: Continue to support and enhance enrichment opportunities for public housing residents (food distribution, mental health providers, gardening and other recreation opportunities, etc.)

- The Residents of Attick Towers receive hot meals from (Al-Huda) fresh food delivery (Capital City Food Bank& Mission of Love Charity, Inc) once a month to support their nutritional needs. The ROSS Coordinator has partnered with DXT Therapy services, which provides mental health counseling in a group and individual setting. Each month the HA hosts several events to enrich the lives of the residents.

- Objective 2.4: Develop MOU with key service providers to integrate HACCP in the Prince George's County Continuum of Care, Annual Action Plan and Consolidated Plan Goals.

- The HA has an active MOU with Prince George's County Department of Social Services. The Chief Executive Officer is currently on the Prince George's County Continuum of Care.

committee.

Goal 3: Board Leadership

- Objectives: 3.1 HACCP board members will be engaged and possess a diverse set of knowledge and experience to help further agency goals and governance.

- The HACCP Board will continue to be engaged and possess a diverse set of knowledge and experience to help further agency goals and governance.

- Objectives: 3.2 Create a comprehensive HACCP Board of Commissioners Onboarding Manual and position descriptions.

- The Board Chair has created a manual to on-board Commissioners and will continue to update the manual as needed.

- Objectives: 3.3 Develop an action plan for board member advocacy and promotion of HACCP Mission and goals.

- The HACCP has created an Action Plan, it will be updated as needed.

- Objectives: 3.4 Educate the public on the strengths, regulatory powers, and capabilities of a public housing authority.

➤ The Board will continue to educate the public on the strengths, regulatory powers, and capabilities of a public housing authority.

Goal 4: Promote self-sufficiency and asset development of assisted households:

• Maintain and expand supportive services to improve the' employability of assisted residents.

➤ The HACCP will maintain and expand supportive services to improve the' employability of assisted residents (see Goal 2).

• Maintain and expand supportive services to increase independence for the elderly or families with disabilities.

➤ The HACCP will maintain and expand supportive services to increase independence for the elderly or families with disabilities. (see Goal 2).

• Secure ROSS and state grants as available.

➤ Grants since Michelle Johnson (CEO/Executive Director 12/9/2019

- HUD Disaster \$146,586.00
- ROSS Grant \$239,250.00
- HUD Short-Fall \$210,000.00
- ROSS Grant \$248,572.00
- Maryland Bond Bill 2021 \$2,000,000.00
- City of College Park Maryland Bond Bill 2025 \$325,000.00
- ARPA Funds City of College Park \$2,000,000.00
- Prince George's County DHCD CDBG PY48 Grant \$372,752.00
- Federal Emergency Management Agency (FEMA) \$107,000.00
- Prince George's County DHCD CDBG PY49 Grant \$414,231.00
- Prince George's County / Pepco and Sustainable Maryland \$20,000.00
- Pepco Energy Savings Business Program \$1,000.00
- Resilient Maryland Grant \$50,00.00
- MEEHA-GHGRP" \$1,250,000.00
- Congressional Spending Chris Van Hollen" \$3,150,000.00
- Prince George's County DHCD CDBG PY52 Grant \$301,341.00

JANUARY 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29	30 Chair Yoga with Tina schedule coming soon!!	31	1 Happy New Year	2 Capital Area Food Box 10:30 AM	3 Giant 1 - 3 PM	4
5	6 Arts & Crafts 12:30 - 1:30 PM	7 Walmart 1 - 3 PM	8 Mid-Atlantic 1:00 - 2:30 PM	9 Nat'l Day of Mourning - Pres. Jimmy Carter Business Office Closed	10 Bingo 2 PM	11
12	13 Arts & Crafts 12:30 - 1:30 PM	14 Arundel Mills 9:30 AM - 1:30 PM	15 Movie Day 2:00 - 3:30 PM	16 Safeway 10 AM - 12 PM	17	18
19	20 MLK DAY Business Office Closed	21 Shoppers 9:30 AM - 1:30 PM MOLC SNAP Enrollment 10 AM - 2 PM	22 ALDI 11 AM - 1 PM	23 BOC MTG 10 AM Giant 12 - 2 PM	24 Bingo 2 PM	25
26	27 Movie Day 2:00 - 3:30 PM	28 Safeway 9:30 - 11:30 AM	29 Chinese new year	30 LIDL 11:00 AM - 12:30 PM	31	1



2025년 1월

일요일	월요일	화요일	수요일	목요일	금요일	토요일
29 티나와 함께하는 의자 요가 일정은 곧 공개됩니다!!	30	31	1 Happy New Year	2 수도권 푸드박스 오전 10시 30분	3 거대한 오후 1시 - 오후 3시	4
5	6 예술 및 공예 오후 12시 30분 - 오후 1시 30분	7 월마트 오후 1시 - 오후 3시	8 중부 대서양 오후 1시~2시 30분	9 국가 애도의 날 - 지미 카터 대통령 영업 사무실이 닫혔습니다	10 빙고 오후 2시	11
12	13 예술 및 공예 오후 12시 30분 - 오후 1시 30분	14 아룬델 밀스 오전 9시 30분 - 오후 1시 30분	15 영화의 날 오후 2시 - 오후 3시 30분	16 세이프웨이 오전 10시 - 오후 12시	17	18
19	20  영업 사무실이 닫혔습니다	21 쇼핑객 오전 9시 30분 - 오후 1시 30분 MOLC SNAP 등록 오전 10시 - 오후 2시	22 알디 오전 11시 - 오후 1시	23 BOC MTG 오전 10시 거대한 오후 12시 - 오후 2시	24 빙고 오후 2시	25
26	27 영화의 날 오후 2시 - 오후 3시 30분	28 세이프웨이 오전 9시 30분 - 11시 30분	29 	30 라이드(LIDL) 오전 11시 - 오후 12시 30분	31	1

February 2025

Sunday

Monday

Tuesday

Wednesday

Thursday

Friday

Saturday

1

Black History Month

3 **GIANT 12:30 PM**
Resident Advisory
Board Meeting
6:00 PM

4 **SAFEWAY 9:30 AM**
Arts & Crafts
2:00 PM
Resident Commission
Swearing Ceremony
7:30 PM

5 **UCAP Services**
10:00 AM
Movie Day 2 PM
"Selma"

6 **Capital Area**
Food Distribution
10:30 AM

7 **AMISH MARKET**
1:30 PM
BINGO 2:00 PM

8

10 **MIDATLANTIC**
12:00 PM
CHAIR YOGA
12:30 - 1:00 PM

11 **ALDI & DOLLAR TREE**
10:00 AM
Arts & Crafts 2:00 PM

12 **Movie Day**
2 PM
"Love Story"

13 **WALMART**
11:00 AM
CHAIR YOGA
12:30 - 1:00 PM

14 **Happy**
Valentine's
Day
Celebration

15

17 **HAPPY Presidents DAY**
Offices Closed

18 **ARUNDEL MILLS**
10:00 AM
Arts & Crafts 2:00 PM

19 **Movie Day**
2 PM
"Claudine"

20

21 **BINGO 2:00 PM**

22

24 **GIANT 11:00 AM**
CHAIR YOGA
12:30 - 1:00 PM

25 **Arts & Crafts 2:00 PM**

26 **Movie Day**
2 PM
"Uptown Saturday
Night"

27 **BOC MTG**
10:00 AM
GIANT 11:00 AM
CHAIR YOGA
12:30 - 1:00 PM

28 **BINGO 2:00 PM**
Night Out @
The Clarice Theatre

2025년 2월

일요일

월요일

화요일

수요일

목요일

금요일

토요일

1

흑인 역사의 달

3 자이언트 오후 12시
30분
주민 자문 위원회 회의
오후 6시

4 세이프웨이 오전 9시
30분
예술 및 공예
오후 2시
주민위원회 선서식
오후 7시 30분

5 UCAP 서비스
오전 10시
영화날 오후 2시 "셀마"

6 수도권식품유통
오전 10시 30분

7 아이쉬 마켓
오후 1시 30분
빙고 오후 2시

8

10 미다플렉스
오후 12시
의자 요가
오후 12시 30분 - 오후 1시

11 알디 & 달러트리
오전 10시
예술 및 공예 오후 2시

12 영화의 날
오후 2시 "러브스토리"
리

13 월마트
오전 11시
의자 요가
오후 12시 30분 - 오후 1시

14 Happy Valentine's Day
축하

15

17 HAPPY Presidents Day
사무실 폐쇄

18 아룬델 밀스
오전 10시
예술 및 공예 오후 2시

19 영화의 날
오후 2시 "클라우딘"

20

21 빙고 오후 2시

22

24 자이언트 오전 11시
의자 요가
오후 12시 30분 - 오후 1시

25 예술 및 공예 오후 2시

26 영화의 날
오후 2시 "업타운 토요일 밤"

27 BOC MTG
오전 10시
자이언트 오전 11시
의자 요가
오후 12시 30분 - 오후 1시

28 빙고 오후 2시
나이트 아웃 @ 클라리스 극장






March 2025

Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
	3 Resident Advisory Board Meeting 6 PM	4 ARTS & CRAFTS 2 PM	5 A. I. M. by Kyle Abraham The Clarice Theatre 7:30 PM	6 Capital Area Food Bank 10:30 AM	7 Bingo 2 PM	8
	10 Good Housekeeping Workshop 2 PM	11 ARTS & CRAFTS w/Sierra 3:15 PM	12 Health Kiosk For All 11 AM - 2 PM	13 Chair Yoga w/Tina 12:30 PM	14 Bingo 2 PM	15
2025 King of Hearts Tournament Inc. 9 AM - 2 PM	17 Happy St. Patrick's Day Chair Yoga w/Tina 12:30 PM	18 ARTS & CRAFTS 2 PM	19 UMD Mild Cognitive Study Pt. 1 - 10 AM	20 Board of Commissioners Meeting 10 AM	21 UMD Mild Cognitive Study Pt. 2 - 10 AM Bingo 2 PM	22
30	24 31	25 ARTS & CRAFTS 2 PM	26 Chair Yoga w/Tina 12:30 PM	27	28 Attick Towers Friday Night Live Casino Night 4 PM	29

3월 2025

일요일	월요일	화요일	수요일	목요일	금요일	토요일
						1
	3 주민 자문 위원회 회의 오후 6시	4 예술 및 공예 오후 2시	5 Kyle Abraham의 A. I. M. 플라리스 극장 오후 7시 30분	6 수도권 푸드뱅크 오전 10시 30분	7 빙고 오후 2시	8
	10 굿 하우스키퍼 워크숍 오후 2시	11 예술 및 공예 w/시 에라 오후 3시 15분	12 모든 사람을 위한 건강 키오스크 오전 11시 - 오후 2시	13 티나와 함께하는 의자 요가 오후 12시 30분	14 빙고 오후 2시	15
트리의 여왕과 왕 마 이 주식회사 1시 - 오후 2시	17 Happy St. Patrick's Day 티나와 함께하는 의자 요가 오후 12시 30분	18 예술 및 공예 오후 2시	19 UMD 경도 인지 연 구 1부 - 오전 10시	20 위원회 회의 오전 10시	21 UMD 경미한 인지 연구 2부 - 오전 10 시 빙고 오후 2시	22
	24	25 예술 및 공예 오후 2시	26 티나와 함께하는 의자 요가 오후 12시 30분	27	28 Attick Towers 금 요일 밤 라이브 카 지노 밤 오후 4시	29
30	31					

April 2025

Day	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1  APRIL FOOLS Chair Yoga w/Tina 12:30 PM	2	3 Capital Area Food Bank 10:00 AM Amish Market 11:00 - 12:30 PM	4 Spring Cleaning Shredding 8:00 - 4:00 PM GIANT 10:30 - 12:30 PM	5
	7 Resident Advisory Board Meeting 6:00 - 7:00 PM	8 SHOPPERS 12:00 - 2:00 PM Arts & Crafts w/Sierra 3:00 PM	9 COVID/Vaccine Clinic 10:00 - 12:00 PM WALMART 11:00 - 1:30 PM	10 Paint & Sip 3:00 - 4:00 PM	11 Bingo 2:30 PM	12  HAPPY PASSOVER Passover Begins
PALM SUNDAY 	14 International Mega Mart Langley Park 10:30 - 12:00 PM	15 Chair Yoga w/Tina 12:30	16 Arundel Mills 9:30 - 12:30 PM	17 Easter Celebration 1:30 PM	18 Trader Joes 10:30 - 12:00 PM Good Friday Business Offices Closed	19
 Happy Easter over Ends	21 Line Dancing 4:00 - 5:00 PM	22 Safeway 10:30-12:30 PM Arts & Crafts 3:00 PM	23 OPEN CAFE HOT LUNCH 10:30 AM	24 BOC Meeting 10:00 AM Mid-Atlantic 12:00 - 1:00 PM	25  Friday Night Live Casino Night 4:00 - 7:00 PM	26
	28 ALDI (CP - GREENBELT) 11:00 - 12:30 PM	29 Chair Yoga w/Tina 12:30 PM	30 OPEN CAFE HOT LUNCH 10:30 AM LIDL 10:30 - 12:00 PM			

4월 2025

일요일	월요일	화요일	수요일	목요일	금요일	토요일
		1 ★ APRIL ★ FOOLS 티나와 함께하는 의자 요가 오후 12시 30분	2	3 수도권 푸드뱅크 오전 10시 아이쉬 마켓 오전 11시 ~ 오후 12시 30분	4 봉월 청소 분쇄 오전 8시 - 오후 4시 거대한 오전 10시 30분 ~ 오후 12시 30분	5
	7 주민 자문 위원회 회의 오후 6시 - 오후 7시	8 쇼핑객 오후 12시 ~ 오후 2시 시에라와 함께하는 예술 및 공예 오후 3시	9 코로나/백신 클리닉 오전 10시 - 오전 12시 월마트 오전 11시 ~ 오후 1시 30분	10 페인트 & 십 오후 3시 - 오후 4시	11 빙고 오후 2시 30분	12 HAPPY PASSOVER 유월절이 시작됩니다
PALM SUNDAY 	14 인터네셔널 메가마트 벙글리 파크 오전 10시 30분 ~ 오후 12시	15 티나와 함께하는 의자 요가 12시 30분	16 아분델 밀스 오전 9시 30분 ~ 오후 12시 30분	17 부활절 축하 오후 1시 30분	18 트레이더 조스 오전 10시 30분 ~ 오후 12시 Good Friday 영업소 폐쇄	19
HE IS RISEN 유월절이 끝나다	21 라인댄스 오후 4시 - 오후 5시	22 세이프웨이 오후 10시 30분 ~ 12시 30분 예술 및 공예 오후 3시	23 오픈카페 핫런치 오전 10시 30분	24 BOC 회의 오전 10시 중부 대서양 오후 12시 ~ 오후 1시	25 금요일 밤 라이브 카 지노 밤 오후 4시 - 오후 7시	26
	28 알디(CP-그린벨트) 오전 11시 ~ 오후 12시 30분	29 티나와 함께하는 의자 요가 오후 12시 30분	30 오픈카페 핫런치 오전 10시 30분 라이드 오전 10시 30분 ~ 오후 12시			

MAY 2025

SUN	MON	TUE	WED	THU	FRI	SAT
	28	29	30	1 CAFB Food Box Delivery 10:30 AM	2	3
	5 Resident Advisory Board Meeting 6 PM	6 Bingo 2:30 PM	7 Walmart 11:30 - 1:30 PM Chair Yoga w/Tina 12:30 PM	8 Amish Market 11 - 12:30 PM	9	10
	12 Shoppers 12 - 2:00 PM	13 Arts & Crafts 2:30 PM	14 MegaMart 9:30 - 11:30 AM	15 2025 Annual Health Fair 11 AM - 3 PM	16 Aldi 1:30 - 3:00 PM	17
	19 Arundel Mills 9:30 - 12:30 PM	20 Safeway 10:00 - 12:00 PM	21 Mid-Atlantic 12:00 - 1:00 PM Chair Yoga w/Tina 12:30 PM	22 Board of Commissioner Meeting 10AM	23 Bingo 2:30 PM	24
	26  MEMORIAL DAY REMEMBER AND HONOR All Business Offices Closed	27 Trader Joe's 10:00 - 11:30 PM	28 Giant 10:30 - 12:30 PM Arts & Crafts 2:30 PM	29 Dollar Tree 12:00 - 2:00 PM	30 Movie Day @ AMC Theatre 11 AM	31

2025년 5월

해

나의



화요일

수요일

모으다

금

않았다

	28	29	30	1 CAFB 식품 상자 배달 오전 10시 30분	2	3
	5 주민 자문 위 원회 회의 오후 6시	6 빙고 오후 2시 30분	7 월마트 오전 11시 30분 - 오후 1시 30분 티나와 함께하는 의자 요가 오후 12시 30분	8 아미쉬 마켓 오후 11시 - 12시 30분	9	10
	12 쇼핑객 오후 12시 - 오후 2시	13 예술 및 공예 오후 2시 30분	14 메가마트 오전 9시 30분 - 11 시 30분	15 2025년 연례 건강 박람회 오전 11시 - 오후 3 시	16 기간 오후 1시 30분 - 오후 3시	17
	19 아룬델 밀스 오후 9시 30분 - 오후 12시 30분	20 세이프웨이 오전 10시 - 오후 12 시	21 중부 대서양 오후 12시 - 오후 1 시 티나와 함께하는 의자 요가 오후 12시 30분	22 위원회 회의 오전 10시	23 빙고 오후 2시 30분	24
	26  REMEMBER AND HONOR 모든 영업소가 문을 닫았습니다	27 트레이더 조스 오후 10시 - 11시 30 분	28 거대한 오전 10시 30분 - 오후 12시 30분 예술 및 공예 오후 2시 30분	29 달러 트리 오후 12시 - 오후 2 시	30 AMC 극장에서 영화의 날 오전 11시	31

June 2025

Hello Summer!!



Sunday Monday Tuesday Wednesday Thursday Friday Saturday

	<p>2 Resident Advisory Board Meeting 6:00 - 7:00 PM</p>	<p>3 Movie Day "Sinners" 12:00 PM</p> 	<p>4 Safeway 12:30 - 2:30 PM</p>	<p>5 Capitol Area Food Box Delivery 10:30 AM</p>	<p>6 ARTS & CRAFTS 11:30 AM</p>	<p>7</p>								
<p>9 GIANT 10:00 AM - 12:00 PM</p>	<p>10 Arundel Mills 10:00 AM - 1:30 PM</p>	<p>11 UCAP Visit Tonya Edison Chair Yoga/Tina 11:30 - 12:00 PM</p>	<p>12 Father's Day Celebration 12:00 PM</p>	<p>13 Friday Night Live College Park @ City Hall 6:30-8:30 PM</p>	<p>14 Flag Day</p> 									
<p>16 HAPPY FATHER'S DAY</p>	<p>16 BINGO 2:30 PM</p>	<p>17 LIDL 1:00 - 2:30 PM</p>	<p>18 MID-ATLANTIC 12:30 - 1:30 PM</p>	<p>19 Juneteenth Holiday All Business Offices Closed</p>	<p>20 MEGA MART 11:00 AM - 1:00 PM HACCP Employee Appreciation Day All Business Offices Closed</p>	<p>21 International Yoga Day</p> 								
<p>23 SHOPPERS 9:30 - 11:30 AM</p>	<p>24 WALMART 11:00 AM - 1:30 PM</p>	<p>25 Chair Yoga/Tina 11:30 - 12:00 PM</p>	<p>26 UCAP Visit Tonya Edison BOC Meeting 10:00 AM AMISH MARKET 10:30 AM - 12:00 PM</p>	<p>27 BINGO 2:30 PM</p>	<p>28</p>									
<p>30 ALDI 9:30 - 11:00 AM</p>	<p>HAPPY BIRTHDAY</p> <table border="0"> <tr> <td>Algan Howard 6/2</td> <td>John Osler 6/27</td> </tr> <tr> <td>Betty Jones 6/9</td> <td>Celia Pryce-Johnson 6/5</td> </tr> <tr> <td>Soon Ae Kim 6/9</td> <td>Estelle Shaffer 6/16</td> </tr> <tr> <td>Sharada Nirola 6/22</td> <td>Jacqueline Stevenson 6/25</td> </tr> </table>						Algan Howard 6/2	John Osler 6/27	Betty Jones 6/9	Celia Pryce-Johnson 6/5	Soon Ae Kim 6/9	Estelle Shaffer 6/16	Sharada Nirola 6/22	Jacqueline Stevenson 6/25
Algan Howard 6/2	John Osler 6/27													
Betty Jones 6/9	Celia Pryce-Johnson 6/5													
Soon Ae Kim 6/9	Estelle Shaffer 6/16													
Sharada Nirola 6/22	Jacqueline Stevenson 6/25													

6월 2025

안녕하세요 여름!!



일요일

월요일

화요일

수요일

목요일

금요일

토요일

	<p>2 주민 자문 위원회 회의 오후 6시 - 오후 7시</p>	<p>3 영화의 날 "죄인들" SINNERS 오후 12시</p>	<p>4 세이프웨이 오후 12시 30분 - 오후 2시 30분</p>	<p>5 캐피톨 지역 식품 상자 배달 오전 10시 30분</p>	<p>6 예술 및 공예 오전 11시 30분</p>	<p>7</p>
	<p>9 거대한 오전 10시 - 오후 12시</p>	<p>10 아룬델 밀스 오전 10시 - 오후 1시 30분</p>	<p>11 UCAP 토나 에디슨 방문 의자 요가/티나 오전 11시 30분 - 오후 12시</p>	<p>12 아버지의 날 축하 오후 12시</p>	<p>13 금요일 밤 라이브 칼리지 파크 @ 시청 오후 6시 30분 - 8시 30분</p>	<p>14 국가의 날</p>
<p>HAPPY FATHER'S DAY</p>	<p>16 빙고 오후 2시 30분</p>	<p>17 리들 오후 1시 - 오후 2시 30분</p>	<p>18 중부 대서양 오후 12시 30분 - 오후 1시 30분</p>	<p>19 Juneteenth 휴일 모든 사무실 휴무</p>	<p>20 메가마켓 오전 11시 - 오후 1시 HACCP 직원 감사의 날 모든 영업소가 문을 닫았습니다</p>	<p>21 국제 요가의 날</p>
	<p>23 쇼핑객 오전 9시 30분 - 11시 30분</p>	<p>24 월마트 오전 11시 - 오후 1시 30분</p>	<p>25 의자 요가/티나 오전 11시 30분 - 오후 12시</p>	<p>26 UCAP 토나 에디슨 방문 BOC 회의 오전 10시 아미쉬 마켓 오전 10시 30분 - 오후 12시</p>	<p>27 빙고 오후 2시 30분</p>	<p>28</p>
<p>30 기간 오전 9시 30분 - 11시</p>			<p>HAPPY BIRTHDAY</p> <p>Algan Howard 6/2 Betty Jones 6/9 김순애 6/9 Sharada Nirola 6/22</p> <p>존 오슬러 6/27 셀리아 프라이스-존슨 6/5 에스텔 샤퍼 6/16 재클린 스티븐슨 6/25</p>			

July 07/2025

	MON	TUE	WED	THU	FRI	SAT
		1 Health & Vitality Workshop 10 AM	2	3 Health & Vitality Workshop 10 AM CAFB Delivery 10:30 AM	4 HAPPY 4th of July All Business Offices Closed	5
6	7 SHOPPERS 10:00-12:00 PM Resident Advisory Board Meeting 6 PM	8 Health & Vitality Workshop 10 AM	9 ALDI - Greenbelt 11:00 - 12:30 PM Chair Yoga w/Tina 11:30 AM	10 Health & Vitality Workshop 10 AM	11 TRADER JOES 10:30-12:00 PM Concert @ Haines Park A Tribute to Curtis Mayfield 7 PM	12
13	14 Arts & Crafts Vision Board - Part I "It's Never Too Late to Accomplish Dreams" 11:30 AM	15 Arundel Mills 10:00 - 1:30 PM Health & Vitality Workshop 10 AM	16 International Mega Mart (Langley Park) 10:30 - 12:30 PM	17 Health & Vitality Workshop 10 AM	18 Bingo 2:30 PM	
19	21 Arts & Crafts Vision Board - Part II 11:30 AM	22 WALMART 11:00 - 1:30 PM Health & Vitality Workshop 10 AM	23 Chair Yoga w/Tina 11:30 AM	24 BOC Meeting 10 AM AMISH MARKET 11:00 - 12:30 PM	25 Health & Vitality Workshop 10 AM LIDL 11:00 - 1:00 PM	
27	28 SAFEWAY 10:30 - 12:30 PM	29 Mid-Atlantic 12:00 - 1:00 PM Health & Vitality Workshop 10 AM	30 GIANT 10:30 - 12:30 PM	31 Health & Vitality Workshop 10 AM		

Happy Birthday

- Amelia Dumpling 7/1
- Dorothy Olsen 7/3
- Lianping Pang 7/6
- George Watson 7/6
- Crystal Moore 7/11
- Thomas McDonough 7/12
- Joe Rivas 7/15
- Shadia Ibrahim 7/21
- Randy Peterson, Sr. 7/21
- Elizabeth (Betty) Carr 7/24
- Brian Kim 7/29



칠월 07/2025



나	의	화	수요일	목요일	금	일
		1 건강과 활력 워크숍 오전 10시	2	3 건강과 활력 워크숍 오전 10시 CAFB 배달 오전 10시 30분	4 HAPPY 4th of July 모든 영업소가 문을 닫았습니다	5
6	7 쇼핑객 오후 10시~12시 주민 자문 위원회 회의 오후 6시	8 건강과 활력 워크숍 오전 10시	9 알디 - 그린벨트 오전 11시 - 오후 12시 30분 티나와 함께하는 의자 요가 오전 11시 30분	10 건강과 활력 워크숍 오전 10시	11 트레이더 조스 오전 10시 30분~오후 12시 콘서트 @ 해인스 파크 커티스 메이필드 추모곡 오후 7시	12
13	14 예술 및 공예 비전 보드 - 1부 '꿈을 이루기에 너무 늦은 때는 없습니다' 오전 11시 30분	15 아룬델 밀스 오전 10시 - 오후 1시 30분 건강과 활력 워크숍 오전 10시	16 인터내셔널 메가마트 (랭글리 파크) 오전 10시 30분 - 오후 12시 30분	17 건강과 활력 워크숍 오전 10시	18 빙고 오후 2시 30분	
20	21 예술 및 공예 비전 보드 - 2부 오전 11시 30분	22 월마트 오전 11시 - 오후 1시 30분 건강과 활력 워크숍 오전 10시	23 티나와 함께하는 의자 요가 오전 11시 30분	24 BOC 회의 오전 10시 아이쉬 마켓 오전 11시 - 오후 12시 30분	25 건강과 활력 워크숍 오전 10시 리들 오전 11시 - 오후 1시	
27	28 세이프웨이 오전 10시 30분 - 오후 12시 30분	29 중부 대서양 오후 12시 - 오후 1시 건강과 활력 워크숍 오전 10시	30 거대한 오전 10시 30분 - 오후 12시 30분	31 건강과 활력 워크숍 오전 10시		

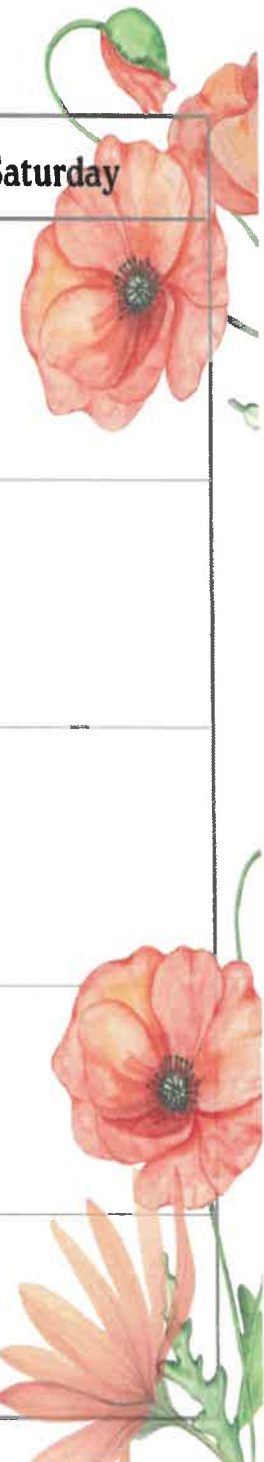
생일 축하해요

- 아멜리아 덤플링 7/1
- 도로시 울슨 7/3
- 리안핑 팡 7/6
- 조지 왓슨 7/6
- 크리스탈 무어 7/11
- 토마스 맥도너 7/12
- 조 리바스 7/15
- 샤디아 이브라힘 7/21
- 랜디 피터슨 시니어 7/21
- 엘리자베스(베티) 카 7/24
- 브라이언 김 7/29



August 2025

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<p>3</p> <p><i>HAPPY Birthday To You</i></p> <p>Coleman, Brenda 8/8 Brown, Shirley 8/14 Freeman, Albert 8/15 Esqueloja, Maria 8/25 Hong, Chong 8/25 Harvin, Tamara 8/29 Kilpatrick, Kathaleen 8/29</p>	<p>4</p> <p>SHOPPERS 10 - 12 PM</p> <p>Resident Advisory Board Meeting 6 PM</p>	<p>5</p> <p>HEALTH & VITALITY WORKSHOP 10:30AM</p> <p>College Park National Night Out @ College Park Woods Clubhouse 6:30 - 8:00 PM</p>	<p>6</p> <p>UCAP 9:30 AM</p> <p>ALDI-GREENBELT 11-12:30 PM</p> <p>Chair Yoga w/Tina 2:30 PM</p>	<p>7</p> <p>Voters Registration Event 10 AM</p> <p>CAFB Delivery 10:30 AM</p>	<p>8</p> <p>Floor Captain Meeting 11:00 AM</p> <p>STAFF TRAINING 1:30 - 4:00 PM</p>
<p>11</p> <p>MOLC SNAP Benefits Enrollment & Recertification Workshop 10 AM - 2 PM</p>	<p>12</p> <p>ARUNDEL MILLS 10:00 AM - 1:30 PM</p> <p>HEALTH & VITALITY WORKSHOP 10:30AM</p>	<p>13</p> <p>MEGA MART LANGLEY PARK 10:30 AM-12:30 PM</p>	<p>14</p> <p>HEALTH & VITALITY WORKSHOP 10:30AM</p>	<p>15</p> <p>BINGO 2:30 PM</p>	<p>9</p> <p>TRADER JOE'S 10:30 AM - 12:00 PM</p>
<p>18</p> <p>HEALTH & VITALITY WORKSHOP 10:30AM</p>	<p>19</p> <p>WALMART 11:00 AM - 1:30 PM</p>	<p>20</p> <p>Chair Yoga w/Tina 2:30 PM</p>	<p>21</p> <p>AMISH MARKET 11:00 AM - 1:30 PM</p> <p>HEALTH & VITALITY WORKSHOP 10:30AM</p>	<p>22</p> <p>LIDL 11:00 AM - 1:00 PM</p>	<p>16</p>
<p>25</p> <p>SAFEWAY 10:30 AM - 12:30 PM</p>	<p>26</p> <p>MID-ATLANTIC 12:00 - 1:00 PM</p> <p>HEALTH & VITALITY WORKSHOP 10:30AM</p>	<p>27</p> <p>GIANT 10:30 AM - 12:30 PM</p>	<p>28</p> <p>HEALTH & VITALITY WORKSHOP 10:30AM</p>	<p>29</p>	<p>23</p>
<p>30</p>			<p>ROSS Coordinator Out of Office</p>		<p>30</p>



팔월 2025

요일	월요일	화요일	수요일	목요일	금요일	토요일
	<p>Happy Birthday To You</p> <p>Coleman, Brenda 8/8 Brown, Shirley 8/14 Freeman, Albert 8/15 Esquioja, Maria 8/25 Hong, Chong 8/25 Harvin, Tamara 8/29 Kilpatrick, Kathaleen 8/29</p>				<p>1</p> <p>선장 회의 오전 11시</p> <p>직원 교육 오후 1시 30분 - 오후 4시</p>	2
	<p>4</p> <p>쇼핑객 오후 10시 - 12시</p> <p>주민 자문 위원회 회의 오후 6시</p>	<p>5</p> <p>건강과 활력 워크숍 오전 10시 30분</p> <p>College Park National Night Out @ College Park Woods Clubhouse 오후 6시 30분~8시</p>	<p>6</p> <p>말하다 오전 9시 30분</p> <p>의자 요가 티나와 함께 오후 2시 30분</p> <p>알다-그린벨트 오후 11시 - 12시 30분</p>	<p>7</p> <p>유권자 등록 행사 오전 10시</p> <p>CAFB 배달 오전 10시 30분</p>	<p>8</p> <p>트레이더 조스 오전 10시 30분 - 오후 12시</p>	9
	<p>11</p> <p>MOLC SNAP 혜택 등록 및 재인증 워크숍 오전 10시 - 오후 2시</p>	<p>12</p> <p>아룬델 밀스 오전 10시 - 오후 1시 30분</p> <p>건강과 활력 워크숍 오전 10시 30분</p>	<p>13</p> <p>메가마트 랭글리 파크 오전 10시 30분 - 오후 12시 30분</p>	<p>14</p> <p>건강과 활력 워크숍 오전 10시 30분</p>	<p>15</p> <p>빙고 오후 2시 30분</p>	16
	<p>18</p> <p>건강과 활력 워크숍 오전 10시 30분</p>	<p>19</p> <p>월마트 오전 11시 - 오후 1시 30분</p>	<p>20</p> <p>티나와 함께하는 의자 요가 오후 2시 30분</p>	<p>21</p> <p>아미쉬 마켓 오전 11시 - 오후 1시 30분</p> <p>건강과 활력 워크숍 오전 10시 30분</p>	<p>22</p> <p>리들 오전 11시 - 오후 1시</p>	23
	<p>25</p> <p>세이프웨이 오전 10시 30분 - 오후 12시 30분</p>	<p>26</p> <p>중부 대서양 오후 12시 - 오후 1시</p> <p>건강과 활력 워크숍 오전 10시 30분</p>	<p>27</p> <p>거대한 오전 10시 30분 - 오후 12시 30분</p>	<p>28</p> <p>건강과 활력 워크숍 오전 10시 30분</p>	<p>29</p>	<p>30</p> <p>ROSS 코디네이터 부재중</p>
30						



SEPTEMBER



2025



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 Labor Day Holiday All Business Offices Closed	2 Health & Vitality 10:30 AM	3 ALDI (Beltsville) 11 - 12:30 PM Chair Yoga/w Tina 2:30 PM	4 Shoppers (CP) 10:15 AM - 12:15 PM CAFB Delivery 10:30 AM	5	6
7	8 Resident Advisory Board Meeting 6 PM	9 Arundel Mills 10 AM - 12:30 PM Health & Vitality 10:30 AM	10 UCAP Services 9:30 AM Save A Lot (Bladensburg) 10 AM - 12:30 PM Farmer's Market (UMD) 1:30 - 3:00 PM	11 Health & Vitality 10:30 AM	12 Trader Joe's (CP) 10:30 AM - 12:00 PM Bingo 2:30 PM	13
14	15 Senior Program Town Hall Meeting @ Attick Towers 10 AM	16 Walmart (Laurel) 10:00 AM - 12:30 PM Health & Vitality 10:30 AM	17 Chair Yoga/w Tina 2:30 PM	18 Amish Market 11:00 AM - 1:00 PM Health & Vitality 10:30 AM	19	20
21	22 Safeway (Greenbelt) 10:30 AM - 12:30 PM Health & Vitality 10:30 AM	23 LIDL (CP) 11:00 AM - 1:00 PM Health & Vitality 10:30 AM	24 GIANT 10:30 AM - 12:30 PM Movie Day 2:30 PM	25 BOC Meeting 10 AM	26 Bingo 2:30 PM	27
28	29 Health & Vitality 10:30 AM	30 Mid-Atlantic (Laurel) 12 - 1PM Health & Vitality 10:30 AM				

Lee, Bok	9/1
Chase, Richard	9/5
Kim, Neung	9/6
Hawk, Amber	9/23
White, Wendy	9/24
Evans, Victoria	9/25
Lewis, Maria	9/26
Wellington, Gloria	9/28



HAPPY
Birthday

OCTOBER 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	Helen Reniere 10/2 Constance Ferguson 10/2 Angie Kaldor 10/5 Linda Melton 10/6 Horace Williams 10/9 Duk Hwan Hwang 10/10	Sandra Stasulli 10/11 Mary Adams 10/12 Svetlana Gevorgov 10/14 Alfred Jones 10/18 Tae Park 10/25 James Edwards 10/29		2 CAFB Delivery 10:30 AM Shoppers (CP) 10:15 - 12:15	3 Chair Yoga w/Tina 2:30 PM	4
5	6 Health & Vitality Workshop 10:30 AM RAB Meeting 6 PM	7 Arundel Mills 10-12:30 PM Health & Vitality Workshop 10:30 AM	8 Giant Flu Clinic 10 AM Mid-Atlantic (Laurel) 10 - 12 PM Bible Study 2:30 PM	9 Health & Vitality Workshop 10:30 AM Save-A-Lot (Bladensburg) 12-2:30 PM	10 Bingo 12:30 PM	11
12	13 Indigenous People Day All Business Offices Closed	14 Giant (Greenbelt) 10:30 - 12:30 PM Health & Vitality Workshop 10:30 AM	15 Movie Day 12:30 PM	16 Health & Vitality Workshop 10:30 AM Amish Market 11 - 1 PM	17 Arts & Crafts 11:30 AM	18
19	20 Safeway (GB) 10:30 - 12:30 PM SNAP Benefits Workshop 10 - 1:30 PM	21 Health & Vitality Workshop 10:30 AM	22 Walmart (Laurel) 10 - 12:30 PM Bible Study 3:00 PM	23 BOC Meeting 10 AM College Park Early Voting 1-3 PM	24 ALDI (Beltsville) 11 - 12:30 PM Breast Cancer Awareness Spa Event 1:30 - 3:00 PM	25
26	27 Health & Vitality Workshop 10:30 AM	28 Health & Vitality Workshop 10:30 AM Trader Joe's (CP) 10:30 - 12 PM	29 Chair Yoga w/Tina 2:30 PM	30 Health & Vitality Workshop 10:30 AM	31  Halloween Friday Night Live!!	

십월 2025

일요일

월요일

화요일

수요일

목요일

금요일

토요일



헬렌 레니에르 10/2	Sandra Stasulli 10/11
콘스턴스 퍼거슨 10/2	Mary Adams 10/12
칼도르 10/5	Svetlana Gevorkov 10/14
린다 멜튼 10/6	Alfred Jones 10/18
호레이스 윌리엄스 10/9	Tae Park 10/25
덕환 황 10/10	James Edwards 10/29

2 CAFE 배달
오전 10시 30분
쇼핑객(CP)
10:15 - 12:15

3
티나와 함께하는 의자
요가
오후 2시 30분

4

5

6 건강과 활력 워크숍
오전 10시 30분
RAB 회의
오후 6시

7 아룬델 밀스
오후 10시~12시 30분
건강과 활력 워크숍
오전 10시 30분

8 거대 독감 클리닉
오전 10시
중부 대서양(로렐)
오후 10시 - 12시

9 건강과 활력 워크숍
오전 10시 30분
세이브-어-랏(블레이던스
버그)
오후 12시-오후 2시 30분

10
빙고
오후 12시 30분

11

12

13
원주민의 날 모든 사
업장 휴무

14 자이언트(그린벨트)
오후 10시 30분 - 12시 30분
건강과 활력 워크숍
오전 10시 30분

15 영화의 날
오후 12시 30분
성경 공부
오후 2시 30분

16 건강과 활력 워크숍
오전 10시 30분
아미쉬 마켓
오전 11시 - 오후 1시

17
예술 및 공예
오후 11시 30분

18

19

20 세이프웨이(GB)
오후 10시 30분 -
12시 30분
SNAP 혜택 워크숍
오후 10시 - 오후 1시 30분

21
건강과 활력 워크숍
오전 10시 30분

22
월마트(로렐)
오후 10시 -
12시 30분

23 BOC 회의
오전 10시
칼리지 파크 조기 투표
오후 1시~3시

24 ALDI(벨츠빌)
오후 11시 - 12시 30분
유방암 인식 스파 이벤트
오후 1시 30분 - 오후 3시

25

26

27
건강과 활력 워크숍
오전 10시 30분

28 건강과 활력 워크숍
오전 10시 30분
트레이더 코스(CP)
오전 10시 30분 - 오후 12시

29
티나와 함께하는 의자 요가
오후 2시 30분
성경 공부
오후 3시

30
건강과 활력 워크숍
오전 10시 30분

31
할로윈 프라이데이 나
이트 라이브!!



NOVEMBER 2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<p><i>Happy</i> <i>November</i></p>  <p>Yong Kim 11/6 De Gribble 11/6 Hinnant 11/11 en Lambert 11/16 ng Kang 11/16 Bondurant 11/17 y Jensen 11/20 ju Nirola 11/24 helle Jun 11/24 Soon Kim 11/27 la Rabbitt 11/27 ald Pelt 11/28 ye Akinruli 11/28 tte Barnes 11/29</p>						1
	3 RESIDENT ADVISORY BOARD MEETING 6 PM	4 SAFEWAY (GREENBELT) 10:30 AM - 12:30 PM HEALTH & VITALITY WORKSHOP 10:30 AM - 12:30 PM	5 ARUNDEL MILLS 10 AM - 12 PM LEVEL UP DIABETES AWARENESS 12 PM - 1 PM	6 HEALTH & VITALITY WORKSHOP 10:30 AM - 12:30 PM	7 A NIGHT @ THE CLARICE THEATRE 7 PM	8
	10 GROCERY OUTLET (BELTSVILLE) 11 AM - 1 PM ARTS & CRAFTS 2:30 PM	11 <i>Happy Veterans Day</i> BUSINESS - Office Closed	12 LEVEL UP DIABETES AWARENESS 12 PM - 1 PM BIBLE STUDY 2:30 PM	13 HEALTH & VITALITY WORKSHOP 10:30 AM - 12:30 PM GRIEF COUNSELING 2:00 PM	14 AMISH MARKET 10 AM - 12 PM BINGO 2:30 PM	15
	17 LIDL (CP) 1 - 3 PM	18 WALMART (Laurel) 10 AM - 12 PM Thanksgiving Celebration 1 PM	19 MIDATLANTIC (Laurel) 10 AM - 12 PM LEVEL UP DIABETES AWARENESS 12 PM - 1 PM	20 BOC Meeting 10 AM GRIEF COUNSELING 2:00 PM	21 ALDI (GREENBELT) 1:30 - 3:30 PM	22
	24 Giant (GB) 10 AM - 12 PM	25 MEGA MART (Adelphi) 10:30 AM - 12:30 PM HEALTH & VITALITY WORKSHOP 10:30 AM - 12:30 PM	26 BIBLE STUDY 2:30 PM	27 Happy Thanksgiving Office Closed	28 Thanksgiving Office Closed	29



2025년 11월

일요일	월요일	화요일	수요일	목요일	금요일	토요일
						1
 <p>김명 11/6 ope Gribble 11/6 a Hinnant 11/11 ren Lambert 11/16 ong Kang 11/16 d Bondurant 11/17 ary Jensen 11/20 anju Nirola 11/24 ichelle 윌 11/24 김호순 11/27 da Rabbitt 11/27 onald Pelt 11/28 toye Akinruli 11/28 ette Barnes 11/29</p>	3 주민 자문 위원회 회의 오후 6시	4 세이프웨이(그린벨트) 오전 10시 30분 - 오후 12시 30분 건강과 활력 워크숍 오전 10시 30분 - 오후 12시 30분	5 아문델 밀스 오전 10시 - 오후 12시 당뇨병에 대한 인식을 높이 세요 오후 12시 - 오후 1시	6 건강과 활력 워크숍 오전 10시 30분 - 오후 12시 30분	7 클라리스 극장에서의 밤 오후 7시	8
	10 식료품 아울렛(벨츠빌) 오전 11시 - 오후 1시 예술 및 공예 오후 2시 30분	11 Happy Veterans Day 사업 - 사무실 폐쇄	12 당뇨병에 대한 인식을 높이 세요 오후 12시 - 오후 1시 성경 공부 오후 2시 30분	13 건강과 활력 워크숍 오전 10시 30분 - 오후 12시 30분 슬픔 상담 오후 2시	14 아미쉬 마켓 오전 10시 - 오후 12시 빙고 오후 2시 30분	15
	17 리틀(CP) 오후 1시 - 3시	18 윌마트(로렐) 오전 10시 - 오후 12시 추수감사절 축하 오후 1시	19 미다틀랜틱(로렐) 오전 10시 - 오후 12시 당뇨병에 대한 인식을 높이 세요 오후 12시 - 오후 1시	20 BOC 회의 오전 10시 슬픔 상담 오후 2시	21 알디(그린벨트) 오후 1시 30분 - 오후 3시 30분	22
	24 자이언트(GB) 오전 10시 - 오후 12시	25 메가마트(아델피) 오전 10시 30분 - 오후 12시 30분 건강과 활력 워크숍 오전 10시 30분 - 오후 12시 30분	26 성경 공부 오후 2시 30분	27 추수감사절 사무 실 휴무	28 추수감사절 사무실 휴무	29



DECEMBER 2025

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 DXT Therapeutic 3-4 PM RAB Meeting 6-7 PM	2 SAFEWAY 12-2 PM	3 ARUNDEL MILLS 10 AM - 12 PM MANDATORY HOUSEKEEPING WORKSHOP 2:30 PM	4 CAPTIAL AREA FOOD BOX DELIVERY 10 AM Golden Senior Gala 11 AM -3 PM	5 MEDICARE ANNUAL ENROLLMENT 10 AM AMISH MARKET 10 AM - 12 PM	6
7	8 SNAP Benefit Workshop 10 AM GROCERY OUTLET 11 AM - 1 PM 1ST DAY - TREE TRIMMING EVENT 10 AM	9 Health & Vitality 10:30 AM MID-ATLANTIC 10 AM - 12 PM 2 ND DAY DOOR DECORATING CONTEST BEGINS	10 WALMART 10 AM - 12 PM 3RD DAY - CREATE YOUR XMAS STOCKING 2 PM	11 Health & Vitality 10:30 AM 4TH DAY GRAB BAG EVENT A Night @ The Clarice Theatre	12 5TH DAY - XMAS BINGO W/LUNCH 1:30 PM	13
14	15 LIDL 1-3 PM 6TH DAY - HOLIDAY MOVIE-A-THON 10 AM	16 Health & Vitality 10:30 AM 7TH DAY - HOLIDAY TREASURE HUNT 10 AM	17 GIANT (GREENBELT) 10 AM - 12 PM 8TH DAY - COOKIES & KARAOKE 2:30 PM	18 BOC Meeting 10 AM 9TH DAY - UGLY SWEATER FASHION CONTEST 2:15 PM	19 UCAP 9 - 11 AM 10TH DAY DOOR - DOOR CARROLLING 2:15 PM	20
21	22 MEGA MART (TAKOMA) 10:30 AM - 12:30 PM 11TH DAY XMAS TALENT CONTEST 2:00 PM	23 12TH DAY XMAS LUNCHEON 1:30 PM	24 CHRISTMAS EVE	25 MERRY CHRISTMAS Office Closed ROSS Coordinator on Vacation	26	27
28	29 GIANT (GREENBELT) 10 AM - 12 PM	30 Health & Vitality 10:30 AM SAFEWAY 10:30 AM - 12:30 PM	31 NEW YEAR'S EVE			

12월 2025

일요일	월요일	화요일	수요일	목요일	금요일	토요일
	1 DXT 치료학 오후 3시-4시 RAB 회의 오후 6시 - 7시	2 세이프웨이 오후 12시 - 오후 2시	3 아룬델 밀스 오전 10시 - 오후 12시 필수 하우스키팅 워크숍 오후 2시 30분	4 수도권 식품 박스 배달 오전 10시 굴든 시니어 갈라 오전 11시 - 오후 3시	5 메디케어 연간 등록 오전 10시 아미쉬 마켓 오전 10시 - 오후 12시	6
7	8 SNAP 혜택 워크숍 오전 10시 식료품점 오전 11시 - 오후 1시 1일차 - 나무 가지치기 행사 오전 10시	9 건강과 활력 오전 10시 30분 중부 대서양 오전 10시 - 오후 12시 2일차 도어 데코레이션 콘테스트 시작	10 칠마트 오전 10시 - 오후 12시 3일차 - 크리스마스 스타킹 만들기 오후 2시	11 건강과 활력 오전 10시 30분 4일차 그랩백 이벤트 클라리스 극장에서의 밤	12 5일차 - 크리스마스 빙고 및 점심 식사 오후 1시 30분	13
14	15 리들 오후 1시 - 3시 6일차 - 휴일 영화 마라톤 오전 10시	16 건강과 활력 오전 10시 30분 7일차 - 휴일 보물찾기 오전 10시	17 자이언트(그린벨트) 오전 10시 - 오후 12시 8일차 - 쿠키 & 노래방 오후 2시 30분	18 BOC 회의 오전 10시 9일차 - 뭉생긴 스웨터 패션 콘테스트 오후 2시 15분	19 UCAP 오전 9시 - 11시 10일차 문 - 문 캐럴링 오후 2시 15분	20
21	22 메가마트(타코마) 오전 10시 30분 - 오후 12시 30분 11일차 크리스마스 재능 콘테스트 오후 2시	23 12일째 크리스마스 오찬 오후 1시 30분	24 크리스마스 이브	25 MERRY CHRISTMAS 사무실 폐쇄 휴가 중인 ROSS 코디네이터	26	27
28	29 자이언트(그린벨트) 오전 10시 - 오후 12시	30 건강과 활력 오전 10시 30분 세이프웨이 오전 10시 30분 - 오후 12시 30분	31 새해 전야			

**Certifications of Compliance with
PHA Plan 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 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 10/26, 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 (24 CFR § 91.2).
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 (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
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 provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. 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.
6. 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 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include 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 2011-65);

- 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; and
 - 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 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. 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.
 12. 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.
 13. 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.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. 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.
 16. 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.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. 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.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. 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.
 21. 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 College Park

PHA Name

MD017

PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2026

_____ 5-Year PHA Plan for Fiscal Years 20_____ - 20_____

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 Executive Director

Name Board Chairman

Signature

Date

Signature

Date

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. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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.

**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: 09/30/2027

**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 for fiscal years _____ and/or Annual PHA Plan for fiscal
year _____ of the _____ is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or
strategies to:

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
State Consolidated Plan.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. **WARNING:** Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official:

Title:

Signature:

Date:

This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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.



**Annual
Statement
50075.1**

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0157
 Expires 1/31/2027

“Public reporting burden for this collection of information is estimated to average 2.2 hours including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.. The information requested is required to obtain a benefit. This form is used to verify allowable and reasonableness of grant expenses. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, Office of Policy Development and Research, REE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0157.

PHA Name	Grant Type and Number) Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: FFY of Grant Approval:
----------	--	---

- Type of Grant
- Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:
 Performance and Evaluation Report for Period Ending:
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 15) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 15)				
5	1480 General Capital Activity				
6	1492 Moving to Work Demonstration				
7	1501 Collateralization Expense / Debt Service Paid by PHA				
8	1503 RAD-CFP				
9	1504 RAD Investment Activity				
10	1505 RAD-CPT				
11	9000 Debt Reserves				
12	9001 Bond Debt Obligation paid Via System of Direct Payment				
13	9002 Loan Debt Obligation paid Via System of Direct Payment				
14	9900 Post Audit Adjustment				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0157
 Expires 1/31/2027

Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
15	Amount of Annual Grant:: (sum of lines 2 - 14)				
16	Amount of line 15 Related to LBP Activities				
17	Amount of line 15 Related Sect. 504, ADA, and Fair Housing Act Activities.				
18	Amount of line 15 Related to Security - Soft Costs				
19	Amount of line 15 Related to Security - Hard Costs				
20	Amount of line 15 Related to Energy Conservation Measures				
Signature of Executive Director *		Date		Signature of Public Housing Director	
				Date	

* I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties (18 U.S.C. § 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 5802)

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.



SCOPE OF WORK
HUD FORM 50075.2



Five Year Action Plan

2026-2030

Scope of Work

This project will benefit 108 low to moderate income families by maintaining repairs and ordinary maintenance and operation of the units at Attick Towers Apartments.

The scope of work for the Capital Fund Program project will comprise of three components:

1. Administration (Staff salaries, office supplies and administrative items, etc.)
2. Management Improvement (Training and Information Technology, etc.)
3. Operations-Major Projects Roof Replacement, Generator Replacement, Boiler replacement, Fence Enclosure, Elevator Modernization, etc. Routine Maintenance (Plumbing leaks, GFI replacement, Painting, Walkway Repairs, Appliance Replacement, Site Improvement, etc.)

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0157
Expires 3/31/2020

Part I: Summary Housing Authority of the City of College						
PHA Name/Number	<u>Park / MD017</u>	Locality (City/County & State)	College Park, Prince George's MD	Original 5-Year Plan	Revision No:	
A.	Development Number and Name	Work Statement for Year 1	Work Statement for Year 2 FFY	Work Statement for Year 3 FFY	Work Statement for Year 4 FFY	Work Statement for Year 5 FFY
		FFY <u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
	Housing Authority of the City of College Park/MD017					
B.	Physical Improvements Subtotal	Annual Statement				
C.	Management Improvements		\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
F.	Other					
G.	Operations		\$206,074.00	\$206,974.00	\$206,974.00	\$206,974.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$206,974.00	\$206,974.00	\$206,974.00	\$206,974.00
L.	Total Non-CFP Funds					
M.	Grand Total		\$256,974.00	256,974.00	\$256,974.00	\$256,974.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 3/31/2020

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY <u>2026</u>	Work Statement for Year <u>2</u> FFY 2027			Work Statement for Year: 3 FFY 2028		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	PHA -Wide			<u>PHA -Wide</u>		
Annual Statement	Dwelling Structure			<u>Dwelling Structure</u>		
	Boiler, Cooling Tower, Mod, REAC work items, Unit rehab/MOD, Plumbing, Electrical, HVAC repairs, Sidewalk repair, Roofing, Site improvement, appliance replacement, Extermination, camera installation, parking lot updates			<u>Operations</u> White Roofs, REAC work items, Unit rehab/MOD, Plumbing, Electrical, HVAC repairs, Sidewalk repair, Roofing, Site Improvement, appliance replacement, Extermination, camera installation, parking lot updates		
	Total for Acct 1406		<u>\$206,974.00</u>	Total for Account 1406		<u>\$206,974.00</u>
	<u>Administration</u> -Administration		<u>\$25,000.00</u>	<u>Administration</u> -Administration		<u>\$25,000.00</u>
	Total for Acct		<u>\$231,974.00</u>	Total for Account 1410		<u>\$231,974.00</u>
	<u>Fees and Costs</u> <u>- Architectural & Engineering Fees</u>			<u>Fees and Costs</u> - Architectural & Engineering Fees		
	Total for Acct 1430			Total for Account 1430		
	<u>Dwelling Equipment-Nonexpendable</u> <u>- Stoves and Refrigerators</u>			<u>Dwelling Equipment-Nonexpendable</u> - Stoves and Refrigerators		
	Total for Acct 1465.1			Total for Account 1465.1		
	<u>Non-Dwelling Equipment</u>			<u>Non-Dwelling Equipment</u>		
	Total for Acct 1475			Total for Account 1475		
	<u>Debt Services</u> <u>=Debt Repayment</u>			<u>Debt Services</u> =Debt Repayment		
	Total for Acct 1501			Total for Account 1501		
	Subtotal of Estimated Cost		<u>\$231,974.00</u>	Subtotal of Estimated Cost		\$231,974.00



May 23, 2026

Resolution LHA 26-1 HACCP Annual Plan 2026

A Resolution Approving the FY 2026 PHA Annual Plan, Authorizing the Chairman to sign applicable documents, and Authorizing the submission to the U.S. Department of Housing and Urban Development

WHEREAS, the Housing Authority of the City of College Park was created pursuant to § 17-104 of the Housing Authorities Law of the Annotated Code of the State of Maryland; and

WHEREAS, Section 511 of the Quality Housing and Work Responsibility Act (QHWRA) of 1998 created the Public Housing Agency Annual Plan requirement; and

WHEREAS, the Public Housing Annual Plan is a comprehensive guide to the Housing Authority of the City of College Park's policies, programs, operations, and strategies for meeting local housing needs and goals; and

WHEREAS, the Public Housing Agency Annual Plan is the mechanism through which the Housing Authority receives its capital funding; and

WHEREAS, the Housing Authority of the City of College Park anticipates receiving \$\$256,974.00 in capital funding for the plan years; and

WHEREAS, the Housing Authority did make the plan available and provide notice of a public hearing at least forty-five (45) days prior to the public hearing; and

WHEREAS, the Housing Authority did make the plan available to the public on its website, central administrative office, and property management sites; and

WHEREAS, the Housing Authority did hold public hearings where it received comments from the public; and



May 23, 2026

Resolution LHA 26-1 HACCP Annual Plan 2026

WHEREAS, the Housing Authority did meet with and received comments from the Resident Advisory Board; and

WHEREAS, the Housing Authority did review and respond to the oral and written comments received during the comment period; and

WHEREAS, the Housing Authority is required to submit the Public Housing Authority Annual Plan to the U.S. Department of Housing and Urban Development.

NOW THEREFORE BE IT RESOLVED THAT, the Board of Commissioners has reviewed the FY 2026 Annual and do hereby approve the FY 2026 Annual Plan.

BE IT FURTHER RESOLVED THAT, the Chairman is hereby authorized to sign applicable plan documents, and the staff is hereby authorized to submit the FY 2026 Annual Plan to the U.S. Department of Housing and Urban Development.

I hereby certify that the above Resolution is a true and exact copy of the Resolution adopted by the Board of Commissioners of the Housing Authority of the City of College Park at their regularly scheduled board meeting.

Resolved the 23RD day of May 2026

ATTEST:

Michelle Johnson
Executive Director

Arelis Pérez
Board Chairman



FIVE-YEAR ACTION PLAN 2026-2030

May 23, 2026

Resolution LHA 26-2 HACCP HUD FIVE-YEAR ACTION PLAN 2026-2030

WHEREAS, the Quality Housing and Work Responsibility Act of 1998 directed housing authorities to prepare a Five-Year Action Plan; and

WHEREAS, the Housing Authority of the City of College Park (HACCP) has prepared its Five-Year Action Plan for Federal Fiscal Years (FFs) 2026- 2030. The Agency's Five-Year Plan addresses the Authority's mission, goals, and objectives related to priority needs, operations, and programs for the fiscal year. Also, describing capital improvements needed to ensure the long-term viability of the agency's public housing development, and

WHEREAS, as permitted by regulations, HACCP has allocated portions of its projected CFP grant for administration, operations, and management improvements with the remaining funds dedicated to capital work items; and

WHEREAS, the Five-Year Action Plan was discussed with the HACCP Board of Commissioners on May, 28, 2026; and all comments were considered before finalizing the Five-Year Action Plan;

I hereby, certify that the above Resolution is a true and exact copy of the Resolution adopted by the Board of Commissioners of the Housing Authority of the City of College Park at their regularly scheduled board meeting.

Resolved the 23RD day of May 2026

ATTEST:

**Housing Authority of the City of College
Park, Maryland**

Michelle Johnson
Executive Director

Arelis Pérez
Board Chairman