

<p>B.</p>	<p>Plan Elements.</p>
<p>B.1</p>	<p>Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. The Housing Authority of the City of Frederick (HACF) is committed to promoting economic diversity within its Housing Choice Voucher (HCV) program. This policy outlines strategies to deconcentrate poverty and ensure that low-income families have access to neighborhoods with greater opportunities, lower poverty rates, and improved living conditions.</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p> <p>Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. Please see attachment for revised B.1 (c) Deconcentration Policy;</p>
<p>B.2</p>	<p>New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan</p> <p>Mixed Finance Modernization or Development. HACF has been successful in securing several key funding awards to support its development projects: Community Development Block Grant (CDBG) funding from the City of Frederick, designated for the expansion and renovation of the Ann K. Ryan Community Center. Strategic Demolition Funds from the State of Maryland allocated for the redevelopment of Lucas Village. Pro-development funding from the City of Frederick for Lucas Village, supporting the early stages of the project. Frederick County Deferred Loan Program funding commitment for Lucas Village. In addition to these awarded funds, HACF has applied for Low-Income Housing Tax Credits for the redevelopment of Lucas Village and is seeking additional Strategic Demolition Funds to further advance the project.</p> <p>Demolition and/or Disposition. The Housing Authority of the City of Frederick received HUD demolition approval to relocate 88 households for Lucas Village via a Section 18 demolition application, due to life, health and safety concerns. HACF will be utilizing Tenant Protection Vouchers to ensure the smooth transition of residents.</p> <p>Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). Ann K Ryan Community Center (Carver Community Center) has undergone extensive expansion and renovation. The completion of this project provides a renewed and enhanced community space, offering various services and amenities to the residents. Please see attached B.2 New Activities</p>
<p>B.3</p>	<p>Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. Please see attached B.3 Annual PHA Progress Report</p>

<p>B.4</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. HACF will be holding a Public Hearing to present the 2024 - 2028 Capital Improvements Plan. The most recent HUD Approved 5-Year Action Plan in EPIC was dated March 28, 2023.</p>
<p>B.5</p>	<p>Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> (b) If yes, please describe: Audit is not complete and is forthcoming</p>
<p>C.</p>	<p>Other Document and/or Certification Requirements.</p>
<p>C.1</p>	<p>Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>C.2</p>	<p>Certification by State or Local Officials. <i>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.</i></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. <i>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.</i></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. (a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> If yes, include Challenged Elements.</p>
<p>C.5</p>	<p>Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y <input type="checkbox"/> N <input type="checkbox"/> N/A <input checked="" type="checkbox"/> (b) If yes, please describe:</p>
<p>D.</p>	<p>Affirmatively Furthering Fair Housing (AFFH).</p>
<p>D.1</p>	<p>Affirmatively Furthering Fair Housing (AFFH). Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(e) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <div style="border: 1px solid black; padding: 5px;"> <p>Fair Housing Goal: Expand Affordable Housing Units: Increase the number of affordable housing units available over 5 years through new construction, renovation, or partnerships with developers.</p> <p><i>Describe fair housing strategies and actions to achieve the goal</i></p> <p>HACF will continue to manage existing new affordable housing development projects and remains open to submitting additional applications as funding opportunities arise to expand affordable housing. HACF may increase the number of project-based vouchers to further enhance housing affordability. o continue partnering with local governments, nonprofits, and businesses to leverage resources and support initiatives that benefit residents. HACF will continue partnering with local governments, nonprofits, and businesses to leverage resources and support initiatives that benefit residents.</p> </div>

Form identification: MD003-Frederick Housing Authority Form HUD-50075-ST (Form ID - 1488) printed by Stephanie Davis in HUD Secure Systems/Public Housing Portal at 10/03/2024 12:10PM EST

B.1 (c) Deconcentration Policy

Policy Purpose

The Housing Authority of the City of Frederick (HACF) is committed to promoting economic diversity within its Housing Choice Voucher (HCV) program. This policy outlines strategies to deconcentrate poverty and ensure that low-income families have access to neighborhoods with greater opportunities, lower poverty rates, and improved living conditions.

Goals

- Promote economic diversity within the HCV program.
- Increase access for HCV participants to neighborhoods with lower poverty concentrations.
- Foster long-term economic mobility for residents through strategic placement and supportive services.

Deconcentration Strategies

1. Mobility Counseling

HACF will provide mobility counseling services to assist voucher holders in locating housing in areas with lower poverty rates and greater access to jobs, education, and other resources. The counseling will include information on the benefits of moving to higher-opportunity neighborhoods, as well as assistance with identifying units, negotiating with landlords, and understanding the housing search process.

2. Regional Cooperation

HACF will work with neighboring housing authorities to promote regional cooperation. This collaboration will facilitate the ability of voucher holders to move to nearby jurisdictions with lower concentrations of poverty, higher-quality housing options, and greater access to economic opportunities.

3. Portability of Vouchers

HACF will emphasize and facilitate the portability of vouchers, allowing participants to move across jurisdictions. This will allow HCV participants to relocate to areas outside of the City of Frederick, where economic opportunities and lower poverty concentrations may exist.

Supportive Services

HACF will provide or coordinate access to supportive services for HCV participants. These services will include, but are not limited to, job training, financial literacy

programs, educational resources, and transportation assistance. The goal of these services is to help residents improve their economic standing and maintain housing stability in lower-poverty areas.

The Housing Authority will actively encourage participation in the FSS program as part of its broader strategy to enhance economic mobility and foster inclusive, thriving communities. Through the FSS program, residents of public housing and recipients of Housing Choice Vouchers (HCV) will have access to tailored case management services, enabling them to set and achieve economic self-sufficiency goals, such as gaining employment, pursuing education, and improving financial stability. As participants increase their income, and in turn their FSS escrow account which they can access upon successful completion of their goals, families will be empowered to improve their economic standing and transition into more economically diverse neighborhoods, thereby reducing poverty concentrations and promoting mixed-income communities.

Implementation and Monitoring

HACF will regularly monitor the outcomes of this Deconcentration Policy to ensure that it is meeting its goals of reducing poverty concentrations and increasing economic mobility for its residents. Annual reviews of HCV mobility and landlord participation will be conducted to assess the effectiveness of the strategies outlined in this policy. Adjustments will be made as necessary to ensure continued success. The Housing Authority of the City of Frederick is committed to promoting fair housing practices and creating vibrant, inclusive communities through the effective implementation of this Deconcentration Policy.

B.2 New Activities

Early Childhood Support: Expand access to early education and support services for young families by utilizing Early Head Start for our families to access affordable childcare.

Health and Wellness: Improve health Services and wellness programs for all ages by partnering with Each one Teach One for meditation and yoga as well as HHS on the go and other community partners

Family Center: Provide structured activities and programs based on family needs by having ongoing program each night of the week to help gain a sense of routine and stability for our families as well as biweekly evening family workshops with a variety of topics.

Innovation and Growth

Tenant Services: Strengthen partnerships, enhance outreach, and explore new opportunities using the Carver Community Center and planning regular engagement opportunities for all Public Housing residents.

New Affordable Housing Development: HACF remains open to submitting additional applications as funding opportunities arise to expand affordable housing offerings. Furthermore, the authority may increase the number of project-based vouchers to further enhance housing affordability. To support these initiatives, HACF will actively pursue other grants, programs, and funding sources as they become available.

B. 3 Annual PHA Progress Report

Lucas Village: HACF successfully completed the relocation of 88 households from Lucas Village, utilizing Tenant Protection Vouchers to ensure the smooth transition of residents.

Foundry Square: Foundry Square has seen significant progress, with the construction of 152 new affordable apartments now complete. The development includes 96 units designated for seniors and 56 for families, with 8 units supported by project-based vouchers.

Madison on North Market: HACF has secured Low-Income Housing Tax Credits to fund the construction of 60 new affordable housing units at Madison on North Market, which will include 8 project-based vouchers. The development process is set to commence with the objective of completing construction by the beginning of 2027.

Ann K Ryan Community Center (Carver Community Center) has undergone extensive expansion and renovation. The completion of this project provides a renewed and enhanced community space, offering various services and amenities to the residents.

HACF Website: The Housing Authority of the City of Frederick created a new website, making it more user-friendly, provides current information, and offers alternative options for residents to pay rent online.

Grant and Other Funding Applications & Awards:

HACF has been successful in securing several key funding awards to support its development projects:

- o \$837,500 in Community Development Block Grant (CDBG) funding from the City of Frederick, designated for the expansion and renovation of the Ann K. Ryan Community Center.
- o \$500,000 in Strategic Demolition Funds from the State of Maryland, allocated for the redevelopment of Lucas Village.
- o \$1,000,000 in pre-development funding from the City of Frederick for Lucas Village, supporting the early stages of the project.
- o \$2,000,000 Frederick County Deferred Loan Program funding commitment for Lucas Village.
- o \$900,000 in pre-development funding from the City of Frederick for Madison on North Market, supporting the land acquisition costs.

In addition to these awarded funds, HACF has applied for Low-Income Housing Tax Credits for the redevelopment of Lucas Village and is seeking additional Strategic Demolition Funds to further advance the project.

**C.1 Resident Advisory Council Meeting
September 10, 2024**

SUBJECT: Presentation of the PHA Annual Plan

Housing Authority staff Reviewed the proposed FY 2025 PHA Annual Plan. Staff reviewed New Activities planned for implementation.

Staff Presented	Residents Comments	Staff Remarks
<p>Early Childhood Support: Expand access to early education and support services for young families. Utilizing Early Head Start for our families to access affordable childcare.</p>	<p>Carver - Residents request that programs be implemented that address not just Seniors and Children but Families particularly Parents with programs such as: "learning to budget and manage money"</p> <p>Lincoln - 1. Tutoring and Mentoring programs for every child 5 and up. 2. Learning center for pre-head start for all children in communities. 3. A program like Big Brother and Big Sisters come and educate the communities. 4. Revamp the PAL center and put it at either Carver or Lincoln communities.</p> <p>Catoctin Manor – There is a need for support services for young families. Help with childcare for residents within the head start program.</p>	<p>Low-income families face many hardships and often on their own. It would be helpful to families if Carver had their own case workers. -This could possibly be done by reaching out to colleges like Hood and Frederick Community College where there may be students in need of internships.</p>
<p>Health and Wellness: improve health Services and wellness programs for all ages by partnering with Each one Teach One for meditation and yoga as well as HHS on the go and other community partners</p>	<p>Carver - Educational classes/training in financial areas such as building credit and using unit prices while grocery shopping.</p>	<p>This could possibly be achieved by reaching out to Community Partners, colleges like Hood and Frederick Community College where there may be students in need of internships.</p>

	<p>Lincoln - 1. Reading, writing, and bilingual classes are offered to residents. 2. Technology classes about computers and phones for adult and senior residents.</p> <p>Catoctin Manor - We need wellness activities that help people change and improve their health. Offering yoga classes for families, children, and seniors in the community.</p>	
<p>Family Center: Provide structured activities and programs based on family needs by having ongoing program each night of the week to help gain a sense of routine and stability for our families as well as biweekly evening family workshops with a variety of topics.</p>	<p>Carver - Educational classes/training and guidance in learning about Credit and home loans.</p> <p>Lincoln - 1. Complete computer, printer, copies set up in all community centers for residents to access . 2. Parenting and caregiver classes for children with special needs.</p> <p>Catoctin Manor - Games that focus on health and wellness. Having family workshops with their children.</p>	<p>This could be attained by partnering with local college students volunteering to host and guide study meetings and be there for educational support and guidance.</p> <p>Hosting a monthly family game night with snacks and drinks could help encourage families to pause and spend time with each other participating in a bonding activity that could lead to positive nurturing, development, and learning skills for both parents and children. -This could be done with the help of the community council and Family Services coming together to ensure there are board games and snacks and drinks within each Community Center.</p>
<p>Tenant Services: Strengthen partnerships, enhance outreach, and explore new opportunities using the Carver Community Center and plan regular engagement opportunities for all Public Housing residents.</p>	<p>Carver - Staff make themselves more available by scheduling enough time during community events that would give residents would a chance to know the</p>	<p>- This could be achieved with the help of Main HACF office staff, residential councils and Family Services</p>

	<p>members of the community, which will allow the community members to know that they are safely able to come to you when issues arise.</p> <p>Lincoln - 1. There should be social gatherings with residents, housing authority staff and HACF board members annually. 2. All new HACF employees from all departments, especially maintenance, are introduced to the residents on a quarterly basis. We should see a picture of them and know their new role on a flyer and on website.</p> <p>Catoctin Manor – HACF should create more opportunities for all public housing residents.</p>	
--	---	--

C.2 Certification by Local Official

**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 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Ruth Waxter, the Assistant Director of Housing
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and Annual PHA Plan for fiscal year 04/25 of
the Housing Authority of the City of Frederick
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

City of Frederick

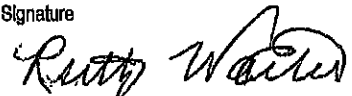
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR ss 903.7 (o) (3) and 903.15.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

The goals, objectives and planned activities of the Housing Authority of the City of Frederick set forth in the PHA Annual Plan and the Five-year Agency Plan support the primary goal of the Consolidated Plan to provide assistance to low-and moderate-income households in the forms of affordable housing opportunities, suitable living environments, and supportive services related to residential, financial, and social stability.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Ms. Ruth Waxter	Assistant Director of Housing
Signature	Date
	October 1, 2024

**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**

RESOLUTION # 721

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 04/25 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 04/01/2025, 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 identity, 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).

The Housing Authority of the City of Frederick
PHA Name

MD003
PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2025

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
<div style="border: 1px solid black; display: inline-block; padding: 5px;">E. Kevin Lollar</div>	<div style="border: 1px solid black; display: inline-block; padding: 5px;">Bernard W. Brown</div>
Signature	Signature
Date <u>9/24/24</u>	Date <u>9-24-24</u>