



YEAR PLAN

HAVRE DE GRACE HOUSING AUTHORITY
FY 2025 - 2029

5-Year PHA Plan (for All PHAs)

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

OMB No. 2577-0026
Expires: 09/30/2027

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-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

A. PHA Information

A.1 **PHA Name:** Havre de Grace Housing Authority **PHA Code:** MD0012

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/2024

The Five-Year Period of the Plan (i.e. 2019-2023): FY2025 - FY2029

PHA Plan Submission Type: ☒ 5-Year Plan Submission ☐ Revised 5-Year Plan Submission

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.

This plan will be posted on the Havre De Grace City's website at:

<https://havredegracemd.gov/>, and hard copies will be available at the Central Administrative Office/AMP for the Havre De Grace Housing Authority (HDGHA), which is located at 101 Stansbury Court, Havre de Grace, MD 21078. Notices will be mailed to all HDGHA public housing residents to provide them with the information about how they can access the Plan.

HDGHA is a Qualified PHA, and pursuant to Notice PIH 2025-18 (HA) is not required to complete and submit Annual Plans. The required annual Civil Rights Certification will be submitted, along with this 5 Year Plan, electronically to HUD via form HUD 50077-CR, and HDGHA will carry out the annual public hearing requirements.

☐ 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. Required for all PHAs completing this form.

B.1	Mission. State the PHA’s mission for serving the needs of low-income, very low-income, and exxtremely low-income families in the PHA’s jurisdiction for the next 5 years. HDGHA’s mission is to provide and develop quality affordable housing opportunities for individuals and families while promoting self-sufficiency, economic mobility and neighborhood revitalization. In August 2025, the Housing Authority of Baltimore City (HABC) took on the management of HDGHA and performed an overall assessorment of HDGHA’s operations, housing portfolio and related programs. The information included in this Plan is based on key findings from HABC’s assessment, and the goals outlined reflect a new path forward for HDGHA to successfully fulfill its mission.
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B.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next 5 years.

1. Achieve excellence in property management and related services provided to HDGHA residents to improve living conditions in and around HDGHA's public housing community and increase customer satisfaction.
 - Identify immediate, short- and long-term maintenance needs and establish plans to address them
 - Develop a work order system to submit and track work order requests; track status of vacant units and put procedures in place related to turning these units
 - Explore public safety initiatives
2. Improve program compliance, performance, reporting and accountability.
 - Establish quality control protocols for resident files and record keeping
 - Review and update current Admissions and Continued Occupancy Policies (ACOP)
 - Implement policies to meet requirements for program administration such as rent calculation and collection, lease enforcement, recertifications, verifications, etc.
 - Identify technology needs and create an implementation plan which will include website redesign
3. Improve the productivity and cost effectiveness of HDGHA's operations.
 - Perform an agency-wide staffing assessment to strengthen productivity and efficiency in HDGHA's operations
 - Develop standard operating procedures for all departments, including compliance requirements for program administration
 - Review contracts related to property maintenance/management to ensure they are being fulfilled; review and implement new procurement policies
4. Leverage resources and build partnerships to assist in providing supportive services for HDGHA residents.
 - Recruit Resident Advisory Board/Tenant Council participants
 - Review effectiveness of resident services programs and implement changes to promote participation and enhance outcomes
 - Create an action plan to update the resident services program policies, ensure staff is adequately trained to administer programs, implement quality control measures for resident files and escrow accounts, establish strong partnerships to promote coordination between participants and support service providers.
5. Begin planning process for the long-term preservation of HDGHA's public housing.
 - Perform Physical Needs Assessment
 - Survey residents to identify housing needs and conduct robust outreach efforts to inform residents of possible repositioning options and gain community input
 - Issue Request for Qualifications (RFQ) to engage partnerships and begin planning process to explore alternative financial platforms for HDGHA's public housing portfolio, e.g. Rental Assistance Demonstration (RAD) or other feasible platforms

B.3 **Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

The information in this section is based solely on HABC's initial assessment of HDGHA and may not encompass the full scope of work performed and progress made by HDGHA in furtherance of these goals over the last five years.

Goal 1: Achieve excellence in property management.

HDGHA did not achieve the objectives under this goal, which were to improve quality of assisted housing by improving public housing management, increasing customer satisfaction, renovating or modernizing public housing units and remaining compliant with HUD and local rules and regulations. HABC is in the process of creating a plan to help HDGHA achieve excellence in property management and related services which includes elements described in Goals 1 and 5 above in Section B2.

Goal 2: Achieve excellence in the management of the public housing program and enforce compliance.

HDGHA did target its available assistance to low- and very low-income households. It is unclear whether HDGHA adopted rent policies to encourage work or targeted available assistance to families with disabilities. HDGHA did not successfully improve management or adhere to quality control procedures and HUD requirements. HABC is in the process of creating a plan to help HDGHA achieve excellence in the management of its public housing program and enforce compliance as outlined in Goal 2 above in Section B2.

Goal 3: Implement public safety programs that promote the well-being of our neighborhoods and the accountability of program participants.

It is unclear that HDGHA has implemented any specific public safety programs. HABC is in the process of exploring public safety initiatives for HDGHA to implement as stated in Goal 1 above in Section B2.

Goal 4: Engage other institutions to leverage resources and assist in promoting economic enhancement and support services for PHA residents.

While HDGHA does administer Family Self-Sufficiency (FSS) and Resident Opportunities and Self-Sufficiency (ROSS) programs, there does not seem to be partner engagement to leverage resources for supportive services. An action plan to improve and enhance these programs is in process as described in Goal 4 above in Section B2.

Goal 5: Improve the productivity and cost effectiveness of HDGHA's operation

This goal was not sufficiently achieved. HABC is in the process of implementing measures towards this goal as described in Goal 3 above in Section B2.

Goal 6: Improve program compliance, reporting, performance and accountability

This goal was not sufficiently achieved. HABC is in the process of implementing a wide range of compliance and reporting measures as described in Goal 2 above in Section B2.

Goal 7: Maximize relationships and initiatives to deliver sound and effective services

This goal was not sufficiently achieved and is incorporated into Goal 4 above in Section B2.

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of survivors of domestic violence, dating violence, sexual assault, or stalking.

HDGHA has incorporated provisions, including notification, from the Violence Against Women Act (VAWA) into its Admissions and Continued Occupancy Policies (ACOP) and the Public Housing Dwelling Lease. The Public Housing program has notified residents that the provisions of VAWA have been adopted in these policy documents and whom they should contact in the event that they are a victim of or are facing lease violations for an actual or threatened domestic abuse incident.

It has been noted that HDGHA's VAWA policy is outdated, and HABC is in the process of updating it to comply with all HUD requirements and ensure resident awareness of the VAWA policy. The updated policy will be provided to HUD and included in the ACOP and Dwelling Lease. HDGHA staff will be trained on VAWA policies and procedures.

B.5	Project-Based Activities. If a PHA intends to select one or more projects for project-based assistance without competition in accordance with 24 CFR 983.51(c), the PHA must include a statement of this intent. N/A
C. Other Document and/or Certification Requirements.	
C.1	Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. Significant Amendment or Substantial Deviation/Modification, as referenced in the quality Housing and Work Responsibility Act of 1998, Section 511 (g), to the annual plan may not be adopted, other than at a duly called meeting of the governing board of the public housing agency that is open to the public after a 45-day public notice and may not be implemented until the notification of the amendment or modification is provided to the Department of Housing and Urban Development (HUD) and approved. The following amendments or modifications are not defined as being significant, and will not be subject to a public meeting with a 45-day public notice and notification to HUD: 1. The transfer of work projects, from one grant year to another in the Capital Fund Program (fungibility), which are included in the approved Capital Fund Program 5-Year Action Plan; 2. The transfer of funds in the Capital Fund Program from one line item to another within the same grant year budget; 3. Additional work projects funded by the Capital Fund Program not included in the 5-Year Action Plan, which have been deemed to be emergencies; 4. Policy changes resulting from HUD or other federal agency mandates, regulations, or directives; and 5. Any changes to the Public Housing ACOP which are not specifically described in the HUD PHA 5-Year and Annual Plan or required PHA Plan elements.

C.2	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y N ☐ ☐ (b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. Comments to the 5-Year PHA Plan made by the RAB and decisions made on these recommendations will be attached.
C.3	Certification by State or Local Officials. 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. The Certification by State or Local Officials of PHA Consistency with the Consolidated Plan will be submitted as an electronic attachment to the PHA Plan via HUD Form 500-77 SL.
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y N ☐ ☐ (b) If yes, include Challenged Elements. Any challenged elements along with the PHA's response will be attached.