

<b>Streamlined Annual PHA Plan</b> <i>(Small PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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**NOTE: THIS FORM IS BEING USED ON AN OPTIONAL BASIS BY BATH HOUSING AUTHORITY. Bath Housing Authority (ME019) is a Qualified PHA and HERA exempted qualified PHAs from the requirement to prepare and submit an annual plan. BHA is required to annually hold a public hearing regarding any changes to the goals, objective, and policies of that Agency and invite public comment regarding such changes. BHA has elected to use Streamlined Annual PHA Plan to guide its Annual Public Hearing.**

**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, including changes to these policies, and informs 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- income, very low- income, and extremely low- income families

**Applicability.** The Form HUD-50075-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, HCV-Only PHA, or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers 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.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and 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 housing choice vouchers combined and is not PHAS or SEMAP troubled.

A. PHA Information.						
A.1	PHA Name: Bath Housing Authority PHA Type: <input checked="" type="checkbox"/> Small PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2025 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units N/A    Number of Housing Choice Vouchers (HCVs) 253 Total Combined 253 PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission				PHA Code: ME019	
<p><b>Availability of Information.</b> 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. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. 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. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)</p>						
		<b>Participating PHAs</b>	<b>PHA Code</b>	<b>Program(s) in the Consortia</b>	<b>Program(s) not in the Consortia</b>	<b>No. of Units in Each Program</b>
						<b>PH</b>
						<b>HCV</b>
		Lead PHA:				

<p><b>B.5</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p><b>Plan Elements Submitted All Other Years (Years 1-4).</b> Required elements for all other fiscal years. This section does not need to be completed in years when a Small PHA is submitting its 5-Year PHA Plan.</p>	
<p><b>B.1</b></p>	<p><b>New Activities</b></p> <p>(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  <input type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods  <input type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.  <input type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.  <input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.  <input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.  <input type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.  <input type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.  <input 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.</p> <p>(c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan.</p> <p>(d) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
<p><b>B.2</b></p>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p>
<p><b>C Other Document or Certification Requirements for Annual Plan Submissions.</b> Required in all submission years.</p>	
<p><b>C.1</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N  <input checked="" 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><b>SEE ATTACHMENT B</b></p>
<p><b>C.2</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <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>Per PIH-2015-18 (HA), Qualified PHAs are only responsible for submitting 50077-SL once every five PHA fiscal years; see ME019 Five-Year Plan for FY2025-2029.</p>

D.1

**Affirmatively Furthering Fair Housing.**

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item

**Fair Housing Goal:**

*Describe fair housing strategies and actions to achieve the goal*

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**Mixed Finance Modernization or Development.** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6/mfph#4](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4)

**Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including name, 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; 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. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm). (24 CFR §903.7(h))

**Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe 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; 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: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

**Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program.** 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. See additional guidance on HUD's website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

**Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan (24 CFR §903.7(b)).

**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 Community Facilities Grants or Emergency Safety and Security Grants).

**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(r)(1))

**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))

**B. Annual Plan Elements Submitted All Other Years (Years 1-4).** PHAs must complete this section during years where the 5-Year Plan is also due. (24 CFR §903.12)

**B.1 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."

**Hope VI or Choice Neighborhoods.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at: [https://www.hud.gov/program\\_offices/public\\_indian\\_housing/programs/ph/hope6](https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6). (Notice PIH 2010-30)

**Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

**Demolition and/or Disposition.** With respect to public housing only, 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: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm). (24 CFR §903.7(h))

**Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe 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; 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: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

Public reporting burden for this information collection is estimated to average 7.02 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

## ATTACHMENT A

The period of 2020 – 2024 is notable for the COVID-19 pandemic and post pandemic recovery. It was a rollercoaster of unpredictability – like running a marathon when the course keeps changing and the finish line keeps moving.

Bath Housing is a small organization with an outsized impact, as evidenced by its accomplishments in the past five years. Highlights include completion of Streamlined Voluntary Conversion, designation as a Moving To Work entity, and transition to active real estate development, all while improving day-to-day relationships with residents, efficiency, and ability to serve as a resource locally and statewide.

### I. Relationships

#### ***A. Provide extraordinary customer service for current and prospective residents of Bath Housing properties.***

“I feel cared for” is what we love to hear at Bath Housing. During the pandemic, we heard it a lot. We met and exceeded our high customer service standards by pivoting quickly and often to meet the evolving needs of residents during this challenging time. Services during the pandemic (as always) were driven by regular needs assessments with residents. Overall, resident services focus has been on transportation, food security, digital equity, climate change, and wellness. Examples include:

##### Transportation

- Free Rides program providing taxi vouchers for food and medical needs (during the pandemic) and bus passes (after the pandemic).

##### Food Security

- Cooking for Community meal delivery, which transitioned to on-site food pantries and weekly meal delivery through our new partnership with Midcoast Hunger Prevention Program.

##### Wellness

- Flu and COVID vaccine clinics and booster clinics.
- A/C loaner program
- Dental Clinics

##### Digital Equity

- Transition to fiber (2023), addition of free WiFi in all community rooms (2022) and implementation of digital support (when).

Over the five years, we have taken a “continuous improvement” approach to resident communication, with regular adjustments to the infamous *Scuttlebutt* monthly newsletter (moving to on-line for families and continuing print for older adults). We’ve added an automated calling system for reminders and sharing of critical or timely information. And we’ve significantly improved our maintenance communication and quality control – related to the work order process and capital needs assessment and implementation. This included an overhaul of the maintenance plan and transition to using work orders for preventative tasks.

- iv) 2023: 96%
- v) 2024: TBD

**B. Development and Preservation of Housing (with BHDC)**

- o The Uptown – 2020 – 6/1/2022
- o 806 Middle
- o 19 Oak Street
- o 57 Chestnut Street
- o 520 Centre Street
  - Bought
  - Financing
  - Construction Start 4/1/2024
- o Congress Corridor
  - 150 Congress (June 2022 acquisition)
  - Master Plan 2023
  - Phase I kicked off with permitting 8/2024
  - Phase 3 P&S 5/28/2024
- o 540 Centre Street
  - CDS funding March 2024

**C. Comfortably Home**

This grant funded program run by Bath Housing Development Corporation makes free home modifications to help older adult homeowners live safely and independently. MaineHousing provided funding to replicate the program across the state and engaged Bath Housing to lead the Learning Community in 2020. This program was used as one of two models for HUD's Older Adult Home Modification Program, released in May 2021. The program served:

YEAR	NUMBER PARTICIPANTS
2020	20
2021	40
2022	45
2023	45
2024	TBD

**D. Voucher Program**

- Implemented and stabilized a 29-unit MainStream Voucher Program; 2021 almost fully utilized; 93% and 95% in 2022)
- Project Base Vouchers (2024 The Uptown)
- Landlord incentive programs (internal in 2020 then to MAPHD WHEN – still going), landlord engagement and simplified HCV communication to participants and landlords
- Bid and engaged Augusta HA as third party HQS inspector for three-year term (2022)
- Applied for and received waiver from HUD for 120% Payment Standards (2023 and 2024)
- MTW (granted March 2024)
- SEMAP Scores range (100 in 2023)
- Syracuse student DEIA project related to HCV program (2022)
- Geographic preference change to county
- Admin Plan updated (2024)

- Transition staff retirement plan to EMPOWER (2022)
- Training of staff for HUD NSPIRE and HOTMA (not yet implemented)
- Conversion to AASC on-line for resident services data



**Certifications of Compliance with  
PHA Plan and Related Regulations  
(Small 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 \_\_\_ 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 \_\_\_\_\_ in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g 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 to Fair Housing Choice (AI) or Assessment of Fair Housing (AFH) as 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 Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (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 certifies that the following policies, programs, and plan components have been revised since submission of its last Annual PHA Plan (check all policies, programs, and components that have been changed):
  - \_\_\_ 903.7a Housing Needs
  - \_\_\_ 903.7b Deconcentration and Other Policies Governing Eligibility, Selection, Occupancy, and Admissions Policies
  - \_\_\_ 903.7c Financial Resources
  - \_\_\_ 903.7d Rent Determination Policies
  - \_\_\_ 903.7h Demolition and Disposition
  - \_\_\_ 903.7k Homeownership Programs
  - \_\_\_ 903.7r Additional Information
    - \_\_\_ A. Progress in meeting 5-year mission and goals
    - \_\_\_ B. Criteria for substantial deviation and significant amendments
    - \_\_\_ C. Other information requested by HUD
      - \_\_\_ 1. Resident Advisory Board consultation process
      - \_\_\_ 2. Membership of Resident Advisory Board
      - \_\_\_ 3. Resident membership on PHA governing board

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

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).

\_\_\_\_\_  
PHA Name

\_\_\_\_\_  
PHA Number/HA Code

\_\_\_\_ 5-Year PHA Plan for Fiscal Years 20\_\_\_\_ - 20\_\_\_\_

Annual PHA Plan for Fiscal Year 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 of 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.

**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, and informs 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- income, very low- income, and extremely low- income families

**Applicability.** Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

<b>A.</b>	<b>PHA Information.</b>				
A.1	<b>PHA Name:</b> Bath Housing Authority _____ <b>PHA Code:</b> ME019  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): 01/2024__ <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission  <p><b>Availability of Information.</b> 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. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. 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. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>Bath Housing Authority, pursuant to the Public Housing Reform Act, has developed a Five-Year Action Plan for the period beginning January 1, 2025. The plan is available for review during normal business hours at Bath Housing Authority, 80 Congress Avenue, Bath, ME. The plan is also posted at bathhousing.org.</p>				
	<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)				
	<b>Participating PHAs</b>	<b>PHA Code</b>	<b>Program(s) in the Consortia</b>	<b>Program(s) not in the Consortia</b>	<b>No. of Units in Each Program</b>
					<b>PH</b> <b>HCV</b>
	Lead PHA:				

## **ATTACHMENT A: 2025-2029 Goals & Objectives**

Bath Housing has a vision that our region is vibrant, resilient, and inclusive, and that everyone who works here, grew up here, wants to stay here or wants to come here has a reasonable opportunity to live here. We envision local policies that support diverse housing opportunities because a range of housing options can meet the varied and changing needs of an economically and increasingly racially diverse population (including current residents and newcomers alike). We hope our communities will engage in an examination and analysis of existing and potential regulations to ensure compatibility with the stated housing goals. And finally, our vision is that housing efforts will be approached collaboratively, with regional partners including neighboring community members, municipalities, non-profits and for-profit developers.

### **Priorities and Strategies**

#### **I. Relationships**

As an organization devoted to housing solutions, **we rely on relationships—both internal and external.** These relationships depend on developing trust over time through consistent, credible actions and interactions. External relationships are needed to attract funding, create effective policies, develop properties, and forge new solutions. Strong and positive relationships among our team are essential to achieve our mission. And finally, the well-being of the individuals we serve depends on their sense of relationship to Bath Housing. Do they feel that their needs are important? Do they feel a sense of community? Have we embedded equity and inclusion into every aspect of our work? In short, relationships are the foundation for much of our work. The strategies below are intended to strengthen our relationships in key areas: residents, staff, external stakeholders, and community organizations.

#### *Strategies*

A. To provide extraordinary customer service for current and prospective **residents of Bath Housing properties**, we will:

1. Treat each person with courtesy, compassion, and respect, regardless of circumstances.
2. Provide residents with information important to them in a timely manner.

This will be measured through resident satisfaction surveys with a goal of 90% satisfaction.

### III. Advocacy

Creating housing options involves an extensive and varied array of stakeholders, regulations, policies, and funding. Our priority is to work with the public and private sectors to develop the policies, funding, and coalitions necessary to make substantial progress. We also will work to build awareness of the importance of stable, affordable housing to the social and economic vitality of communities.

#### *Strategies*

A. To **improve public policies** leading to more and better housing options, we will:

1. Continue to foster a close, positive working relationship with funders and regulators, MaineHousing and HUD.
2. Maintain and grow relationships with municipal officials in our service area, with attention to a wide range of strategies including zoning changes, short-term housing ordinances, disposition of municipally owned properties, tax incentives, etc.
3. Seek opportunities to provide information and respond to requests from public officials—at all levels of government.

B. To **build awareness** of the importance of housing in creating a vibrant, stable community, we will:

- A. Work closely with Bath Housing Authority to build a landlord network to increase and enhance voucher utilization, with a goal of stabilizing landlord participation at or above 40 partner landlords.
- B. Promote and share Bath Housing's efforts around housing navigation.
- C. Seek opportunities to emphasize the centrality of housing to improve educational achievement, health and wellness, employment, substance use, and other major social indicators.
- D. Develop the internal structure and capacity to be effective in external communication; e.g., staff roles, website redesign, and targeted communications.

### IV. Capacity Building

A principal area of focus is to **align growth with capacity**. A number of capacity building strategies are included in other sections of this plan, including staff development and the cultivation of external resources. The items below relate primarily to the operational areas of forecasting, funding, financial systems, and technology.

## **ATTACHMENT B**

The period of 2020 – 2024 is notable for the COVID-19 pandemic and post pandemic recovery. It was a rollercoaster of unpredictability – like running a marathon when the course keeps changing and the finish line keeps moving.

Bath Housing is a small organization with an outsized impact, as evidenced by its accomplishments in the past five years. Highlights include completion of Streamlined Voluntary Conversion, designation as a Moving To Work entity, and transition to active real estate development, all while improving day-to-day relationships with residents, efficiency, and ability to serve as a resource locally and statewide.

### **I. Relationships**

#### ***A. Provide extraordinary customer service for current and prospective residents of Bath Housing properties.***

“I feel cared for” is what we love to hear at Bath Housing. During the pandemic, we heard it a lot. We met and exceeded our high customer service standards by pivoting quickly and often to meet the evolving needs of residents during this challenging time. Services during the pandemic (as always) were driven by regular needs assessments with residents. Overall, resident services focus has been on transportation, food security, digital equity, climate change, and wellness. Examples include:

##### Transportation

- Free Rides program providing taxi vouchers for food and medical needs (during the pandemic) and bus passes (after the pandemic).

##### Food Security

- Cooking for Community meal delivery, which transitioned to on-site food pantries and weekly meal delivery through our new partnership with Midcoast Hunger Prevention Program.

##### Wellness

- Flu and COVID vaccine clinics and booster clinics.
- A/C loaner program
- Dental Clinics

##### Digital Equity

- Transition to fiber (2023), addition of free WiFi in all community rooms (2022) and implementation of digital support (when).

Over the five years, we have taken a “continuous improvement” approach to resident communication, with regular adjustments to the infamous *Scuttlebutt* monthly newsletter (moving to on-line for families and continuing print for older adults). We’ve added an automated calling system for reminders and sharing of critical or timely information. And we’ve significantly improved our maintenance communication and quality control – related to the work order process and capital needs assessment and implementation. This included an overhaul of the maintenance plan and transition to using work orders for preventative tasks.

- iv) 2023: 96%
- v) 2024: TBD

**B. Development and Preservation of Housing (with BHDC)**

- o The Uptown – 2020 – 6/1/2022
- o 806 Middle
- o 19 Oak Street
- o 57 Chestnut Street
- o 520 Centre Street
  - Bought
  - Financing
  - Construction Start 4/1/2024
- o Congress Corridor
  - 150 Congress (June 2022 acquisition)
  - Master Plan 2023
  - Phase I kicked off with permitting 8/2024
  - Phase 3 P&S 5/28/2024
- o 540 Centre Street
  - CDS funding March 2024

**C. Comfortably Home**

This grant funded program run by Bath Housing Development Corporation makes free home modifications to help older adult homeowners live safely and independently. MaineHousing provided funding to replicate the program across the state and engaged Bath Housing to lead the Learning Community in 2020. This program was used as one of two models for HUD’s Older Adult Home Modification Program, released in May 2021. The program served:

YEAR	NUMBER PARTICIPANTS
2020	20
2021	40
2022	45
2023	45
2024	TBD

**D. Voucher Program**

- Implemented and stabilized a 29-unit MainStream Voucher Program; 2021 almost fully utilized; 93% and 95% in 2022)
- Project Base Vouchers (2024 The Uptown)
- Landlord incentive programs (internal in 2020 then to MAPHD WHEN – still going), landlord engagement and simplified HCV communication to participants and landlords
- Bid and engaged Augusta HA as third party HQS inspector for three-year term (2022)
- Applied for and received waiver from HUD for 120% Payment Standards (2023 and 2024)
- MTW (granted March 2024)
- SEMAP Scores range (100 in 2023)
- Syracuse student DEIA project related to HCV program (2022)
- Geographic preference change to county
- Admin Plan updated (2024)

- Transition staff retirement plan to EMPOWER (2022)
- Training of staff for HUD NSPIRE and HOTMA (not yet implemented)
- Conversion to AASC on-line for resident services data



## Attachment C

### **Bath Housing Authority (BHA) Violence Against Women Act (VAWA) Goals**

The Violence Against Women Act (VAWA) provides protections for victims of domestic violence, dating violence, sexual assault, or stalking. VAWA protections are not only available

to women, but are available equally to all individuals regardless of sex, gender identity, or sexual orientation. The U.S. Department of Housing and Urban Development (HUD) is the federal agency that oversees that the housing authority is in compliance with VAWA.

The Violence against Women Act of 2013 (VAWA) provides special protections for victims of

domestic violence, dating violence, sexual assault and stalking who are applying for or receiving assistance under the public housing and housing choice voucher (HCV) program.

HUD issued a Final Rule implementing the new requirements contained in the reauthorization of the Violence Against Women and Department of Justice Reauthorization Act of 2013 (Pub. L. 113-4). The Final Rule was published on November 16, 2016 and effective as of December 16, 2016. Bath Housing Authority conducted a review to identify program requirements that might result in impediments for VAWA households in terms of their program participation. The review confirmed that Bath Housing Authority, through its regular review and update of the HCV Administrative Plan and the Public Housing Admissions and Continued Occupancy Plan, has the administrative systems and policies in place that allow for applications and program participants to identify mitigating circumstances for both the public housing and HCV Program and that Bath Housing Authority has adopted reasonable procedures related to notification, documentation/certification, and confidentiality.

Bath Housing Authority provides all applicants with information about VAWA at the time they

request an application for housing assistance, as part of the written briefing packet, and at the time the family is admitted to the program. BHA also includes information about VAWA in all notices of denial of assistance. BHA provides all participants with information about VAWA at the time of admission and at annual reexamination. BHA also includes information about VAWA in notices of termination of assistance. In addition, BHA provides participating HCV landlords with owner notification of Rights & Obligations before initiation of a HAP Contract.

Further, Bath Housing Authority posts the following information regarding VAWA in its offices and on its website ([www.bathhousing.org](http://www.bathhousing.org)). It also makes the information readily available to anyone who requests it.

**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 3/31/2024

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

I, Daniel Brennan, the Executive Director of MaineHousing.  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2025 - 2029 and/or Annual PHA Plan for  
fiscal year 2025 of the Bath Housing Authority is consistent with the  
*PHA Name*

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair  
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the


City of Bath, Maine  
*Local Jurisdiction Name*

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

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

Bath Housing Authority is committed to providing decent affordable housing, creating suitable  
living environments and creating economic opportunities consistent with the objectives of the  
State Consolidated Plan.

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: Daniel Brennan	Title: Executive Director, MaineHousing
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 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. HUD  
may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

## **DRAFT MTW Supplement for Public Review Process**

### **A: PHA Information**

Bath Housing Authority (ME019)

Fiscal Year Beginning January 1, 2025

Housing Choice Voucher Only

MTW Cohort 5: MTW Flexibility II

### **B1: MTW Supplement Narrative**

Bath Housing has a vision that our region is vibrant, resilient, and inclusive, and that everyone who works here, grew up here, wants to stay here or wants to come here has a reasonable opportunity to live here.

We envision local policies that support diverse housing opportunities because a range of housing options can meet the varied and changing needs of an economically and increasingly racially diverse population (including current residents and newcomers alike).

We hope our communities will engage in an examination and analysis of existing and potential regulations to ensure compatibility with the stated housing goals.

And finally, our vision is that housing efforts will be approached collaboratively with regional partners including neighboring community members, municipalities, non-profits, and for-profit developers.

*MTW PROGRAM VISION: Bath Housing's Moving to Work Program is dedicated to optimizing program efficiency through data-driven decision-making. By embracing innovative approaches, streamlining processes, and prioritizing resource allocation, we aim to maximize the impact of every dollar invested, ensuring that beneficiaries receive the highest quality services and support while achieving lasting positive outcomes.*

Moving To Work will not provide Bath Housing with any added funding, but it will make the current HUD funding more flexible. This allows the organization to adapt and enhance its programs to best serve the region in ways that are customized to the current real estate climate. Bath Housing's vision for the MTW program align with HUD's three statutory objectives:

*Cost Effectiveness:* Reduce participant barriers and program administration costs by streamlining day-to-day operations, implementing cost saving technology, and utilizing MTW waivers to maximize efficiency.

*Resident self-sufficiency:* Enrich the lives of program participants by reducing barriers and increasing participant support in the areas of housing navigation, eviction prevention, and economic stability.

*Increase Housing Choice:* Expand available options for affordable housing with the construction of more rental units, utilization of additional project-based vouchers, alignment of payment standards to actual market rents, and expansion of housing navigation and eviction prevention efforts.

## **C: MTW Waivers and Associated Activities**

### **2.b. Payment Standards – Fair Market Rents Activity**

**Activity:** The agency intends to adopt and implement a reasonable policy to establish payment standards based upon Fair Market Rents (FMR).

**Statutes and Regulations Waived:** Payment Standards – Fair Market Rents (HCV- Tenant-Based Assistance) - Certain provisions of section 8(o)(1)(B) and 8(o)(13)(H) of the 1937 Act and 24 CFR 982.503-505 and 983.301.

**Safe Harbor(s):**

- i. Payment standard must be between 80% and 120% of the FMR.
- ii. Agency must implement an impact analysis. \*
- iii. Agency must implement a hardship policy. \*

### **3.b. Alternate Reexaminations Schedule for Households (HCV)**

**Activity:** The agency intends to establish an alternative reexamination schedule for households.

**Statutes and Regulations Waived:** Certain provisions of section 8(o)(5) of the 1937 Act and 24 CFR 982.516 (a)(1) and 982.516(c)(2).

**Safe Harbor(s):**

- i. Reexaminations must occur at least every three years.
- ii. The agency must allow at least one interim adjustment per year at the request of the household, if the household gross income has decreased 10% or more.
- iii. Agency must implement an impact analysis. \*
- iv. Agency must include a hardship policy. \*

### **3.d. Self-Certification of Assets (HCV)**

**Activity:** At reexamination, the agency intends to allow the self-certification of assets.

**Statutes and Regulations Waived:** Certain provisions of section 8(o)(5) of the 1937 Act and 24 CFR 982.516 (a)(1) and 982.516(a)(3).

**Safe Harbor(s):**

- i. At reexamination, the agency may allow the self-certification of assets only up to \$50,000.

#### **5.d. Alternative Inspection Schedule**

**Activity: The agency intends to establish a local inspection schedule for all or a portion of its HCV units.**

Statutes and Regulations Waived: Certain provisions of 24 CFR 983.103.

Safe Harbor:

- i. Units must be inspected at least once every three years.
- ii. The participant must be able to request an interim inspection. \*
- iii. HQS inspection standards as found at 24 CFR 982.401 must not be altered. \*
- iv. The Department must be able to conduct or direct the agency to perform an inspection at any time for health and safety, as well as accessibility, purposes. \*

#### **10.a. Waive Operating a Required FSS Program (HCV)**

Activity: The agency intends to waive the requirement to operate an FSS Program.

Statutes and Regulations Waived: Certain provisions of sections 23(b)-(d), (f), and (n)(1) of the 1937 Act and 24 CFR 984.105, 984.202(b)-(c), 984.203(a)-(c)(2), 984.303(b)-(d), (f)-(h).

Safe Harbors:

- i. Agency must review FSS Guidance. \*
- ii. The agency must execute a Contract of Participation, or other locally developed agreement, that is at least five years but not more than ten years, with each participant participating in their FSS program.
- iii. The agency, if implementing an FSS program, even with MTW modifications, must have an up to date, approved FSS Action Plan in accordance with 24 CFR 984.201 that incorporates all modifications to the FSS program approved under the MTW Contract.
- iv. The agency must not require MTW FSS Program participation as a condition for housing subsidy for elderly and disabled families. \*