

<b>5-Year PHA Plan (for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 09/30/2027</b>
---	---	---

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

<b>A.</b>	<b>PHA Information.</b>														
<b>A.1</b>	<p><b>PHA Name:</b> Darke County Metropolitan Housing Authority <b>PHA Code:</b> OH045  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): 10/2025  <b>The Five-Year Period of the Plan (i.e., 2019-2023):</b> 2025-2029  <b>Plan Submission Type</b> <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <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 the 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><b>How the public can access this PHA Plan:</b> The Darke County Metropolitan Housing Authority's PHA plan is available for review at the office located at 1469 Sweitzer Street, Greenville, Ohio 45331. The public can access this PHA plan by coming by the office Monday through Thursday from 8am to 12pm, or 1pm to 4pm and verbally requesting a copy of the plan to be reviewed while they are in the office. The plan is also available on the Managing Agent's website, <a href="http://www.miamivalleycap.org">www.miamivalleycap.org</a>.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" data-bbox="162 1129 1534 1186"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program							
		PH	HCV												
<b>B.</b>	<b>Plan Elements. Required for all PHAs completing this form.</b>														
<b>B.1</b>	<p><b>Mission.</b> State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p>The mission of the Darke County Metropolitan Housing Authority (DCMHA) is to provide safe, decent, affordable, and stable housing opportunities for low-income, very low-income, and extremely low-income families within its jurisdiction. The DCMHA is committed to preserving and expanding access to quality housing while promoting self-sufficiency, economic stability, and improved quality of life for residents. The DCMHA will fulfill this mission by effectively administering housing assistance programs in compliance with HUD regulations, maintaining housing that meets or exceeds Housing Quality Standards, and ensuring fair, equitable, and nondiscriminatory access to housing. The DCMHA will prioritize services and resources for households with the greatest housing needs, including extremely low-income families, families experiencing actual homelessness as defined by HUD, and homeless Veterans. In collaboration with local governments, service providers, and community partners, the DCMHA will support residents through connections to supportive services, employment and educational opportunities, and other community resources that promote long-term housing stability and independence. DCMHA remains committed to responsible stewardship of public funds, transparency, and continuous improvement to meet the evolving housing needs of the community.</p>														
<b>B.2</b>	<p><b>Goals and Objectives.</b> 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 five years.</p> <p><b>Goal 1: Fully Utilize Authorized Vouchers to the Maximum Extent Feasible:</b> The DCMHA will strive to maintain an annual voucher utilization rate of at least 95 percent of authorized vouchers. The DCMHA will issue vouchers in a timely manner to minimize turnover and will seek to reduce the average time from voucher issuance to lease-up by 10 percent over the five-year period, subject to market conditions and funding availability. <b>Goal 2: Prioritize Households Experiencing Homelessness and Extremely Low-Income Households:</b> Consistent with HUD requirements, the DCMHA will ensure that a minimum of 75 percent of new admissions are households with incomes at or below 30 percent of Area Median Income (AMI). The DCMHA will implement and maintain local preferences, as permitted by HUD, to prioritize households experiencing homelessness and will coordinate with the CoC and Coordinated Entry system to support timely access to housing assistance. <b>Goal 3: Support Veterans Through Targeted Coordination and Referrals:</b> The DCMHA will coordinate with the U.S. Department of Veterans Affairs, CoC partners, and local veteran service organizations to support housing access for eligible veterans, including those experiencing homelessness. The PHA will administer veteran-related housing assistance (VASH) in compliance with HUD and VA requirements and will support referrals for supportive services that promote long-term housing stability. <b>Goal 4: Ensure Safe and Decent Housing Through HQS Compliance:</b> The DCMHA will ensure that 100 percent of assisted units meet HUD Housing Quality Standards (HQS) through initial, annual, and special inspections. Life-threatening deficiencies will be addressed within HUD-required timeframes, re-inspections</p>														

	<p>will be conducted to verify compliance, and DCMHA will invest annually in capital improvements and preventative maintenance to extend the life of existing housing stock and decrease long-term repair costs. Goal 5: Maintain Strong Program Administration and Compliance: The DCMHA will maintain compliance with all applicable HUD regulations, fair housing requirements, and reporting obligations. The DCMHA will review and update its Housing Choice Voucher Administrative Plan at least once every five years, or more frequently as required, to reflect HUD guidance, regulatory changes, and community needs. Goal 6: Because the administrative funding available from HUD is insufficient to cover costs to operate the DCMHA, the MHA Board will seek additional funding during this five-year period. Currently, Miami Valley Community Action Partnership is subsidizing the MHA with approximately \$70,000.00 per year. To support this effort, the PHA will implement cost containment and program management strategies, including careful monitoring of per unit cost, strategic payment standard adjustments within HUD limits, utilization of available cost-saving measures, and enhanced oversight of leasing activity. Progress will be evaluated regularly, with a focus on eliminating overspending, restoring full program utilization, and ensuring long-term program viability. Progress toward these goals and objectives will be reviewed annually and adjusted as necessary based on funding levels, housing market conditions, and community housing needs.</p>
B.3	<p><b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>During the prior Five-Year Plan period, the DCMHA experienced significant board transitions, including a new Executive Director and MHA Board Chair, board member resignations, and the addition of new board members, which resulted in a temporary shift in operational focus and the timing of certain planned activities. As a result, progress toward some goals and objectives outlined in the previous Five-Year Plan was partially achieved or delayed. Despite these challenges, the DCMHA continued to administer the Housing Choice Voucher program and maintain assistance for participating households. Core program functions, including eligibility determinations, housing quality inspections, and housing assistance payments to landlords, remained in place throughout the transition period. Since the appointment of new leadership, the DCMHA has taken steps to stabilize operations, review and update policies and procedures, and reestablish strategic priorities aligned with HUD requirements and community housing needs. As part of this effort, the DCMHA has reviewed its Section Eight Management Assessment Program (SEMAP) performance indicators and identified opportunities to strengthen future performance outcomes. The DCMHA is implementing targeted improvements to enhance SEMAP scores, including improvements in voucher utilization, timely reexaminations, inspection timeliness, reporting accuracy, and overall program administration. These performance improvement efforts are incorporated into the goals and objectives of the current Five-Year Plan. The DCMHA has used lessons learned during the prior planning period to inform the development of this Plan. The current goals reflect a renewed focus on compliance, operational efficiency, accountability, and continuous improvement. The PHA is committed to ongoing monitoring of program performance and to implementing corrective actions as necessary to improve outcomes and successfully meet its goals over the next five years.</p>
B.4	<p><b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The DCMHA has recently updated and implemented formal Violence Against Women Act (VAWA) policies and procedures to ensure full compliance with current HUD requirements and to better serve child and adult victims of domestic violence, dating violence, sexual assault, and stalking who apply for or participate in the Housing Choice Voucher program. Over the next five years, the DCMHA will administer its Housing Choice Voucher program in a manner that protects the housing rights, safety, and stability of victims in accordance with VAWA. The DCMHA will ensure that applicants and participants are not denied assistance, terminated from participation, or otherwise penalized solely due to acts of domestic violence, dating violence, sexual assault, or stalking. The updated policies provide for emergency transfers, lease bifurcation, and other VAWA protections, as permitted by HUD, to support victim safety and housing stability. The DCMHA will provide all required VAWA notices and certification forms and will strictly protect the confidentiality of victim information, limiting disclosure to circumstances permitted by law. The DCMHA will ensure that staff receive training on VAWA requirements and the agency's updated procedures to support consistent, trauma-informed application of these protections. In coordination with the local Continuum of Care and community service providers, the DCMHA will support referrals to victim service organizations, emergency shelters, legal services, and other supportive resources, as appropriate. The DCMHA will periodically review its VAWA policies and procedures to ensure continued compliance with HUD guidance and to respond to evolving community needs and best practices.</p>
<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>
C.1	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>A significant amendment or modification to the Five-Year Plan is defined as a substantial change to the DCMHA's goals, policies, or program administration that affects how housing assistance is provided to eligible households. Any such amendment will be subject to required public notice, comment, and approval before submission to HUD.</p>
C.2	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?  Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(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.</p>
C.3	<p><b>Certification by State or Local Officials.</b></p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p><b>Required Submission for HUD FO Review.</b></p> <p>(a) Did the public challenge any elements of the Plan?  Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>
D.1	<p><b>Affirmatively Furthering Fair Housing.</b> (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</p>

**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.**

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, 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.

**Form identification:** OH045-Darke County Metropolitan Housing Authority form HUD-50075-5Y (Form ID - 3762) printed by Megan Campbell in HUD Secure Systems/Public Housing Portal at 06/15/2026 08:19AM EST