

NOTICE OF PUBLIC HEARING: 5-Year PHA Plan

The Queen Anne's County Housing Authority will conduct a Public Hearing to receive public comment on its draft 5-Year Public Housing Authority (PHA) Plan. The U.S. Department of Housing and Urban Development (HUD) requires Public Housing Agencies to prepare and submit 5-Year PHA Plans to outline their mission, goals, and strategies for serving low-income families in their communities. This plan also includes a progress report on goals and objectives established in the prior 5-Year Plan.

The hearing will be held at the Queen Anne's County Housing Authority, located at 104 Powell Street, Centreville, Maryland 21617, on **Wednesday, June 4, 2025, at 11:00 a.m.**

The **proposed PHA Plan, PHA Plan Elements**, and all relevant documents will be available for public inspection at the Housing Authority's main office at 104 Powell Street and online at www.qacha.org. Notices regarding the plan's availability will be posted at each Housing Authority development. Copies may be requested by contacting the Housing Authority directly.

Efforts will be made to accommodate disabled and non-English speaking residents with five days advance notice. Please call 410-758-8634 or email phaquestions@qac.org.

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
---	---	---

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.

A.	PHA Information.														
A.1	<p>PHA Name: Queen Anne's County Housing Authority PHA Code: MD034 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2025 The Five-Year Period of the Plan (i.e., 2019-2023): 2025-2029 Plan Submission Type <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>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. 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>How the public can access this PHA Plan: The proposed PHA Plan, PHA Plan Elements, and all relevant information related to the public hearing and proposed PHA Plan will be available for public inspection at the Housing Authority's main office located at 104 Powell Street, Centreville, Maryland 21617. Additionally, the plan will be posted online at the Housing Authority's official website at www.qacha.org. Notifications regarding the availability of the plan will be posted at each Housing Authority development. A hard copy will be available at the main office, and members of the public may request additional information about PHA policies contained in the standard Annual Plan by contacting the Housing Authority directly.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" style="width: 100%;"> <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.	Plan Elements. Required for all PHAs completing this form.														
B.1	<p>Mission. 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 Queen Anne's County Housing Authority is committed to providing safe, decent, and affordable housing opportunities for low-income, very low-income, and extremely low-income individuals and families throughout Queen Anne's County. Over the next five years, we will work to expand housing access, support residents in achieving greater economic self-sufficiency, and foster inclusive, thriving communities free from discrimination.</p>														
B.2	<p>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 five years.</p> <p>Over the next five years, the Queen Anne's County Housing Authority will pursue the following goals to serve low-, very low-, and extremely low-income families: 1. Foster Healthier Communities & Strengthen Existing Developments • Invest in place-based improvements at Fisher Manor and Grasonville Terrace • Promote resident well-being and neighborhood stability • Support rent-to-own programs to create long-term housing pathways 2. Expand Housing Availability • Pursue internal development projects and partner with developers • Consider innovative models such as: o Modular Homes o Public-Private Partnerships (PPPs) o Community Land Trusts (CLTs) o Low-Income Housing Tax Credits (LIHTC) • Encourage multi-family development, especially for low income and service workers (e.g., police, teachers, EMS) 3. Strengthen the Housing Choice Voucher Program • Invest in internal staff and board training to build deeper knowledge of the HCV and related rental assistance programs • Ensure consistent and accurate program implementation across staff teams • Use funding to its full capacity and identify new strategies to increase the number of families served • Promote the HCV program's value to landlords, tenants, and community partners • Learn, develop, and implement both tenant-based and project-based Housing Choice Voucher programs more effectively by working closely with HUD to improve program design, compliance, and overall impact 4. Increase Homeownership Opportunities • Promote and, when necessary, provide education on homeownership, financial literacy, and budgeting • Research and consider rent-to-own initiatives • Coordinate with the Continuum of Care (behavioral health) to help tenants transition to homeownership 5. Promote Self-Sufficiency • Promote programs focused on life skills and economic mobility • Emphasize self-sufficiency as a core Housing Authority value 6. Strengthen Operations & Staff Capacity • Focus on continuous improvement and preventative maintenance • Invest in staff training, staffing levels, and</p>														

	<p>compensation • Enhance tenant and board involvement in strategic decision-making • Update and implement clear policies and procedures 7. Engage the Community & Partners • Conduct early and ongoing community engagement in housing developments • Increase outreach and visibility to the tenants and public • Meet with county decision-makers to align goals and expand support for affordable housing initiatives</p>
B.3	<p>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.</p> <p>Progress on the Previous 5-Year Plan Goals and Objectives Over the past five years, the Queen Anne’s County Housing Authority (QACHA) has made strong progress in meeting the goals set out in its last 5-Year Plan, with most either completed or significantly advanced: • Partnership with the County: A formal agreement with Queen Anne’s County has enhanced affordable housing opportunities, expanded resource sharing, and improved service coordination. While this partnership brought meaningful benefits, it also required adjustment as new staff and resources were added. • Land Acquisition & Development Planning: Through developer agreements, the County secured land designated for affordable housing. Staff and board members are actively exploring future development opportunities on these parcels. • Rental Vouchers Secured: QACHA received new Housing Choice Vouchers through the Foster Youth to Independence (FYI) and VASH programs. It also began collaborating with a tax-incentivized developer to implement project-based vouchers and expand housing options. • Vacancy Reduction: Vacancy rates in units impacted by the Voluntary Conversion remain very low. Vacancies typically occur only during renovations, with units reoccupied quickly. • Policy & Procedure Updates: Policies and procedures have been systematically reviewed and updated. A structured process now ensures ongoing improvements through staff meetings and board updates. • Staff Development & Training: Staff across all roles have received training on HUD requirements and county-provided topics such as customer service and working with challenging populations. • Community Relationships: QACHA has strengthened relationships with tenants, local leaders, and partner agencies. This is reflected in positive feedback, board presentations, and expanded collaborations. • Interagency Collaboration: Close work with the Queen Anne’s County Local Management Board, Department of Aging, and the Housing Office has improved service delivery, especially for families, seniors, and residents with disabilities. • Resource Development: A Resource and Development Coordinator, added through the county partnership, focuses on grant writing and fostering new collaborations to expand services and funding opportunities. • Resident Resources: Increased community engagement has enhanced QACHA’s ability to connect residents with key resources such as food, transportation, behavioral health care, and job support. Conclusion QACHA has made substantial progress over the past five years, improving internal capacity and expanding its external partnerships. These efforts have built a solid foundation for further growth, expanded housing access, and stronger outcomes for low-income households in Queen Anne’s County.</p>
B.4	<p>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 child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The Queen Anne’s County Housing Authority (QACHA) is committed to ensuring that victims of domestic violence, dating violence, sexual assault, and stalking are not denied housing assistance or terminated from participation solely due to being victims of such violence. As outlined in Chapter 16, starting on page 16-23 of our ACOP, QACHA has adopted a comprehensive set of policies in compliance with the Violence Against Women Act (VAWA). Our goals, activities, and procedures include: • Housing Protections: Victims are protected from denial of assistance or eviction if the action is directly related to their experience of domestic violence, dating violence, sexual assault, or stalking. • Emergency Transfer Provisions: The Housing Authority maintains an Emergency Transfer Plan that allows eligible victims to request relocation to another unit when their safety is at risk. This policy outlines clear eligibility criteria, documentation requirements, and a process that respects urgency and confidentiality. • Confidentiality Commitments: QACHA ensures that any information related to an individual’s status as a victim is kept strictly confidential. Information will not be shared without the resident’s written consent unless required by law. • Verification Options: Victims may verify their need for protection through a self-certification form, documentation from a service provider or medical professional, or a law enforcement report. • Staff Training and Implementation: Staff are trained to understand and uphold VAWA protections and to interact with victims in a trauma-informed and supportive manner. • Community Partnerships: QACHA collaborates with local service providers, advocacy groups, and crisis response organizations to ensure victims have access to counseling, legal assistance, and emergency services. These policies are designed to support the safety, dignity, and housing stability of all residents—especially those impacted by violence. QACHA will continue to review and strengthen its VAWA implementation in coordination with HUD guidance and best practices.</p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>The Queen Anne’s County Housing Authority defines a significant amendment or modification to the 5-Year Plan as a change in policy, not mandated by federal regulation, that substantially alters the goals, priorities, or outcomes of the Plan. Examples include major shifts in funding, use of housing assistance programs, rent determination policies, or waiting list procedures. To stay responsive, we will hold annual planning sessions with staff and the Board and conduct outreach, including resident meetings and surveys. If feedback or local conditions indicate the need for a significant change, the Housing Authority will follow HUD requirements for public notice, resident input, and board approval before implementing any amendments.</p>
C.2	<p>Resident Advisory Board (RAB) Comments.</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>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Required Submission for HUD FO Review.</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>
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>

D.1	<p>Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</p> <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.</p>
-----	--

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: MD034-Queen Anne's County Housing Authority form HUD-50075-5Y (Form ID - 2993) printed by Michael Clark in HUD Secure Systems/Public Housing Portal at 04/15/2025 03:10PM EST

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 3/31/2024

Civil Rights Certification

Annual Certification and Board Resolution

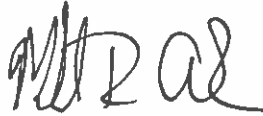
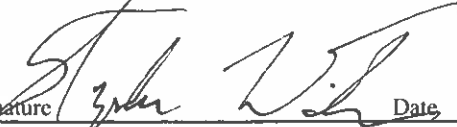
Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning 2026 (7/2025) in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the mission, goals, and objectives of the public housing agency and implementation thereof:

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. 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.

Queen Anne's County Housing Authority
PHA Name

MD034
PHA Number/HA Code

I hereby certify that all the statement above, 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: Michael R. Clark	Name of Board Chairperson: Stephen K. Wilson
 Signature _____ Date _____	 Signature _____ Date _____

The United States Department of Housing and Urban Development is authorized to collect 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. The information is collected to ensure that PHAs carry out applicable civil rights requirements.

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

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 03/31/2024

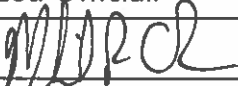
Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan

I, Michael R. Clark, the Executive Director certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the MD034 - Queen Anne's County Housing Authority is consistent with the 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 Queen Anne's County Maryland 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.

The Queen Anne's County Housing Authority's Five-Year Plan is consistent with the goals outlined in the Maryland State Consolidated Plan, particularly in advancing housing stability, expanding affordable housing options, and promoting economic mobility for low-, very low-, and extremely low-income residents. Both plans emphasize collaboration with local partners, targeting underserved populations, and pursuing innovative housing models such as public-private partnerships and project-based vouchers. QACHA's goals—including expanding housing access, promoting homeownership, and supporting self-sufficiency—complement the State's broader objectives to increase the availability of quality affordable housing and reduce homelessness through strategic investments and community-based solutions.

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:	Michael R. Clark	Title:	Executive Director
Signature:		Date:	April 15, 2025

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.

Form identification: *MD034-Queen Anne's County Housing Authority form HUD-50077-SL (Form ID - 4012) printed by Michael Clark in HUD Secure Systems/Public Housing Portal at 04/15/2025 03:05PM EST*