

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226
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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-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small 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 of 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, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 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 exceeds 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	<p> PHA Name: <u>Housing Authority of the City of Tulsa</u> PHA Code: <u>OK073</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2018</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>2,505</u> Number of Housing Choice Vouchers (HCVs) <u>4,859</u> Total Combined <u>7,364</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual 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 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"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse;"> <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>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <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	Lead PHA:																	
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B.	Annual Plan Elements																																												
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p> <input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources. <input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs. <input checked="" type="checkbox"/> <input type="checkbox"/> Safety and Crime Prevention. <input checked="" type="checkbox"/> <input type="checkbox"/> Pet Policy. <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification </p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>De-concentration is addressed as follows:</p> <p>A. THA has public housing developments which are covered by the de-concentration rule.</p> <p>B. Three covered developments have income outside the range of 85% to 115% of the average incomes of all such developments; however, the highest one is still under the extremely low income limit.</p> <div style="text-align: center; margin: 10px 0;"> Deconcentration Policy for Covered Developments </div> <table border="1" style="width: 100%; border-collapse: collapse; margin: 0 auto;"> <thead> <tr> <th style="text-align: center;">Development Name</th> <th style="text-align: center;"># of Units</th> <th style="text-align: center;">Explanation (if any) [see step 4 at 24 CFR 903.2(c)(1)(iv)]</th> <th style="text-align: center;">Deconcentration Policy (if no explanation) [see step 5 at 24 CFR 903.2(c)(1)(v)]</th> </tr> </thead> <tbody> <tr> <td>Seminole Hills</td> <td style="text-align: center;">141</td> <td style="text-align: center;">111.58%</td> <td style="text-align: center;">Within the range</td> </tr> <tr style="background-color: yellow;"> <td>Comanche Park</td> <td style="text-align: center;">271</td> <td style="text-align: center;">72.94%</td> <td style="text-align: center;">Addressed per policy below</td> </tr> <tr> <td>Apache Manor</td> <td style="text-align: center;">160</td> <td style="text-align: center;">88.06%</td> <td style="text-align: center;">Within the range</td> </tr> <tr style="background-color: yellow;"> <td>Mohawk Park</td> <td style="text-align: center;">106</td> <td style="text-align: center;">78.42%</td> <td style="text-align: center;">Addressed per policy below</td> </tr> <tr> <td>Riverview Park</td> <td style="text-align: center;">190</td> <td style="text-align: center;">106.77%</td> <td style="text-align: center;">Within the range</td> </tr> <tr> <td>Sandy Park</td> <td style="text-align: center;">160</td> <td style="text-align: center;">91.09%</td> <td style="text-align: center;">Within the range</td> </tr> <tr> <td>Parkview Terrace</td> <td style="text-align: center;">225</td> <td style="text-align: center;">90.62%</td> <td style="text-align: center;">Within the range</td> </tr> <tr> <td>South Haven Manor</td> <td style="text-align: center;">100</td> <td style="text-align: center;">91.49%</td> <td style="text-align: center;">Within the range</td> </tr> <tr> <td>East Central Village</td> <td style="text-align: center;">150</td> <td style="text-align: center;">96.71%</td> <td style="text-align: center;">Within the range</td> </tr> <tr> <td>Scattered Sites</td> <td style="text-align: center;">215</td> <td style="text-align: center;">162.54%</td> <td style="text-align: center;">Within the range</td> </tr> </tbody> </table> <p>DE-CONCENTRATION POLICY</p> <p>It is the intent of THA to promote adequate and affordable housing, economic opportunity, and a suitable living environment free of discrimination. Tenant selection and assignment for federal public housing shall be made without regard to race, color, religion, ancestry/national origin, sexual orientation, familial status, physical or mental disability, marital status age, or gender identity. To improve community quality of life and economic vitality, THA will implement measures to provide for deconcentration of poverty and income-mixing. Additionally, THA will support measures to raise the income of households that currently reside in federal public housing. All measures and incentives that are undertaken to accomplish deconcentration and income-mixing will be uniformly applied</p> <p>THA's admission policy is designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income developments. Gross annual income is used for income limits at admission and for income-mixing purposes. Skipping a family on the waiting list specifically to reach another family with a lower or higher income is not to be considered an adverse action to the family. Such skipping will be uniformly applied until the target threshold is met.</p> <p>THA will gather and analyze tenant data once every two years. The tenant characteristics of its public housing stock, including information regarding tenant incomes, to assist THA in its deconcentration efforts.</p>	Development Name	# of Units	Explanation (if any) [see step 4 at 24 CFR 903.2(c)(1)(iv)]	Deconcentration Policy (if no explanation) [see step 5 at 24 CFR 903.2(c)(1)(v)]	Seminole Hills	141	111.58%	Within the range	Comanche Park	271	72.94%	Addressed per policy below	Apache Manor	160	88.06%	Within the range	Mohawk Park	106	78.42%	Addressed per policy below	Riverview Park	190	106.77%	Within the range	Sandy Park	160	91.09%	Within the range	Parkview Terrace	225	90.62%	Within the range	South Haven Manor	100	91.49%	Within the range	East Central Village	150	96.71%	Within the range	Scattered Sites	215	162.54%	Within the range
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THA will use the gathered tenant incomes information in its assessment of its public housing developments to determine the appropriate designation to be assigned to the project for the purpose of assisting in its deconcentration goals.

If THA's review of tenant incomes indicates that there has been a significant change in the tenant income characteristics of a particular project, THA will evaluate the changes to determine whether, based on the methodology of choice, the project may need to be redesignated as a higher or lower income project or whether THA has met the deconcentration goals and the project needs no particular designation.

Deconcentration and Income-Mixing Goals

Admission policies related to the deconcentration efforts of THA do not impose specific quotas. Therefore, THA will not set specific quotas, but will strive to achieve deconcentration and income-mixing in its developments over time

THA's income-mixing goal is a long-range goal and may not be achieved in the first year of implementation. THA will use its analysis of its public housing stock and tenant incomes to provide data benchmarks. Additionally, as THA recapitalizes and/or adds additional units to its covered developments, mixed income will be a primary tool to meet the objective of deconcentrating poverty. Units designated to attract residents with median income in the 85% - 115% AMI will assist our goals of developing mixed income communities in furtherance of HUD's goals to affirmatively further fair housing and deconcentrate poverty.

Project Designation Methodology

THA will determine and compare tenant incomes at the developments listed in this Chapter. Upon analyzing its findings THA will apply the policies, measures and incentives listed in this Chapter to bring higher income families into lower income developments and lower income families into higher income developments.

THA's goal is to have eligible families having higher incomes occupy dwelling units in covered projects predominantly occupied by eligible families having lower incomes, and eligible families having lower incomes occupy dwelling units in covered projects predominantly occupied by eligible families having higher incomes. Families having lower incomes include very low and extremely low-income families. When selecting applicant families and assigning transfers for a designated covered project, THA will determine whether the selection of the family will contribute to the deconcentration goals.

THA may not select a family for a particular project if the selection will have a negative effect on the PHA's deconcentration goals. However, if there are insufficient families on the waiting list, transfer list, the development has multiple vacancies, or efforts to deconcentrate will result in a unit remaining vacant longer than THA's goal of 10 days from vacant to being reoccupied by an eligible family, THA may not strictly adhere to the deconcentration methodology.

Transfer Policy, Deconcentration

THA will consider its deconcentration goals when transfer units are offered. When families are no longer eligible for their current unit because of a change in family composition, THA will consider its deconcentration goals when seeking to relocate these families within the portfolio.

Steps for Implementation (24 C.F.R. 903.2)

Step 1: Every two years, THA will determine the average income of all families residing in all covered developments for THA.

Step 2: Every two years, THA will determine the average income of all families residing in each covered development.

Step 3: Every two years, THA will determine whether each covered development falls above or below the average income for families residing in all covered developments.

Step 4: THA will determine which families on each covered development's waitlist have incomes higher than the THA -wide average and designate these families as "higher income families," and which have incomes lower than the THA -wide average and designate these families as "lower income families."

Step 5: When a unit becomes available in a higher income building, THA may skip families on the waiting list if necessary to reach a lower income family to whom it will offer the unit. When a unit becomes available in a lower income building, THA may skip families on the waiting list if necessary to reach a higher income family to whom it will offer the unit. Skipping shall be applied to the site-based waiting lists. If a waiting list does not contain a family in the income category to which the unit is to be offered, THA shall offer the unit to a family in the other income category.

If there are insufficient families on the waiting list, transfer list, the development has multiple vacancies, or efforts to deconcentrate will result in a unit remaining vacant longer than THA's goal of 10 days from vacant to being reoccupied by an eligible family, THA may not strictly adhere to the deconcentration methodology. THA's deconcentration of poverty activities must be balanced with THA's overall objective to provide decent, safe, and sanitary housing to as many eligible families as possible.

THA Incentives for Higher Income Families

THA may offer certain incentives to higher income families willing to move into lower income projects. THA will not take any adverse action against any higher income family declining an offer by THA to move into a lower income project.

In addition to maintaining its public housing stock in a manner that is safe, clean, well landscaped and attractive, THA may offer the following incentives for higher income families moving into lower income projects:

- (A) Offer rent incentives for up to 90 days;
- (B) Skip a family on the waiting list to reach another family in an effort to further the goals of the deconcentration policy;
- (C) Provide such other strategies as permitted by statute and determined by the PHA in consultation with the residents and the community, through the PHA Annual Plan process, to be responsive to the local context and the PHA's strategic objectives.

(c) If the PHA answered yes for any element, describe the revisions for each element below:

Policies that Govern Eligibility, Selection, and Admissions:

THA has updated its Admission to and Continued Occupancy Policy (ACOP) for the Public Housing Program.

Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants	2018	
a) Public Housing Operating Fund Formula	\$ 10,819,327	Public Housing Operations
b) Public Housing Capital Fund Program	\$ 3,229,703	Public Housing Capital Improvements
c) Annual Contributions for Section 8 Tenant-Based Assistance	\$ 28,824,270	Section 8 Housing Choice Vouchers Housing Assistance
d) Annual Contributions for Section 8 Tenant-Based Assistance	\$ 744,996	Section 8 Moderate Rehab Housing Assistance
e) Annual Contributions for Section 8 Project-Based Assistance	\$ 3,609,430	Section 8 Project Based Operations
f) Resident Opportunity and Self-Sufficiency Grants	\$ 117,431	Public Housing Supportive Services and Self Sufficiency
g) FSS Grant	\$ 86,006	Section 8 Project Based Supportive Services
h) Housing Counseling Grant	\$ 16,848	Housing Counseling Services
2. Prior Year Federal Grants (unobligated funds only)		
a) 2012 Public Housing Capital Fund Program	\$ 161,564	Public Housing Capital Improvements
b) 2013 Public Housing Capital Fund Program	\$ 302,109	Public Housing Capital Improvements
c) 2014 Public Housing Capital Fund Program	\$ 1,988,639	Public Housing Capital Improvements
3. Dwelling Rental Income		
a) Public Housing Dwelling Rental Income	\$ 2,977,361	Public Housing Operations
b) Section 8 Project Based Dwelling Rental Income	\$ 1,222,261	Section 8 Project Based Housing Operations
4. Other Income		
a) Public Housing Operations Interest	\$ 184,819	Public Housing Operations
b) Public Housing Operations Other Income	\$ 600,640	Public Housing Operations
c) Section 8 Project Based Interest	\$ 37,369	Section 8 Project Based Operations
d) Section 8 Project Based Other Income	\$ 91,679	Section 8 Project Based Operations
e) Section 8 Tenant Based Interest	\$ 8,976	Section 8 Housing Choice Vouchers Tenant Based Operations
f) Section 8 Tenant Based Other Income	\$ 30,588	Section 8 Housing Choice Vouchers Tenant Based Operations
g) Section 8 Tenant Based Other Income	\$ 863	Section 8 Moderate Rehab Tenant Based Operations
h) Central Office Cost Center Interest	\$ 72,191	Central Office Cost Center Operations
i) Central Office Cost Center Other Income	\$ 12,943	Central Office Cost Center Operations
5. Non-Federal Sources		
a) CDBG Contracts with the City of Tulsa	\$ 103,000	Security, Housing Counseling, and Down Payment Assistance
b) HOME Contracts with the City of Tulsa	\$ 160,000	Down Payment Assistance Program
c) Auxiliary Fund Interest/Other Income	\$ 31,604	Support PHA Operations
d) Nogales Realty LLC	\$ 6,170	Support PHA Operations
Total Resources	\$ 55,440,787	

Safety and Crime Prevention:

THA has partnered with Domestic Violence Intervention Services (DVIS) to provide Domestic Violence Training for all Public Housing and Section 8 Project Based Residents prior to them leasing in to a unit.

THA's Smoke Free Policy is schedule to go into effect on January 1st, 2018.

This policy has been adopted because of the serious health risks that second-hand smoke creates for non-smokers. Also it has been well established that smoking cessation has demonstrated health benefits. This policy conforms to the provisions of HUD Notice PIH-2009-21 and the Final Rule as defined in 24CFR Parts 965 and 966.

For the purpose of this policy, "smoking" includes tobacco that is inhaled in any number of forms including, but not limited to, cigarettes, cigars, pipes, and water pipes otherwise known as hookahs. Beginning January 1, 2018 smoking will not be allowed anywhere in the THA facilities or on the balconies or patios. This applies to anyone that currently lives in THA facilities or moves in January 1st, 2018 or after. Anyone that smokes or allows their guests to smoke will be in violation of their lease.

Additionally, e-cigarettes are a recognized smoking cessation aid. However, to avoid the appearance of a violation of this policy and to avoid confusion, e-cigarettes can only be used inside a resident's own unit. E-cigarettes cannot be used in any public area other than the designated smoking area.

THA is not required to but will establish an outdoor area that will be designated as a smoking area. This area will be at least 25 feet from any entrance and will be accessible to all residents and their guests.

THA is not required to but will provide a variety of programs designed to assist residents that desire to quit smoking.

Pet Policy:

THA's pet policy has been updated as follows:

Residents wishing to have pets in the THA properties must make an application and bring in all requested verifications and pay any appropriate fees before the pet is registered or approved. THA refers to pets as meaning dogs, cats, birds and fish. Residents in family properties must pay a \$200.00 non-refundable pet maintenance fee for dogs and cats. Residents must also pay a \$100.00 refundable pet deposit fee for dogs and cats. Residents in high-rises or properties built for the elderly or disabled do not pay the \$200.00 fee. Residents must abide by any and all general guidelines governing THA's pet policy lease addendum. These regulations do not apply to animals that are necessary as a reasonable accommodation to assist, support, or provide service to persons with disabilities.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- ☒ ☐ Hope VI or Choice Neighborhoods.
☒ ☐ Mixed Finance Modernization or Development.
☐ ☒ Demolition and/or Disposition.
☐ ☒ Conversion of Public Housing to Tenant Based Assistance.
☒ ☐ Conversion of Public Housing to Project-Based Assistance under RAD.
☒ ☐ Project Based Vouchers.
☒ ☐ Units with Approved Vacancies for Modernization.
☒ ☐ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

- THA is applying for a 2017 Choice Neighborhoods grant for the Riverview Park OK073000008 public housing development.
- THA is in the process of a portfolio wide viability review that will help us determine which properties will be good candidates for Mixed Finance Modernization and/or Development once our Public Housing Units are converted under RAD.
- THA is submitting RAD applications to convert THA's entire Public Housing portfolio of 2,505 units to Project Based Rental Assistance.

AMP #	PIC #	Name of Property	# ACC units
1	OK073000001	Seminole Hills / Whitlow Townhomes	141
3	OK073000003	Comanche Park	271
4	OK073000004	Pioneer Plaza	191
5	OK073000005	Apache Manor	160
6	OK073000006	Mohawk Manor	106
7	OK073000007	Hewgley Terrace	150
8	OK073000008	Riverview Park	190
10	OK073000010	Sandy Park	160
12	OK073000012	Parkview Terrace	225
13	OK073000013	LaFortune Tower	201
17	OK073000017	South Haven Manor	100
18	OK073000018	East Central Village	150
19	OK073000019	Scattered Site Homes	217

	<ul style="list-style-type: none"> • THA is updating our Section 8 Admin Plan to include the ability to have Project Based Vouchers. We are going to convert up to 200 vouchers out our 4,859 vouchers to Project Based in 2018. THA will be issuing a Request for Proposal to determine where the Project Based Vouchers will be located. • THA has ongoing units that apply for approved vacancies for modernization. • THA intends to apply for a CFP Security Grant.
	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p><u>THA's Strategic Plan</u></p> <p>THA approved of a new Strategic Plan during 2017. THA's strategic goals are:</p> <ul style="list-style-type: none"> • Increase and provide sustainable, affordable housing / become a premier provider • Improve self-sufficiency for residents • Strengthen THA's organizational capacity / advance workforce development and performance • Strengthen relations with key community constituencies • Assist in the improvement and development of Tulsa's urban core and neighborhoods • Strengthen THA's finances <p><u>Rental Assistance Goals</u></p> <p>Section 8 Housing Choice Vouchers: Maintain "High Performer" status under HUD's Section 8 Management Assessment Program (SEMAP). Maintain high utilization of vouchers and budget without exceeding authorized limits. Continue the HUD-Veterans Affairs Supportive Housing Program (VASH) with approved special vouchers, and coordinate with partner agencies to receive required referrals.</p> <ul style="list-style-type: none"> • Maintain 98% occupancy in the Housing Choice Voucher Program <ul style="list-style-type: none"> - <i>THA currently has almost 100% of our Vouchers utilized and monitors leasing, turnover of Vouchers and success rates on a monthly basis.</i> • Maintain 100% occupancy in VASH program <ul style="list-style-type: none"> - <i>THA's VASH program is currently 86 % leased. THA staff continue to have bi-monthly conference calls with VA staff and in working through obstacles that VASH participants are encountering while either in their search for housing or while utilizing the VASH Voucher. THA staff work closely with the VA and BRRX staff in the case management of VASH participants to lease the program to it maximum capacity.</i> - • Apply for 100% of VASH Vouchers available <ul style="list-style-type: none"> - <i>THA has applied for the next round of VASH vouchers.</i> • Ensure 98% of the FSS slots available are utilized <ul style="list-style-type: none"> - <i>The FSS program maintains a 98.12% lease up for the year. The FSS Coordinators continue to strengthen their partnerships within the community and now include Dress for Success, Housing Partners of Tulsa and Alliance for Economic Inclusion through the FDIC. The FSS Coordinators facilitated THA's first Financial Education Fair this year. There were 8 agencies and financial institutions in attendance that provided education on banking and financial security. In 2017, THA participated in the statewide quarterly FSS Coordinators meeting, which provides training, best practices and an opportunity to network with other FSS Coordinators in the state.</i> • Provide training to Assisted Housing staff on regulatory changes quarterly to ensure compliance <ul style="list-style-type: none"> - <i>During the weekly Supervisor meetings, Managers review any proposed rules and any new regulations that have been approved. Supervisory staff has participated in several training sessions consisting of Management, Leadership, Team-Building and Coaching Skills. Staff have attended Fair Housing Training as well. The FSS Team attended the OKNAHRO Conference and participated in a round table discussion with several other FSS Coordinators throughout the state. Staff have attended training hosted by DVIS on Abuse in Later Life. Additional staff training was conducted on overpayments and the Income Discrepancy Reports.</i>

Affordable Housing Goals

- Maintain “High Performer” status under HUD’s Public Housing Assessment System (PHAS) by achieving an overall performance score of 90% or greater. Continue training so that 100% of the Property Management is trained on regulatory changes as well as best practices to ensure that Tulsa Housing Authority’s Public Housing continues to be managed to the highest possible standards.
 - *THA received High Performer for Public Housing for the 2015 Fiscal Year. Sr. Managers of Affordable Housing attended a Management Conference through Fred Pryor and the High Performance Management training through NAHRO. Sr. Managers and Property Managers attended the PHM Certification and COS Certification. Public Housing administration staff attended a week long Rent Calculation training. Property staff have received Procurement Training. Members of maintenance attended the annual NAHRO Maintenance Conference which included Reasonable Accommodations and Modifications. Property Managers attended Fair Housing training.*
- Ensure that Tulsa Housing Authority’s Public Housing continues to be managed to the highest possible standards by providing annual Fair Housing and Reasonable Accommodation training, as well as, training on regulatory changes to 100% of the Property Management staff at the 13 Public Housing communities.
 - *Members of management attended the NanMcKay Fair Housing and Reasonable Accommodation training. Many property managers and Property Management Assistants attended the Housing 101 which included Fair Housing training. Housing Operations trained in Community Service compliance with full staff. We also had Sr. Managers that attended the Annual Nelrod Conference which included training regarding regulatory changes.*
- Revise the ACOP and the lease to reflect mandatory Streamlining regulatory changes including: timeframe to acquire SS numbers for family members under six, definition of extremely low income family, Earned Income Disregard timeframes, rent calculation method for mixed families, grievance procedures, etc.
 - *THA’s Public Housing ACOP was updated during 2017.*

Community Relations Goal

The Community Relations department will strive to secure alternative funding sources enabling us to maintain self-sufficiency programs and services for residents:

- Evaluate partnership with Housing Partners of Tulsa (HPT) to determine if HPT’s mission and scope is aligned with the needs of THA residents for funding opportunities at the 100th percentile to apply for specific funds available and can provide additional programs relating to Self-Sufficiency.
 - *Hired a Grant Administrator whose role is to research funding opportunities that would benefit THA and residents being served.*
- Utilize fundraising efforts to supplement resident programs by holding a minimum of 5 fundraising events (i.e. school supply drive, school uniform drive, canned food drive).
 - *Community Relations held five fundraisers to include: school uniform drive, school supply collection, food drive, literacy/book drive and holiday donations for youth.*
- Review 100% of existing programs, staffing levels and funding sources to evaluate the feasibility of program effectiveness.
 - *The Needs Assessment has been revised to help evaluate program effectiveness. The Needs Assessment revision will enable THA to capture data that can be used to pursue funding opportunities. In reviewing program effectiveness, the decision was made to strengthen THA’s partnerships with existing agencies and reach out to new agencies in the community to expand resources for our residents as well as recreational activities for the youth.*

	<p><u>Security Goal</u></p> <ul style="list-style-type: none"> Enhance the effectiveness of the Security Department by providing annual Meth Lab Awareness & Crime Prevention Awareness training to the 13 Public Housing communities and THA staff. <ul style="list-style-type: none"> <i>The Security department has an ongoing working relationship with the Tulsa Gang Task Force Unit and the Warrant Squad.</i> <i>The Community Relations department has a working relationship with Domestic Violence Intervention Services/Call Rape, the Parent Child Center and the Crime Prevention Network and they come out to the sites on an as needed basis to provide education and programming to residents.</i> Collaborate with Construction Services to complete installation of additional lighting and cameras at each of the 13 Public Housing communities and perform ongoing assessments. <ul style="list-style-type: none"> Riverview, Apache, Parkview, and Mohawk had camera and lighting packages completed in 2017. The remaining sites will have packages completed in 2018. <p><u>Homeownership Goals</u></p> <ul style="list-style-type: none"> Apply for HOME and CDBG grant funding to provide down payment assistance to 100 first time homebuyers over a 5-year period. <ul style="list-style-type: none"> <i>The Housing Partners of Tulsa, Inc. has been awarded HOME and CDBG grants by the City of Tulsa for the period of July 1, 2017 through June 30, 2018 to provide down payment assistance to 32 families for the purchase of their first home. HPT was able to assist with 19 closings during July 1, 2016 through June 30, 2017.</i> Provide Housing Counseling for the City of Tulsa that includes First Time Homeowner, Energy Efficiency, and Budget Counseling. <ul style="list-style-type: none"> <i>The Housing Partners of Tulsa, Inc. currently offers First Time Homebuyer Education, Credit/Budget Counseling, Default & Foreclosure Counseling - Energy Efficiency and Financial Literacy are included as part of those services.</i> Join local housing industry organizations to increase networking opportunities. <ul style="list-style-type: none"> <i>The Housing Partner of Tulsa, Inc. participates on Financial Education Committee of the Alliance for Economic Inclusion for Northeastern Oklahoma; Tulsa Area Fair Housing Partnership; and Family Self Sufficiency Partners Advisory Committee</i>
	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>There was one finding from THA's 2016 Financial Audit. The type of finding was noncompliance, significant deficiency and was related to Public Housing Rental Calculations. Two of twenty-five tenant files that were tested for eligibility purposes had incorrectly documented income on the HUD-50058. THA did not sufficiently monitor controls to ensure compliance with the requirements. THA has updated it process for processing tenant files. Staff has had increased training including a mandatory week long rent calculation training that was provided for THA's Public Housing administration staff.</p>
Other Document and/or Certification Requirements.	
C.1	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

C.2	<p>Civil Rights Certification.</p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>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>RAB members: Donald Rose – Hewgley Terrace Cherry Dinagan – Comanche Park Robert Jones – Pioneer Plaza Leroy Harris – Inhofe Plaza Sarah Wood – Murdock Villa Jessica Foust – LaFortune Tower Susan Robinson – Sandy Park Jina Harris – Parkview Terrace</p>
C.4	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>, <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>
D	<p>Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
D.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>“See HUD Form 50075.2 Approved by HUD on 8/16/2017”</p>