

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
--	---	--------------------------

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.																															
<p>A.1 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>4,868</u> Total Combined <u>7,373</u> PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input checked="" 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"> <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:																	
Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																											
				PH	HCV																										
Lead PHA:																															

B. Annual Plan Elements**B.1 Revision of PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

Y N

- ☐ ☒ Statement of Housing Needs and Strategy for Addressing Housing Needs.
☒ ☐ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
☒ ☐ Financial Resources.
☐ ☒ Rent Determination.
☐ ☒ Homeownership Programs.
☒ ☐ Safety and Crime Prevention.
☒ ☐ Pet Policy.
☐ ☒ Substantial Deviation.
☒ ☐ Significant Amendment/Modification

(b) The PHA must submit its Deconcentration Policy for Field Office Review.

De-concentration is addressed as follows:

- A. THA has public housing developments which are covered by the de-concentration rule.
- 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.

Deconcentration Policy for Covered Developments			
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

DE-CONCENTRATION POLICY

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.

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.

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.

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.

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 projects, 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.

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.

Every two years, THA will determine the average income of all families residing in all covered developments for THA. As of June 2017, the average income for all THA covered developments is: \$5,992.66.

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

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

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."

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 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. The policy is attached as Attachment A.

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 Projected 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.

Significant Amendment:Demolition/Disposition**Section 18 Disposition**

The Housing Authority of the City of Tulsa (THA) has determined that due to the distance between units and lack of uniformity of systems that operating Scattered Site units is not sustainable for the long term for our agency. THA is planning to submit a Disposition application to the Department of Housing and Urban Development's Special Application Center for all two hundred and thirteen (213) of the existing Scattered Site homes. THA will apply for Tenant Protection Vouchers for assistance for each of the 213 homes and will follow all Relocation requirements for the 213 families living in the homes at the time that Disposition is approved. Any funds received from the sale of the properties will remain within THA's Public Housing program.

The properties to be sold are located at the following addresses:

102 W 65TH PL N	18535 E 3RD PL	5014 S 92ND E AVE
1030 E 51ST PL N	1907 N CHEYENNE AVE	5021 S 85TH E AVE
1038 N 78TH E AVE	2002 N ROCKFORD AVE	5030 N DENVER PL
106 W 63RD ST N	2003 N SAINT LOUIS AVE	510 E 51ST PL N
11035 E 38TH ST	2005 N UTICA AVE	513 E 57TH ST N
1107 N CANTON AVE	2006 N ROCKFORD AVE	516 E 58TH ST N
11122 E 36TH ST S	2007 N QUAKER AVE	517 E 43RD ST N
11580 E 8TH ST S	2007 N QUINCY AVE	519 E 59TH ST N
116 W 63RD ST N	2008 N QUAKER AVE	520 E 51ST PL N
11635 E 28TH ST	2010 N QUAKER AVE	522 EAST 40TH ST N
119 W 49TH ST N	2011 N QUINCY AVE	524 E 49TH CT N
12 W 65TH PL N	2012 N SAINT LOUIS AVE	532 E 57TH PL N
120 W 63RD ST N	2013 N QUAKER AVE	537 E 55TH ST N
12307 E 26TH ST	2015 N UTICA AVE	544 E 54TH PL N
125 S 169TH E AVE	2016 N ROCKFORD AVE	5440 N IROQUOIS AVE
12946 E 32ND ST	2016 N SAINT LOUIS AVE	546 E 57TH PL N
135 S 168TH E AVE	2018 N ROCKFORD AVE	558 E 49TH ST N
138 W 50TH CT N	2024 N TRENTON AVE	5618 N FRANKFORT AVE
1403 E READING ST	2029 N QUINCY AVE	562 E 57TH PL N
1408 E SEMINOLE ST	2030 N SAINT LOUIS AVE	5658 N ELGIN AVE
1417 E READING ST	2032 N QUAKER AVE	573 E 59TH ST N
15 S 185TH E AVE	2034 N TRENTON AVE	574 E 59TH ST N
1510 E SEMINOLE ST	2036 N QUAKER AVE	5920 N ELGIN AVE
1514 E 49TH ST	209 W 61ST PL N	5948 N GARRISON AVE
1522 E SEMINOLE ST	2222 N OSWEGO AVE	6018 N GARRISON PL
1524 E 51ST PL N	23 E 62ND PL N	6102 N MAIN ST
1524 E 51ST ST N	2408 S NOGALES AVE	6103 N BOULDER AVE
154 W 50TH PL N	2437 N VANDALIA AVE	613 E 51ST PL N
1541 S 137TH E AVE	254 E 52ND PL N	618 E 54TH ST N
1550 E SEMINOLE ST	266 E 52ND ST N	6218 N MAIN ST
1555 S 139TH E AVE	27 E 62ND PL N	6228 N MAIN ST
1578 N NEW HAVEN AVE	2907 S 124TH E AVE	6229 N CHEYENNE AVE
1613 N TROOST AVE	2911 S 121ST E AVE	6236 E LATIMER PL
1620 E SEMINOLE ST	305 W 63RD CT N	624 E 54TH ST N
17 E 62ND PL N	310 W 63RD CT N	626 E 47TH PL N
1801 N TRENTON AVE	3124 E XYLER ST	628 E 52ND PL N

1801 N TROOST AVE	314 E 58TH ST N	6314 N CHEYENNE AVE
1802 N TRENTON AVE	314 W 49TH ST N	6317 N CHEYENNE AVE
1803 N TROOST AVE	3212 E XYLER ST	6328 N BOULDER ST
1805 N UTICA AVE	3336 N GARRISON AVE	6332 N MAIN ST
1807 N PEORIA AVE	3347 S 142ND E AVE	6337 N MAIN ST
1808 N TRENTON AVE	335 W 61ST PL N	6338 N MAIN ST
1810 N SAINT LOUIS AVE	338 E 57TH PL N	6341 N BOULDER AVE
1810 N UTICA AVE	34 E 63RD ST N	6342 N MAIN ST
1813 N UTICA AVE	3447 S 151 ST E AVE	6352 N MAIN ST
1815 N QUAKER AVE	3508 E VIRGIN ST	6359 N DENVER AVE
1815 N UTICA AVE	3514 E WOODROW PL	6378 N DENVER AVE
1818 N UTICA AVE	3539 E XYLER ST	6389 N BOULDER AVE
1819 N PEORIA AVE	3617 S INDIANAPOLIS AVE	6390 N BOULDER AVE
1819 N QUAKER AVE	3812 E YOUNG ST	6393 N BOULDER AVE
1821 N QUAKER AVE	4 E 50TH PL N	6396 N CHEYENNE AVE
1821 N TRENTON AVE	4108 N FRANKFORT PL	6397 N BOULDER AVE
1822 N TRENTON AVE	4122 E XYLER ST	6415 N MAIN ST
1823 N PEORIA AVE	421 W 65TH PL N	6418 N MAIN ST
1825 N ROCKFORD AVE	4230 E YOUNG ST	6425 N MAIN ST
1826 N QUAKER AVE	424 W 65TH PL N	644 E 52ND ST N
1827 N TRENTON AVE	4276 E YOUNG PL	6719 E 28TH ST
1829 N TROOST AVE	4313 N FRANKFORT	6728 E JASPER ST
1831 N ROCKFORD AVE	4317 N FRANKFORT PL	6732 E 30TH ST
1833 N TRENTON AVE	4317 N GARRISON AVE	6753 E JASPER ST
1834 N QUAKER AVE	4324 N KENOSHA AVE	720 E 51ST PL N
1834 N SAINT LOUIS AVE	4365 N FRANKFORT PL	7713 E 30TH PL
1838 N TRENTON AVE	4448 N DETROIT PL	7815 E NEWTON ST
1839 N TRENTON AVE	447 E 59TH PL N	7846 E MARSHALL ST
1841 N ROCKFORD AVE	4509 E XYLER ST	810 E 52ND PL N
1841 N UTICA AVE	4610 N BOSTON PL	8914 E OKLAHOMA PL
1843 N QUAKER AVE	4620 N TROOST AVE	8917 E 47TH PL
1844 N QUAKER AVE	4622 N MAIN ST	9114 E NEWTON ST
1845 N ROCKFORD AVE	4695 N CHEYENNE AVE	915 W 24TH PL
1845 N TROOST AVE	4698 N BOULDER AVE	9153 E LATIMER PL
1845 N UTICA AVE	4824 N IROQUOIS AVE	920 W 24TH PL

Once approved for Disposition, THA will work with a real estate broker to sell the 213 homes individually either directly by the broker or at auction.

THA plans to have the Disposition Application for both phases submitted to HUD by the end of 2018.

Section 18 DeMinimis Reduction

4 Scattered Site homes have suffered significant Casualty Loss damage and would require severe rehabilitation to repair. THA will request to remove these 4 homes from the Scattered Site unit count under the Section 18 DeMinimis rule by the end of 2018.

207 W 65TH PL N

403 E 59TH ST N

130 W 63RD ST N

6394 N BOULDER AVE

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 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 applying for Disposition of sixty-five (65) Scattered Site homes. THA is applying for De-Minimus reduction of one (1) Scattered Site OK073000019 HOME located at 4610 N Boston. Both plans are covered under Section B.1. Significant Amendment.
- THA is on the RAD Wait List. We are 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
26	OK073000026	Country Club Gardens - Latimer King	107
27	OK073000027	Country Club Gardens - Haskell	17
28	OK073000028	Country Club Gardens - Newton Country Club	56
29	OK073000029	Country Club Gardens - Osage North	49
30	OK073000030	Country Club Gardens - Nogales Partners	14

- 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.

Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

THA's Strategic Plan

THA approved of a new Strategic Plan during 2017. THA's strategic goals are:

- 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

Assisted Housing Goals

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.

- Maintain 98% occupancy in the Housing Choice Voucher Program
 - *THA currently has 100% of our Vouchers utilized and monitors leasing, turnover of Vouchers and success rates on a monthly basis. .*
- Maintain 100% occupancy in VASH program
 - *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.*
 -
- Apply for 100% of VASH Vouchers available
 - *THA has not had the opportunity to apply for tenant based VASH vouchers.*
- Ensure 98% of the FSS slots available are utilized
 - *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.*
- Provide training to Assisted Housing staff on regulatory changes quarterly to ensure compliance
 - *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.*

Housing Operation 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 the Fair Housing training with the TAA*
- 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.*

Security Goal

- 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> <ul style="list-style-type: none"> • 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, Certification of Compliance with PHA Plans and Related Regulations</u>, 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, Certification of Compliance with PHA Plans and Related Regulations</u>, 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>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>
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 04/16/2017”</p>

Instructions for Preparation of Form HUD-50075-HP

Annual Plan for High Performing PHAs

A. PHA Information. All PHAs must complete this section.

- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Annual Plan.

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(1\)](#)) and 24 CFR §903.12(b). Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#)) and 24 CFR §903.12(b).

☒ **Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. ([24 CFR §903.7\(b\)](#)) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. ([24 CFR §903.7\(b\)](#)) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. ([24 CFR §903.7\(b\)](#))

☒ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

☐ **Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. ([24 CFR §903.7\(k\)](#)) and 24 CFR §903.12(b).

☐ **Safety and Crime Prevention (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. ([24 CFR §903.7\(m\)\(5\)](#))

☐ **Pet Policy.** Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. ([24 CFR §903.7\(n\)](#))

☐ **Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies 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.** 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI 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)

☐ **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: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☐ **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. (24 CFR §903.7(h))

☐ **Conversion of Public Housing.** 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))

☐ **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.

☐ **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 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))

C. Other Document and/or Certification Requirements

C.1 Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 SM-HP.

C.2 Civil Rights Certification. Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))

C.3 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

C.4 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15)

D. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g))

D.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: “See HUD Form 50075.2 approved by HUD on XX/XX/XXXX.”

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 and Annual PHA Plan. 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.

Public reporting burden for this information collection is estimated to average 16.64 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.