

5-Year PHA Plan <i>(for All 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-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A. PHA Information

A.1 **PHA Name:** Housing Authority of the City of Tulsa (THA) **PHA Code:** OK073
PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2021
PHA Plan Submission Type: 5-Year Plan Submission Revised 5-Year Plan Submission

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 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.

THA's PHA plan is available on THA's website at www.TulsaHousing.org and located in the office of each property. THA's PHA plan, PHA Plan Elements, PHA policies, and all related information are available at THA's Central Office located at 415 E. Independence St. Tulsa, OK 74106

PHA Consortia (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
N/A					

B. 5-Year Plan Required for all PHAs completing this form.

B.1 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.

The Housing Authority of the City of Tulsa's Mission Statement is Creating a better Tulsa by transforming lives and communities.

B. 2 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.

1. Increase and provide sustainable, affordable housing / become premier provider

- (1) retain high-performer status
- (2) apply for portfolio conversion under Rental Assistance Demonstration (RAD)
- (3) recapture any unused Faircloth Amendment Section 9 subsidized very low-income housing units
- (4) build new workforce/market housing after RAD conversion using HUD insured Mortgage program
- (5) identify aging public housing sites requiring recapitalization and begin master planning
- (6) prioritize affordable housing in Consolidated Plan and Community Development Programs
- (7) support any City of Tulsa affordable housing programs; aggressively pursue opportunities to increase affordable housing options (Choice Neighborhoods)
- (8) maximize section 8 contract authority and explore options of placing vouchers into other higher income areas
- (9) improve resident retention

2. Improve self-sufficiency for residents

- (1) pursue all Federal grant opportunities
- (2) establish Public-Private partnership for resident opportunities
- (3) enhance/bolster resident intern program
- (4) improve resident business opportunity and employment and establish an THA Fund to support resident opportunity
- (5) stabilize the Family Self Sufficiency (FSS) Program

- (6) empower Resident Associations
 - (7) increase early education opportunities for children living in THA properties
3. Strengthen THA's Organizational Capacity / advance workforce development and performance
- (1) improve employee's knowledge, skills, and abilities
 - (2) recruit, select and retain the right people with the right skills in the right job
 - (3) improve staff communication and capacity
 - (4) establish an award program for employees
 - (5) maintain competitive employee compensation along with opportunities to advance within THA
4. Strengthen relations with key community constituencies
- (1) to reach out to and collaborate with HUD, State of Oklahoma, Mayor's office and Council, National non-profits, local non-profits
 - (2) to restructure website and establish a robust social media presence
 - (3) to improve THA's brand identity
5. Assist in the improvement and development of Tulsa's urban core and neighborhoods
- (1) implement place-based strategy for Federal grant programs
 - (2) support development and redevelopment in collaboration with the City of Tulsa (Mayor, Council, TDA, INCOG); assist with, and promote, development activities in the city
6. Strengthen THA's finances
- (1) enhance internal controls
 - (2) grow revenue while controlling operational expense
 - (3) decrease dependency on HUD subsidy
 - (4) create a Board controlled strategic reserve
 - (5) move to property management financial model and leave behind the public housing management model

B. 3. 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.

Rental Assistance Goals

- Maintain “High Performer” status under HUD’s Section 8 Management Assessment Program (SEMAP).

- THA’s most recent SEMAP score is 97 for Fiscal Year 2019. This score qualifies THA’s Section 8 department as a High Performer. There will not be a SEMAP score assessed for 2020 due to COVID-19.

- Maintain 98% occupancy in the Housing Choice Voucher Program

- THA’s 2019 occupancy was 99.11%. For 2020, the final year end occupancy is not yet finalized, but is expected to be below 98% primarily due to COVID-19.

- Maintain 100% occupancy in VASH program

- THA staff participate in bi-monthly conference calls with VA case managers to identify obstacles that VASH participants are encountering while either in search of housing or while utilizing the VASH Voucher. THA staff work very closely with the VA and SSVF staff in the case management of VASH participants to lease the program to its maximum capacity.

- Apply for 100% of VASH Vouchers available

- THA applied for and received 35 additional VASH Vouchers during 2020, bringing THA’s VASH Voucher count to 110.

- Ensure 98% of the FSS slots available are utilized

- THA’s FSS participants deceased during 2020 due to COVID, however the program participants that remained on the program increased their total escrow balances by over \$100,000.

The FSS program added multiple employment resources for our clients: Stand By Personnel, People Ready, Labor Finders, Center for Employment Opportunities, Whirlpool, IPacesetters, Tulsa Transit, Taco Bell, McDonald’s, Burger King, Hillcrest, Renaissance Hotel, Sonic, Aldi, Braum’s, City of Tulsa, Saint Simeon’s, Blue Cross Blue Shield, Osage Casino, Dish, Lowe’s, AEP, Holiday Inn, Tulsa Airport, Tulsa Reentry One Stop, She Brews Coffee House Reentry Program.

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.

- THA received its final PHAS score in 2019 for Fiscal Year 2017. THA’s last PHAS score was an 86 which qualifies as a Standard Performer. Due to THA’s full portfolio conversion through the Rental Assistance Demonstration (RAD) program that has been approved by HUD, THA will no longer receive a PHAS rating due to the RAD conversions.

- Implement new housing software management system by March 2019

- The TenMast/MRI software went live in May 2019.

- Continue with RAD conversions from Public Housing to Section 8 Project Based Vouchers.

- Six Public Housing properties (Apache Manor, Sandy Park, Parkview Terrace, East Central Village, Pioneer Plaza, and LaFortune Tower) closed their RAD conversions during 2020. Six additional RAD conversions (Seminole Hills/Whitlow Townhomes, Comanche Park, Mohawk Manor, Hewgley Terrace, South Haven Manor, and Country Club Gardens) are expected to close their RAD conversions during 2021 as discussed in Attachment A.

- Provide training to Assisted Housing staff on regulatory changes quarterly to ensure compliance

- Staff participated in weekly team meetings via conference calls as a result of the pandemic on updates on HUD regulations, such as, the waivers as a result of the CARES Act. New hires completed the Housing Choice Voucher Certification online and Rental Assistance staff received the RAD/PBV Specialist Certification. The Intake Manager conducted training on waiting list processes and procedures with staff. Fair Housing and Reasonable Accommodation Training was held via Microsoft Teams.

Social Services Department Goals

The Social Services 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.

- Since 2018, HPT took over oversight of THA's Social Services Department.

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- 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 has enabled 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 Goals

- Enhance the effectiveness of the Security Department:

- Since 2018, THA has had an agreement with the Tulsa County Sheriff's Office to provide a Community Enhancement Unit that operates on THA's properties.

- All prospective public housing residents are required to attend a domestic violence class prior to leasing in. THA has partnered with Domestic Violence Intervention Services (DVIS) to conduct classes scheduled each Monday afternoon at the THA central office. Due to the Coronavirus Pandemic, potential residents are currently required to watch a video presentation of the DVIS class.

- THA has entered into an agreement with Tulsa Crime Stoppers to provide education and awareness on our properties.

Homeownership Goals

- Increase utilization of THA's Section 8 Homeownership vouchers

- Rental Assistance Staff continues to make voucher participants aware of the Section 8 Homeownership vouchers.

- All other homeownership activities are under the control of Housing Partners of Tulsa, which is a separate non-profit operating in Tulsa

B. 4 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.

THA is in full compliance with the Violence Against Women Act (VAWA) to extend the rights and protections it affords to qualified Public Housing and Section 8 Voucher participants who are victims of domestic violence, dating violence, sexual assault and stalking.

THA provides notification of the provisions of VAWA to all Public Housing residents, Voucher participants and landlords participating in the Voucher program. Residents and participants are notified at their initial lease in, and at their annual recertification and at move out.

THA staff received training about the protections afforded by VAWA and is alert to the various situations in which residents or participants may need to be reminded of their possible VAWA protections.

Domestic Violence is one of the largest crime issues at the THA properties. THA believes the best way to help prevent and reduce the incidences of domestic violence is through education. Therefore, applicants must attend a domestic violence class before their application is approved to move into a THA apartment.

THA's VAWA policy is included as an attachment to the 5-Year Plan.

B. 5. Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

Substantial Deviation from the 5-Year Plan:

- Deviations which change the scope or focus of the plan, for example a permanent change in PHA policy or procedure that would necessitate a change in the answers indicated by the marked boxes throughout this document.

Significant Amendment or Modification to the 5-Year Plan:

- A substantial procedural change in written policy for PHA policies governing eligibility, selection, and admissions for Public Housing and/or Section 8
- Changes in the rent determination policy; elimination of social services programs and
- Acquisition, disposition or demolition actions that permanently increase or decrease the total number of available Public Housing units

As part of the Rental Assistance Demonstration (RAD), the Housing Authority of the City of Tulsa is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD specific items:

- The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance
- Changes to the Capital Fund Budget produced as a result of each approved RAD.

Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds

- Changes to the construction and rehabilitation plan for each approved RAD conversion and
- Changes to the financing structure for each approved RAD conversion

B. 6. Resident Advisory Board (RAB) Comments.

(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?

Y N

(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.

RAB meeting on January 12th.

Participants:

Robert Jones – Pioneer Plaza	Victoria Scott - FSS
Don Rose – Hewgley Terrace	Marc Magnuson - FSS
Richard Coward – Mohawk Manor	Ashanele Edwards - FSS
Mariona Maupin – Country Club Gardens	Angela Black – FSS
Charlotte Ricks – Housing Choice Voucher	Marc Magnuson – Housing Choice Voucher
Soraya Payne – Housing Choice Voucher	Wanda Wilson – East Central Village

B. 7. 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.

Form HUD-50077-SL is attached.

Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(e\)](#)

A.1 Include the full PHA Name, PHA Code, PHA Fiscal Year Beginning (MM/YYYY), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

B.1 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. ([24 CFR §903.6\(a\)\(1\)](#))

B.2 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. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

B.3 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. ([24 CFR §903.6\(b\)\(2\)](#))

B.4 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. ([24 CFR §903.6\(a\)\(3\)](#))

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit 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 §903.17\(a\)](#), [24 CFR §903.19](#))

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 .76 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.
