

Annual PHA Plan (Standard PHAs and Troubled PHAs)	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-ST is to be completed annually by **STANDARD PHAs** or **TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only 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 if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, 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 **PHA Name:** Housing Authority of the City of Tulsa **PHA Code:** OK073
PHA Type: ☒ Standard PHA ☐ Troubled PHA
PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2021
PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above):
Number of Public Housing (PH) Units 1,228
Number of Housing Choice Vouchers (HCVs) 6,144
Total Combined Units/Vouchers 7,372
PHA Plan Submission Type: ☐ Annual Submission ☒ Revised Annual Submission

Availability of Information. PHAs must have the elements listed below in sections B and C 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. 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. Annual Plan Elements

B. 1 Revision of PHA Plan Elements

(a) Have the following PHA Plan elements been revised by the PHA?

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.
- ☐ ☒ Operation and Management.
- ☒ ☐ Grievance Procedures.
- ☐ ☒ Homeownership Programs.
- ☐ ☒ Community Service and Self-Sufficiency Programs.
- ☐ ☒ Safety and Crime Prevention.
- ☒ ☐ Pet Policy.
- ☐ ☒ Asset Management.
- ☐ ☒ Substantial Deviation.
- ☐ ☒ Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

FINANCIAL RESOURCES

Sources		Projected	Planned Uses
1.	Federal Grants	2021	
a)	Public Housing Operating Fund Formula	\$ 7,250,000	Public Housing Operations
b)	Public Housing Capital Fund Program	\$ 2,604,029	Public Housing Capital Improvements
c)	Section 8 Tenant-Based Assistance	\$ 29,450,298	Section 8 Housing Choice Vouchers Housing Assistance
d)	Section 8 Tenant-Based Assistance	\$ 389,446	Section 8 Moderate Rehab Housing Assistance
e)	Section 8 Project-Based Assistance	\$ 3,082,428	Section 8 Project Based Operations
f)	Resident Opportunity and Self-Sufficiency Grants	\$ 91,246	Public Housing Supportive Services and Self Sufficiency
g)	FSS Grant	\$ 96,600	Section 8 Project Based Supportive Services
h)	Choice Neighborhoods Implementation Grant	\$ 6,520,000	Choice Neighborhoods Implementation Grant
2.	Prior Year Federal Grants (unobligated funds only)		
a)	2019 Public Housing Capital Fund Program	\$ 111,248	Public Housing Capital Improvements
b)	2020 Public Housing Capital Fund Program	\$ 2,622,326	Public Housing Capital Improvements
c)	2021 Public Housing Capital Fund Program	\$ 2,946,294	Public Housing Capital Improvements
3.	Dwelling Rental Income		
a)	Public Housing Dwelling Rental Income	\$ 1,546,296	Public Housing Operations
b)	Section 8 Project Based Dwelling Rental Income	\$ 1,025,049	Section 8 Projected Based Housing Operations
4.	Other Income		
a)	Public Housing Operations Interest	\$ 68,562	Public Housing Operations
b)	Public Housing Operations Other Income	\$ 311,342	Public Housing Operations
c)	Section 8 Project Based Interest	\$ 31,019	Section 8 Project Based Operations
d)	Section 8 Project Based Other Income	\$ 75,357	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
5.	Non-Federal Sources		
a)	Central Office Cost Center Interest	\$ 67,610	Central Office Cost Center Operations
b)	Central Office Cost Center Other Income	\$ 14,024	Central Office Cost Center Operations
c)	Auxiliary Fund Interest/Other Income	\$ 34,520	Support PHA Operations
d)	Nogales Realty LLC	\$ 7,182	Support PHA Operations
e)	Developer Fees	\$ 1,350,000	Support Additional Affordable Housing and Central Office Cost Center Operations
TOTAL		\$ 59,735,303	

Grievance Procedures

THA's grievance procedure currently allows for hearings to take place with our site staff as well as an independent hearing officer. Those meetings are held in-person. To minimize the risk of illness due to the Coronavirus pandemic, HUD issued a PIH Notice allowing for virtual hearings, which THA is adding add to our procedures. The procedures outline that THA will still have in-person hearings, and for those residents who cannot attend, THA will conduct their meeting either virtually or by phone.

Pet Policy

HUD has updated their pet policy and addendum requirements and THA has updated its pet care standards and pet financial obligations to meet those articulated in HUD guidance. For example, the pet deposit amount is inconsistent among the programs and needs to be updated to allowed amounts and properly outline items that are refundable.

SUBSTANTIAL DEVIATION/SIGNIFICANT AMENDMENT

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:

- a. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance,
- b. 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,
- c. Changes to the construction and rehabilitation plan for each approved RAD conversion, and
- d. Changes to the financing structure for each approved RAD conversion.

(c) The PHA must submit its Deconcentration Policy for Field Office review.

DECONCENTRATION POLICY

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, sex, 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. THA will bring higher income tenants into lower income developments and lower income tenants into higher income developments. 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.

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 projects. 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 meaningful 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 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 80% - 120% 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 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.

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. As of July 2020, the average income for all THA covered developments is: \$6,119.

Step 2:

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

Development	Average Income
Seminole Hills	\$6,158
Comanche Park	\$5,314
Mohawk Manor	\$7,128
South Haven	<u>\$6,950</u>
Average	\$6,119

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. The average income of all families residing in all covered developments for THA is currently \$6,119.

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 the PHA 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, the PHA 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

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.
- ☒ ☐ Designated Housing for Elderly and/or Disabled Families.
- ☒ ☐ Conversion of Public Housing to Tenant-Based Assistance.
- ☒ ☐ Conversion of Public Housing to Project-Based Assistance under RAD.
- ☐ ☒ Occupancy by Over-Income Families.
- ☐ ☒ Occupancy by Police Officers.
- ☐ ☒ Non-Smoking Policies.
- ☒ ☐ 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.

CHOICE NEIGHBORHOODS

THA and the City of Tulsa have been awarded a \$30 million FY 2017 Choice Neighborhoods Implementation Grant for the Eugene Field Neighborhood. While located in a potentially desirable area, isolating physical barriers, years of disinvestment, and over-concentration of distressed, subsidized housing have hindered the neighborhood's possibilities. Despite these obstacles, THA, the City of Tulsa, and the community used a FY 2010 Choice Neighborhoods Planning Grant to create a collective vision that has begun to transform their neighborhood. The Choice Neighborhoods Implementation grant, and significant private and public leverage will accelerate the progress. With these resources, Tulsa will replace the distressed Riverview Park apartments, which has 190 public housing apartments, and Brightwater Apartments, which has 200 Section 8 project-based apartments, with high quality mixed income housing totaling 424 apartments known as River West; dramatically improve children's educational outcomes, open new employment opportunities, increase health care access; and implement catalytic neighborhood improvements that will build upon Eugene Field's assets. Phase I of this project began in 2020.

MIXED FINANCE MODERNIZATION OR DEVELOPMENT & CONVERSION OF PUBLIC HOUSING TO PROJECT-BASED UNDER RAD

See Attachment A: Rental Assistance Demonstration (RAD).

DEMOLITION AND/OR DISPOSITION & CONVERSION OF PUBLIC HOUSING TO TENANT BASED ASSISTANCE

Scattered Sites

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 seventeen (217) of the existing Scattered Site homes. Part one of the application, consisting of 92 homes was submitted in 2020, with part two containing the remaining 125 homes to be submitted during 2021. Once approved for Disposition, THA plans to sell all 217 homes.

THA will apply for Tenant Protection Vouchers for assistance for each of the 217 homes and will follow all Relocation requirements for the 217 families living in the homes at the time that Disposition is approved. Any funds received from the sale of the properties will remain with THA for Affordable Housing purposes.

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

102 W 65TH PL N	1907 N CHEYENNE AVE	5014 S 92ND E AVE
1030 E 51ST PL N	2002 N ROCKFORD AVE	5021 S 85TH E AVE
1038 N 78TH E AVE	2003 N SAINT LOUIS AVE	5030 N DENVER PL
106 W 63RD ST N	2005 N UTICA AVE	510 E 51ST PL N
11035 E 38TH ST	2006 N ROCKFORD AVE	513 E 57TH ST N
1107 N CANTON AVE	2007 N QUAKER AVE	516 E 58TH ST N
11122 E 36TH ST S	2007 N QUINCY AVE	517 E 43RD ST N
11580 E 8TH ST S	2008 N QUAKER AVE	519 E 59TH ST N
116 W 63RD ST N	2010 N QUAKER AVE	520 E 51ST PL N
11635 E 28TH ST	2011 N QUINCY AVE	522 EAST 40TH ST N
119 W 49TH ST N	2012 N SAINT LOUIS AVE	524 E 49TH CT N
12 W 65TH PL N	2013 N QUAKER AVE	532 E 57TH PL N
120 W 63RD ST N	2015 N UTICA AVE	537 E 55TH ST N
12307 E 26TH ST	2016 N ROCKFORD AVE	544 E 54TH PL N
125 S 169TH E AVE	2016 N SAINT LOUIS AVE	5440 N IROQUOIS AVE
12946 E 32ND ST	2018 N ROCKFORD AVE	546 E 57TH PL N
130 W 63RD ST	2024 N TRENTON AVE	558 E 49TH ST N
135 S 168TH E AVE	2029 N QUINCY AVE	5618 N FRANKFORT AVE
138 W 50TH CT N	2030 N SAINT LOUIS AVE	562 E 57TH PL N
1403 E READING ST	2032 N QUAKER AVE	5658 N ELGIN AVE
1408 E SEMINOLE ST	2034 N TRENTON AVE	573 E 59TH ST N
1417 E READING ST	2036 N QUAKER AVE	574 E 59TH ST N
15 S 185TH E AVE	207 W 65TH ST	5920 N ELGIN AVE
1510 E SEMINOLE ST	209 W 61ST PL N	5948 N GARRISON AVE
1514 E 49TH ST	2222 N OSWEGO AVE	6018 N GARRISON PL
1522 E SEMINOLE ST	23 E 62ND PL N	6102 N MAIN ST
1524 E 51ST ST N	2408 S NOGALES AVE	6103 N BOULDER AVE
1524 E 51ST PL N	2437 N VANDALIA AVE	613 E 51ST PL N
154 W 50TH PL N	254 E 52ND PL N	618 E 54TH ST N
1541 S 137TH E AVE	266 E 52ND ST N	6218 N MAIN ST
1550 E SEMINOLE ST	27 E 62ND PL N	6228 N MAIN ST
1555 S 139TH E AVE	2907 S 124TH E AVE	6229 N CHEYENNE AVE
1578 N NEW HAVEN AVE	2911 S 121ST E AVE	6236 E LATIMER PL
1613 N TROOST AVE	305 W 63RD CT N	624 E 54TH ST N
1620 E SEMINOLE ST	310 W 63RD CT N	626 E 47TH PL N
17 E 62ND PL N	3124 E XYLER ST	628 E 52ND PL N
1801 N TRENTON AVE	314 E 58TH ST N	6314 N CHEYENNE AVE

1801 N TROOST AVE	314 W 49TH ST N	6317 N CHEYENNE AVE
1802 N TRENTON AVE	3212 E XYLER ST	6328 N BOULDER ST
1803 N TROOST AVE	3336 N GARRISON AVE	6332 N MAIN ST
1805 N UTICA AVE	3347 S 142ND E AVE	6337 N MAIN ST
1807 N PEORIA AVE	335 W 61ST PL N	6338 N MAIN ST
1808 N TRENTON AVE	338 E 57TH PL N	6341 N BOULDER AVE
1810 N SAINT LOUIS AVE	34 E 63RD ST N	6342 N MAIN ST
1810 N UTICA AVE	3447 S 151 ST E AVE	6352 N MAIN ST
1813 N UTICA AVE	3508 E VIRGIN ST	6359 N DENVER AVE
1815 N QUAKER AVE	3514 E WOODROW PL	6378 N DENVER AVE
1815 N UTICA AVE	3539 E XYLER ST	6389 N BOULDER AVE
1818 N UTICA AVE	3617 S INDIANAPOLIS AVE	6390 N BOULDER AVE
1819 N PEORIA AVE	3812 E YOUNG ST	6393 N BOULDER AVE
1819 N QUAKER AVE	4 E 50TH PL N	6394 N. BOULDER
1821 N QUAKER AVE	403 E 59TH ST 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
18535 E 3RD PL		

Central Office

THA plans to remove the Declaration of Trust from the THA Central Office via Retention of Public Housing Property under CFR Part 200. This will be done in conjunction with Phase II of RAD.

Country Club Gardens

As authorized by Section 18 of the United States Housing Act of 1937 (42 U.S.C. 1437p) (1937 Act), the Authority intends to partially dispose of the below units in Developments OK073000026-OK073000030 using Section 18.

In accordance with Notice PIH 2021-07 (HA), up to 20% of the 243 units may be partially disposed of through Section 18 (RADBlend). The Authority will request Tenant Protection Vouchers (TPVs) for the units disposed of through Section 18.

The specific information related to the Public Housing Development(s) below:

PIC Development	Number of Units Pre-Conversion	Number of RAD Units Post-Conversion	Number of PBV Units Post-Conversion
OK073000026-Latimer	107	107	0
OK073000027-Haskell	17	2	15
OK073000028-Newton	56	45	11
OK073000029-Osage	49	29	20
OK073000030-Nogales	14	12	2
Total	243	195	48

DESIGNATION HOUSING FOR ELDERLY AND DISABLED FAMILIES

THA's Housing Plan for Phase I of Country Club Gardens OK073000026 designates 79 of the 107 apartments as elderly only. THA plans to continue with this designation through the Country Club Gardens conversion under RAD.

PROJECT BASED VOUCHERS

THA is making available up to 1,228 vouchers (twenty percent) of our total Section 8 Voucher allotment of 6,144 for Project Based Vouchers. Currently, we have 95 vouchers approved as Project Based Vouchers.

These projects must reside within the Tulsa City Limits or within 1 mile of the Tulsa City Limits.

B. 3 Civil Rights Certification

Form HUD-50077, PHA Certification of Compliance with the PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.

B. 4. Most Recent Fiscal Year Audit.

(a) Were there any findings in the most recent FY Audit?

Y N

☒ ☐

(b) If yes, please describe:

The 2018 Financial Audit contained a finding that THA did not follow the internal controls in place to ensure compliance with Eligibility requirements. Two of ten files tested had exceptions. One of the ten files tested reported income incorrectly which led to incorrect calculation of tenant rent. One of the ten files tested did not have a signed general release form.

Property Managers at the audited sites have received re-training on rent collection and rent calculation. An internal tenant file audit will be performed to identify defects in tenant files, including rent calculation. Management is holding Property Management Staff accountable for rent collection and rent calculation, which has already produced transitions in staffing to ensure technical expertise in these processes. Similar actions are being instated across the asset management portfolio.

B. 5. Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 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. Page

- 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. 6 Resident Advisory Board (RAB) Comments

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

Y N

☐ ☒

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.

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	Wanda Wilson – East Central Village
Soraya Payne – Housing Choice Voucher	

RAB meeting on May 7th. Participants:

Debra Hunter – Inhofe	Victoria Scott – Pioneer
Marc Magnuson – FSS	Donald Rose - Hewgley

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.

B. 8. Troubled PHA.

(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

Y N N/A

☐ ☒ ☐

(b) If yes, please describe:

- C. **Statement of Capital Improvements.** Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
- C.1 **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.

Approved March 26th, 2020.

ATTACHMENT A

RENTAL ASSISTANCE DEMONSTRATION (RAD)

The Housing Authority of the City of Tulsa (THA) was a successful applicant in the Rental Assistance Demonstration (RAD). As a result, the Housing Authority of the City of Tulsa will be converting to Project Based Vouchers under the guidelines of PIH Notice 2012-32, REV-1 and any successor Notices. Upon conversion to Project Based Vouchers the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6 of PIH Notice 2019-x23, Rev 4; and Joint Housing PIH Notice H-2016-17/PIH-2016-17. These resident rights, participation, waiting list and grievance procedures are appended to this Attachment. Additionally, the Housing Authority of the City of Tulsa certifies that it is currently compliant with all fair housing and civil rights requirements.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing the Housing Authority of the City of Tulsa with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration. The Housing Authority of the City of Tulsa will be using existing PHA resources (including Capital and Operating Funds and existing reserves) as well as additional sources, including private or FHA-insured debt, Low Income Housing Tax Credits (LIHTC), and other soft debt or grants.

Below, please find specific information related to the Public Housing Development(s) that were approved for RAD conversion by HUD:

Name of Public Housing Development: COMANCHE PARK	PIC Development ID: OK073000003	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 271	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.) Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$5,616,930 / 2,505 units x 271 units = \$607,660
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency			
One Bedroom	13	13	0
Two Bedroom	96	96	0
Three Bedroom	128	128	0
Four Bedroom	20	20	0
Five Bedroom	14	14	0
Six Bedroom			
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: HEWGLEY TERRACE	PIC Development ID: OK073000007	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 150	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.): Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$5,616,930/ 2,505 units x 150 units = \$336,343
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency	90	90	0
One Bedroom	59	59	0
Two Bedroom	1	1	0
Three Bedroom			
Four Bedroom			
Five Bedroom			
Six Bedroom			
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: SOUTH HAVEN MANOR	PIC Development ID: OK073000017	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 100	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.): Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$5,616,930/ 2,505 units x 100 units = \$224,229
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency			
One Bedroom			
Two Bedroom	17	17	0
Three Bedroom	75	65	-10
			10 units are being removed that are in a floodway
Four Bedroom	8	8	0
Five Bedroom			
Six Bedroom			
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		
	THA intends to sell South Haven Manor at RAD closing.		

Name of Public Housing Development: SEMINOLE HILLS-WHITLOW	PIC Development ID: OK073000001	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 141	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.): Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$5,616,930/ 2,505 units x 141 units = \$316,163
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency			
One Bedroom	8	8	0
Two Bedroom	48	48	0
Three Bedroom	75	75	0
Four Bedroom	10	10	0
Five Bedroom			
Six Bedroom			
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: MOHAWK MANOR	PIC Development ID: OK073000006	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 106	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.): Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$5,616,930/ 2,505 units x 106 units = \$237,682
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency			
One Bedroom			
Two Bedroom	38	38	0
Three Bedroom	60	60	0
Four Bedroom	8	8	0
Five Bedroom			
Six Bedroom			
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: COUNTRY CLUB GARDENS	PIC Development ID: OK073000026	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 107	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family & Senior mix	Post-RAD Unit Type if different (i.e., Family, Senior, etc.): Family & Senior mix	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$5,616,930/ 2,505 units x 107 units = \$239,925
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency			
One Bedroom	77	77	0
Two Bedroom	6	6	0
Three Bedroom	24	24	0
Four Bedroom			
Five Bedroom			
Six Bedroom			
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: COUNTRY CLUB GARDENS	PIC Development ID: OK073000027	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 17	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.): Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$5,616,930 / 2,505 units x 17 units = \$38,119
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency			
One Bedroom			
Two Bedroom	1	1	0
Three Bedroom	16	1	15
Four Bedroom			
Five Bedroom			
Six Bedroom			
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: NEWTON COUNTRY CLUB	PIC Development ID: OK073000028	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 56	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.): Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$5,616,930/ 2,505 units x 56 units = \$125,568
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency			
One Bedroom	4	4	0
Two Bedroom	34	34	0
Three Bedroom	18	7	11
Four Bedroom			
Five Bedroom			
Six Bedroom			
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: OSAGE NORTH	PIC Development ID: OK073000029	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 49	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.): Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$5,616,930/ 2,505 units x 49 units = \$109,872
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency			
One Bedroom	7	7	0
Two Bedroom	10	10	0
Three Bedroom	32	12	20
Four Bedroom			
Five Bedroom			
Six Bedroom			
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Name of Public Housing Development: NEWTON PLAZA	PIC Development ID: OK073000030	Conversion type (i.e., PBV or PBRA): PBV	Transfer of Assistance: (if yes, please put the location if known, and # of units transferring) No
Total Units: 14	Pre- RAD Unit Type (i.e., Family, Senior, etc.): Family	Post-RAD Unit Type if different (i.e., Family, Senior, etc.): Family	Capital Fund allocation of Development: (Annual Capital Fund Grant, divided by total number of public housing units in PHA, multiplied by total number of units in project) \$5,616,930/ 2,505 units x 14 units = \$31,392
Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion	Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)
Studio/Efficiency			
One Bedroom			
Two Bedroom	4	4	0
Three Bedroom	10	8	2
Four Bedroom			
Five Bedroom			
Six Bedroom			
(If performing a Transfer of Assistance):	(Explain how transferring waiting list) N/A		

Instructions for Preparation of Form HUD-50075-ST

Annual PHA Plan for Standard and Troubled 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. All PHAs must complete this section.

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.” ([24 CFR §903.7](#))

☐ **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. ([24 CFR §903.7\(a\)\(1\)](#)) 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. ([24 CFR §903.7\(a\)\(2\)\(iii\)](#))

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** 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\(b\)](#)) 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 maintain 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\(d\)](#))

☐ **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. ([24 CFR §903.7\(e\)](#))

☐ **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. ([24 CFR §903.7\(f\)](#))

☐ **Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

☐ **Community Service and Self Sufficiency Programs.** Describe how the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(l\)](#)) A description of: **1)** Any programs relating to services and amenities provided or offered to assisted families; and **2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS. ([24 CFR §903.7\(l\)](#))

☐ **Safety and Crime Prevention.** Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. (24 CFR §903.7(m)) 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))

☐ **Asset Management.** State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. (24 CFR §903.7(q))

☐ **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 CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; 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)(iii))

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

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements 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 or Choice Neighborhoods.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods 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 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 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 as described in the PHA's last Annual and/or 5-Year PHA Plan submission. 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))

☐ **Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. (24 CFR §903.7(i)(C))

☐ **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))

☐ **Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to project-based assistance under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32](#)

☐ **Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). ([24 CFR 960.503](#)) ([24 CFR 903.7\(b\)](#))

☐ **Occupancy by Police Officers.** The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: [Notice PIH 2011-7](#). ([24 CFR 960.505](#)) ([24 CFR 903.7\(b\)](#))

☐ **Non-Smoking Policies.** The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: [Notice PIH 2009-21](#). ([24 CFR §903.7\(e\)](#))

☐ **Project-Based Vouchers.** Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. 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. ([24 CFR §903.7\(b\)](#))

☐ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](#).

☐ **Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the current Fiscal Year, provide a description of the activity in the space provided.

B.3 Civil Rights Certification. Form HUD-50077, *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\(o\)](#))

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\(p\)](#))

B.5 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.6 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](#))

B.7 Certification by State of 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](#)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

B.8 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark “yes,” and describe that plan. If the PHA is troubled, but does not have any of these items, mark “no.” If the PHA is not troubled, mark “N/A.” ([24 CFR §903.9](#))

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

C.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.

Public reporting burden for this information collection is estimated to average 9.2 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.