

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled 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-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 exceed 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 exceed 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): 01/2022

**PHA Inventory** (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above):

**Number of Public Housing (PH) Units** 1,199

**Number of Housing Choice Vouchers (HCVs)** 6,185

**Total Combined Units/Vouchers** 7,384

**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](http://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**

<b>Sources</b>		<b>Projected</b>	<b>Planned Uses</b>
<b>1.</b>	<b>Federal Grants</b>	<b>2021</b>	
a)	Public Housing Operating Fund Formula	\$ 7,000,000	Public Housing Operations
b)	Public Housing Capital Fund Program	\$ 3,500,000	Public Housing Capital Improvements
c)	Section 8 Tenant-Based Assistance	\$ 30,254,229	Section 8 Housing Choice Vouchers Housing Assistance
d)	Section 8 Tenant-Based Assistance	\$ 328,428	Section 8 Moderate Rehab Housing Assistance
e)	Section 8 Project-Based Assistance	\$ 2,503,428	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	\$ 7,500,000	Choice Neighborhoods Implementation Grant
<b>2.</b>	<b>Prior Year Federal Grants (unobligated funds only)</b>		
a)	2019 Public Housing Capital Fund Program	\$ 103,499	Public Housing Capital Improvements
b)	2020 Public Housing Capital Fund Program	\$ 917,578	Public Housing Capital Improvements
c)	2021 Public Housing Capital Fund Program	\$ 2,185,335	Public Housing Capital Improvements
<b>3.</b>	<b>Dwelling Rental Income</b>		
a)	Public Housing Dwelling Rental Income	\$ 802,557	Public Housing Operations
b)	Section 8 Project Based Dwelling Rental Income	\$ 728,472	Section 8 Projected Based Housing Operations
<b>4.</b>	<b>Other Income</b>		
a)	Public Housing Operations Interest	\$ 52,118	Public Housing Operations
b)	Public Housing Operations Other Income	\$ 276,581	Public Housing Operations
c)	Section 8 Project Based Interest	\$ 30,945	Section 8 Project Based Operations
d)	Section 8 Project Based Other Income	\$ 60,030	Section 8 Project Based Operations

e)	Section 8 Tenant Based Interest	\$ 9,575	Section 8 Housing Choice Vouchers Tenant Based Operations
f)	Section 8 Tenant Based Other Income	\$ 52,088	Section 8 Housing Choice Vouchers Tenant Based Operations
g)	Section 8 Tenant Based Other Income	\$ 945	Section 8 Moderate Rehab Tenant Based Operations
<b>5.</b>	<b>Non-Federal Sources</b>		
a)	Central Office Cost Center Interest	\$ 55,224	Central Office Cost Center Operations
b)	Central Office Cost Center Other Income	\$ 18,506	Central Office Cost Center Operations
c)	Auxiliary Fund Interest/Other Income	\$ 89,228	Support PHA Operations
d)	Developer Fees	\$ 4,250,000	Support Additional Affordable Housing and Central Office Cost Center Operations
	<b>TOTAL</b>	<b>\$ 60,906,612</b>	

### **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: \$6,203.

Step 2:

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

<b>Development</b>	<b>Average Income</b>
Seminole Hills	\$6,158
Comanche Park	\$5,314
Mohawk Manor	\$7,128
South Haven	<u>\$6,950</u>
Average	\$6,203

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 \$6,203.

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) Various incentive may be offered.
- (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**

### River West

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 435 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 was completed in 2021 and the remaining five phases are expected to be completed by 2024.

### 36N (Comanche Park Apartments)

THA and the City of Tulsa are pursuing a FY 2021 Choice Neighborhoods Implementation Grant for the 36<sup>th</sup> Street North Corridor. While located in a potentially desirable area, years of disinvestment and over concentration of distressed low income and subsidized housing have hindered economic growth and prosperity. Despite these challenges, THA, the City of Tulsa, and



several community partners came together to establish a comprehensive master plan, Envision Comanche, to create a collective vision for this neighborhood surrounding the Comanche Park public housing community. That vision called for the area transforming into a welcoming mixed-income community. Several improvements have been initiated in the area, including the start of the Peoria-Mohawk Business Park and the implementation of the Bus Rapid Transit System. The Choice Neighborhoods Implementation Grant, and significant public and private investments will accelerate the revitalization of this community. With these resources, THA will replace the distressed Comanche Park Apartments, which has 271 public housing apartments, with high quality mixed-income housing totaling 435 apartments known as 36N; dramatically improving educational outcomes, expand employment and employment readiness opportunities, increase healthcare access, and implement catalytic neighborhood improvements that will build on the burgeoning improvements occurring along the 36<sup>th</sup> Street North corridor. Upon award, Phase I of this project will begin in 2023.

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

See Attachment A: Rental Assistance Demonstration (RAD).

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

Comanche Park Apartments

Comanche Park meets the HUD Section 18 Obsolescent Test with over \$51 million in immediate capital needs. The units are obsolete due to the physical condition in accordance with the Section 18 demolition criteria. THA is submitting a multi-phase Section 18 Demolition application for all 271 apartments.

Comanche Park’s primary address is 3608 N. Quaker.

South Haven Manor

The FEMA floodplain maps were recently updated and 10 apartments at South Haven Manor hare now located within a floodway. THA is going to submit a Section 18 Demolition/Disposition Application for all ten apartments. THA will consider building back all 10 units within the area of the site as a Faircloth to RAD conversion.

The property addresses are:

- |                               |                               |                               |
|-------------------------------|-------------------------------|-------------------------------|
| 5626 S 37 <sup>th</sup> W Ave | 5630 S 37 <sup>th</sup> W Ave | 5601 S 38 <sup>th</sup> W Ave |
| 5602 S 38 <sup>th</sup> W Ave | 5604 S 38 <sup>th</sup> W Ave | 5601 S 39 <sup>th</sup> W Ave |
| 5602 S 39 <sup>th</sup> W Ave | 5603 S 39 <sup>th</sup> W Ave | 5604 S 39 <sup>th</sup> W Ave |
| 5606 S 39 <sup>th</sup> W Ave |                               |                               |

## 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 received Section 18 Disposition approval from the Department of Housing and Urban Development's Special Application Center for all two hundred and seventeen (217) of the existing Scattered Site homes in 2021. THA has selected buyers and is in the process of selling all 217 homes by the end of 2022. 29 of these homes have been sold to date.

THA applied for Tenant Protection Vouchers for assistance for each of the 217 homes and is following all Relocation requirements for the 217 families living in the homes at the time that Disposition was 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

The Scattered Site office/maintenance shop located at 44 N. Atlanta is also a part of the Section 18 Disposition Application.

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.

RAD Blend

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 our remaining RAD conversions. In accordance with Notice PIH 2021-07 (HA), up to 20% of the current Public Housing units at each AMP may be partially disposed of through Section 18 (RADBlend). THA will request Tenant Protection Vouchers (TPVs) for the units disposed of through Section 18.

Country Club Gardens - OK073000026-OK073000030

<b>PIC Development</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of RAD Units Post-Conversion</b>	<b>Number of PBV Units Post-Conversion</b>
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
<b>Total</b>	<b>243</b>	<b>195</b>	<b>48</b>

**PROJECT BASED VOUCHERS**

THA is making available up to 20% of our total non-RAD Section 8 Voucher allotment for Project Based Vouchers. Currently, we have 168 vouchers approved as Project Based Vouchers.

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

## UNITS WITH APPROVED VACANCIES FOR MODERNIZATION

THA's Public Housing units apply for approved vacancies for modernization as needed.

### 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.

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

(1) Maintain at least a 95% occupancy across the Portfolio.

Leasing is down in 2021 to date. The Housing Choice Voucher leasing percentage is at 93.2%. The Public Housing and RAD-Project Based Voucher properties have a leasing rate of 90.3% occupied.

(2) Continue phase II of the portfolio RAD conversions.

Six Public Housing properties were converted to Section 8 Project Based Vouchers under RAD in 2020. The remaining Public Housing properties are scheduled to convert by 2023.

(3) Evaluate unused Faircloth Amendment section 9 subsidized very low-income housing units.

THA will explore the use of Faircloth to RAD conversions in 2022 and 2023.

(4) Build new workforce/market housing after RAD conversion using HUD insured Mortgage program.

River West will include 122 workforce/market apartments when construction of this new development is fully completed by 2024. The Envision Comanche Masterplan includes approximately 230 workforce/market apartments.

(5) Start implementing the Envision Comanche Masterplan that was adopted.

THA intends to apply for a 2021 Choice Neighborhood Implementation Grant once the application is released with the Envision Comanche footprint as the target neighborhood.

(6) Prioritize affordable housing in Consolidated Plan and Community Development Programs.

Confirmed the City of Tulsa's 5-Year Plan prioritized the use of CDBG and HOME funds within one mile of the BRT bus line, with priority focus on the 36<sup>th</sup> Street N corridor, covering all of the Envision Comanche Master Plan area.

(7) Support any City of Tulsa affordable housing programs; aggressively pursue opportunities to increase affordable housing options taking advantage of the new 4% floor for LIHTC units).

Assisted in ensuring the creation of the Peoria-Mohawk TIF in North Tulsa with project funding prioritized for affordable single-family development, rehabilitation, and infill development. Made Housing Choice Vouchers available up to the HUD maximum of 20% and worked with the City of Tulsa to facilitate three private developer round tables to expand use and collaborate with the City of Tulsa to tie use of PBV's with receipt of downtown incentive funding – TIF and the revolving loan fund. Served on the City of Tulsa's Affordable Housing Strategy Committee, which created the Affordable Housing Trust Fund to fund development of new units and created Affordable Housing 101 to promote development of new affordable housing developers.

(8) Maximize section 8 contract authority and explore options of placing vouchers into other higher income areas.

Increased the available Section 8 Project Based Vouchers to maximum allowable of 20%. THA's upcoming development activities include plans for an additional 274 PBV's: 110 units at Country Club Gardens, 114 units at River West, and 50 units as part of Envision Comanche.

(9) Improve resident retention.

The average length of residency over the last three years for THA's primary programs are:

	Public Housing / RAD	Project Based Rental Assistance	Housing Choice Vouchers
2019	3.91 yrs	4.91 yrs	5.75 yrs
2020	4.26 yrs	4.70 yrs	5.81 yrs
2021	4.22 yrs	4.99 yrs	5.49 yrs

2. Improve self-sufficiency for residents.

(1) Pursue all Federal grant opportunities.

Recent grants THA has received:

2017 Choice Neighborhoods Implementation Grant: \$30,000,000

2021 FSS Grant: \$95,600

CARES Act – County Rental Assistance: \$6,100,000

CARES Act – Public Housing: \$1,842,846

CARES Act – Section 8 Voucher Admin: \$1,208,922

(2) Establish Public-Private partnership for resident opportunities.

THA's Building Our Tomorrow Micro Grant program has partnered with the Tulsa Economic Development Corporation (TEDC) to offer business classed to grant applicants. River West has over 60 partners involved. Envision Comanche has 45 partners. Social Services work with over 40 different agencies.

(3) Enhance/bolster resident intern program.

THA has created a resident intern program that has been used successfully to hire THA residents in the past. This program was suspended in 2021 due to COVID-19. THA plans to implement this program again during 2022.

(4) Implement and support THA's Building Our Future Micro-Grant program for residents.

The first three recipients of THA's Building Our Future Micro-Grants were awarded in 2021. The second group of recipients is expected to be awarded during 2022.

(5) Stabilize the Family Self Sufficiency (FSS) Program.

THA's FSS clients have increased to a current total of 249 with a total escrow balance of \$406,310. During 2021 to date, there have been 11 graduates with total escrow awarded of \$96,520.

(6) Empower Resident Associations.

THA has established a Resident Association Coordinator. The High-Rise Resident Association activities include providing health care information, healthy eating, and overall health and welfare programs, and the work with various churches to hold different functions. The Family-Site Resident Association activities include sponsorships to offset the cost of back-to-school supplies, assisting with after-school programming, holding instructional seminars on housekeeping and parenting.

3. Strengthen THA's Organizational Capacity / advance workforce development and performance.

(1) Improve employee's knowledge, skills, and abilities.

Staff regularly attends Affordable Housing conferences including NAHRO, PHADA, and LIHTC housing conferences. Staff receive numerous trainings including Rental Assistance Demonstration (RAD) – Project Based Vouchers, LIHTC, Housing Choice Voucher Specialist, Procurement, Maintenance, Financial Management Accounting, and Policy and Procedure trainings, and have received related certifications. THA utilizes Schoox's Biz Library online trainings that include thousands of video business trainings.

(2) Recruit, select and retain the right people with the right skills in the right job.

THA's staff currently has a tenure of 6.9 years at THA, and 9.7 years working in Affordable Housing

(3) Improve staff communication and capacity.

THA has begun using an Employee Application Platform for direct communication from leadership to staff.

(4) Establish an award program for employees.

THA recognizes an Employee of the Year, Rising Star, and President's award, as well as Site Safety and Attendance Awards annually.

(5) Maintain competitive employee compensation along with opportunities to advance within THA.

Step Pay and Longevity Pay plans are in use and are periodically updated. An amended 401(k) plan has been in effect since 2017. There were 16 internal promotions of THA staff in 2020 and an additional 7 to date in 2021.

4. Strengthen relations with key community constituencies.

(1) Reach out to and collaborate with HUD, State of Oklahoma, Mayor's office and Council, National non-profits, local non-profits.

The Department of Development Services continues the consistent communication with HUD, the Mayor's Office, the Oklahoma Housing Finance Agency and state and local agencies. THA holds bi-annual meetings/presentations with Tulsa City Council members.

(2) Continue to build upon THA's social media presence.



THA has recently updated its website homepage and is active on Facebook, Twitter, Instagram, LinkedIn and YouTube.

(3) Continue the momentum and goodwill of THA's brand publicly.

THA continues to publicize on our website and on social media of the incredible development work THA and its affiliates have been able to accomplish.

5. Assist in the improvement and development of Tulsa's urban core and neighborhoods.

(1) Implement place-based strategy for Federal grant programs.

Both River West and Envision Comanche's master plans were developed with a community led approach. This enabled THA to make sure that the existing advantages, intricacies, and capabilities of each neighborhood were discussed and included in the development of each development's master plan.

(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.

THA and the City of Tulsa were co-grantees for 2017 Choice Neighborhoods Grant award of \$30,000,000. THA has made available 20% of our Housing Choice Vouchers to be used as Project Based Vouchers for developers and property owners throughout Tulsa. Currently, 168 are in use.

6. Strengthen THA's finances.

(1) Enhance internal controls.

Stinnett and Associates are under contract for Risk Assessment, Internal Control Evaluation, and ongoing testing of Internal Controls.

(2) Grow revenue while controlling operational expense.

Revenues have increased each of the last three Fiscal Years, while Net Operating Income has increased as well.

(3) Decrease dependency on HUD subsidy through development activities and developer fee earned.

Reduced % of revenues from HUD Subsidy each of last three years. Most recent year % dropped down to 82%.

(4) Continue the move to asset management and conversions to the RAD program in order to leave behind the public housing management model.

Six Public Housing properties were converted to Section 8 Project Based Vouchers under RAD in 2020. The remaining Public Housing properties are scheduled to convert by 2023.

**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. See Attachment B.

RAB meeting on October 7<sup>th</sup>. Participants:

- |                                       |                                 |
|---------------------------------------|---------------------------------|
| Robert Jones - Pioneer Plaza          | Verna Gilyard - Pioneer Plaza   |
| Kathy Payne - Pioneer Plaza           | Steven Porter - Pioneer Plaza   |
| Gloria Dawson - Pioneer Plaza         | Richard Coward - Murdock Villa  |
| Donald Rose - Hewgley Terrace         | Connie Burden - Hewgley Terrace |
| Soraya Payne – Housing Choice Voucher |                                 |

**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 29<sup>th</sup>, 2021.

## ATTACHMENT A

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### **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:

<b>Name of Public Housing Development:</b> HEWGLEY TERRACE	<b>PIC Development ID:</b> OK073000007	<b>Conversion type (i.e., PBV or PBRA):</b> PBV	<b>Transfer of Assistance:</b> (if yes, please put the location if known, and # of units transferring) No
<b>Total Units:</b> 150	<b>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</b> Family	<b>Post-RAD Unit Type if different (i.e., Family, Senior, etc.):</b> Family	<b>Capital Fund allocation of Development:</b> (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
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion</b>	<b>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</b>
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		

<b>Name of Public Housing Development:</b> SOUTH HAVEN MANOR	<b>PIC Development ID:</b> OK073000017	<b>Conversion type (i.e., PBV or PBRA):</b> PBV	<b>Transfer of Assistance: (if yes, please put the location if known, and # of units transferring):</b> No
<b>Total Units:</b> 100	<b>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</b> Family	<b>Post-RAD Unit Type if different (i.e., Family, Senior, etc.):</b> Family	<b>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)</b> \$5,616,930/ 2,505 units x 100 units = \$224,229
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion</b>	<b>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</b>
Studio/Efficiency			
One Bedroom			
Two Bedroom	17	17	0
Three Bedroom	65	75	10
Four Bedroom	8	8	0
Five Bedroom			
Six Bedroom			
(If performing a Transfer of Assistance): THA intends to add 10 Faircloth units to the RAD conversion bringing the total unit count to 100.	(Explain how transferring waiting list) N/A		

<b>Name of Public Housing Development:</b> SEMINOLE HILLS- WHITLOW	<b>PIC Development ID:</b> OK073000001	<b>Conversion type (i.e., PBV or PBRA):</b> PBV	<b>Transfer of Assistance: (if yes, please put the location if known, and # of units transferring)</b> No
<b>Total Units:</b> 141	<b>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</b> Family	<b>Post-RAD Unit Type if different (i.e., Family, Senior, etc.):</b> Family	<b>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)</b> \$5,616,930/ 2,505 units x 141 units = \$316,163
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion</b>	<b>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</b>
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		

<b>Name of Public Housing Development:</b> MOHAWK MANOR	<b>PIC Development ID:</b> OK073000006	<b>Conversion type (i.e., PBV or PBRA):</b> PBV	<b>Transfer of Assistance: (if yes, please put the location if known, and # of units transferring)</b> No
<b>Total Units:</b> 106	<b>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</b> Family	<b>Post-RAD Unit Type if different (i.e., Family, Senior, etc.):</b> Family	<b>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)</b> \$5,616,930/ 2,505 units x 106 units = \$237,682
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion</b>	<b>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</b>
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		

<b>Name of Public Housing Development:</b> COUNTRY CLUB GARDENS	<b>PIC Development ID:</b> OK073000026	<b>Conversion type (i.e., PBV or PBRA):</b> PBV	<b>Transfer of Assistance: (if yes, please put the location if known, and # of units transferring)</b> No
<b>Total Units:</b> 107	<b>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</b> Family & Senior mix	<b>Post-RAD Unit Type if different (i.e., Family, Senior, etc.):</b> Family & Senior mix	<b>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)</b> \$5,616,930/ 2,505 units x 107 units = \$239,925
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion</b>	<b>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</b>
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		



<b>Name of Public Housing Development:</b> COUNTRY CLUB GARDENS	<b>PIC Development ID:</b> OK073000027	<b>Conversion type (i.e., PBV or PBRA):</b> PBV	<b>Transfer of Assistance:</b> (if yes, please put the location if known, and # of units transferring) No
<b>Total Units:</b> 17	<b>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</b> Family	<b>Post-RAD Unit Type if different (i.e., Family, Senior, etc.):</b> Family	<b>Capital Fund allocation of Development:</b> (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
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion</b>	<b>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</b>
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		

<b>Name of Public Housing Development:</b> NEWTON COUNTRY CLUB	<b>PIC Development ID:</b> OK073000028	<b>Conversion type (i.e., PBV or PBRA):</b> PBV	<b>Transfer of Assistance:</b> (if yes, please put the location if known, and # of units transferring) No
<b>Total Units:</b> 56	<b>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</b> Family	<b>Post-RAD Unit Type if different (i.e., Family, Senior, etc.):</b> Family	<b>Capital Fund allocation of Development:</b> (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
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion</b>	<b>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</b>
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		

<b>Name of Public Housing Development:</b> OSAGE NORTH	<b>PIC Development ID:</b> OK073000029	<b>Conversion type (i.e., PBV or PBRA):</b> PBV	<b>Transfer of Assistance:</b> (if yes, please put the location if known, and # of units transferring) No
<b>Total Units:</b> 49	<b>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</b> Family	<b>Post-RAD Unit Type if different (i.e., Family, Senior, etc.):</b> Family	<b>Capital Fund allocation of Development:</b> (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
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion</b>	<b>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</b>
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		

<b>Name of Public Housing Development:</b> NEWTON PLAZA	<b>PIC Development ID:</b> OK073000030	<b>Conversion type (i.e., PBV or PBRA):</b> PBV	<b>Transfer of Assistance: (if yes, please put the location if known, and # of units transferring)</b> No
<b>Total Units:</b> 14	<b>Pre- RAD Unit Type (i.e., Family, Senior, etc.):</b> Family	<b>Post-RAD Unit Type if different (i.e., Family, Senior, etc.):</b> Family	<b>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)</b> \$5,616,930/ 2,505 units x 14 units = \$31,392
<b>Bedroom Type</b>	<b>Number of Units Pre-Conversion</b>	<b>Number of Units Post-Conversion</b>	<b>Change in Number of Units per Bedroom Type and Why (De Minimis Reduction, Transfer of Assistance, Unit Reconfigurations, etc.)</b>
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		

## ATTACHMENT B

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### **Resident Advisory Board (RAB) Comments**

Question. What is the future of Hewgley Terrace with RAD upcoming and with all the work at the Oklahoma State University hospital next door?

THA Response. Hewgley Terrace is currently scheduled to be one of THA's final two RAD conversions and is planned to be converted by 2023. Final determinations about the RAD conversion have not yet been made, but there will be multiple on-site meetings with the Hewgley Terrace residents before the RAD conversion takes place.