

<b>Streamlined Annual PHA Plan</b> <i>(Small PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 03/31/2024</b>
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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, including changes to these policies, 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.** The Form HUD-50075-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer 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 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, 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 (THA) **PHA Code:** OK073  
**PHA Type:**  Small  
**PHA Plan for Fiscal Year Beginning (MM/YYYY):** 01/2025  
**PHA Inventory** (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above):  
**Number of Public Housing (PH) Units** 240  
**Number of Housing Choice Vouchers (HCVs)** 7,101  
**Total Combined Units/Vouchers** 7,339  
**PHA Plan Submission Type:**  Annual Submission  Revised Annual Submission

**Availability of Information.** PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. 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, 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. Plan Elements Submitted with 5-Year PHA Plans.** Required elements for Small PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a Small PHA is not submitting its 5-Year Plan. See subsection below for required elements in all other years (Years 1-4).

N/A. FY 2024 is year 4 of THA's current 5-Year Plan.

**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.
- Substantial Deviation.
- Significant Amendment/Modification

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

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

**B. 2 New Activities.**

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

Y N

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

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

**B. 3. Progress Report.**

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

**B.4 Capital Improvements.** Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.

**B.5 Most Recent Fiscal Year Audit.**

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

Y N

(b) If yes, please describe:

**Plan Elements Submitted All Other Years (Years 1-4).** Required elements for all other fiscal years. This section does not need to be completed in years when a Small PHA is submitting its 5-Year PHA Plan.

**B. 1 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

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- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Assistance under RAD.
- Project-Based Vouchers.
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(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.

**CHOICE NEIGHBORHOODS**

36N (Comanche Park Apartments)

THA and the City of Tulsa have been awarded a \$50 million 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 545 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. Construction of Phase I began in June of 2024. Construction on Phase II is expected to start in 2025.

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

Rental Assistance Demonstration (RAD) – See Attachment A.

**DEMOLITION AND/OR DISPOSITION**

Choice Neighborhoods – 36N

Phases II – VII of 36N will utilize the land where the former Comanche Park apartments stood. The Comanche Park land will be disposed of in sections via a ground lease to the tax credit partnerships that will own each phase of 36N.

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 60% of the current Public Housing units at Hewgley Terrace and 40% of the units at South Haven Manor based on the amount of Housing Construction Costs included in each project’s rehabilitation may be partially disposed of through Section 18 (RADBlend). THA will request Tenant Protection Vouchers (TPVs) for the units disposed of through Section 18.

Hewgley Terrace – OK073000007

<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>
OK073000007- Hewgley	150	60	90

South Haven – OK073000017

<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>
OK073000017- South Haven	90	54	36

THA is exploring the possibility of selling South Haven Manor.

**UNITS WITH APPROVED VACANCIES FOR MODERNIZATION**

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

(c) If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

THA is making available up to 20% of our total non-RAD Section 8 Voucher allotment for Project Based Vouchers. Currently, THA has 452 vouchers approved as Project Based Vouchers.

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

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

THA has two public housing properties remaining in its inventory and neither are subject to deconcentration requirements.

**B.2 Capital Improvements.** Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.

Approved August 23, 2024.

**C. Other Document or Certification Requirements for Annual Plan Submissions.**  
Required in all submission years.

**C.1 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.

**C.2 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.

**C.3 Civil Rights Certification.**

Form HUD-50077-CRT-SM, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that have Changed*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

**C.4 Challenged Elements**

If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.

(a) Did the public challenge any elements of the Plan?

Y      N

    

If yes, include Challenged Elements.

**D. Affirmatively Furthering Fair Housing (AFFH)**

**D.1 Affirmatively Furthering Fair Housing (AFFH)**

Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

**Fair Housing Goal: n/a**

Describe fair housing strategies and actions to achieve the goal.

n/a. THA not yet required to submit an AFH.

**Fair Housing Goal: n/a**

Describe fair housing strategies and actions to achieve the goal.

n/a. THA not yet required to submit an AFH.

**Fair Housing Goal: n/a**

Describe fair housing strategies and actions to achieve the goal.

n/a. THA not yet required to submit an AFH.

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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 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	60	-30 (Section 18 RAD Blend)
One Bedroom	59	0	-59 (Section 18 RAD Blend)
Two Bedroom	1	0	- 1 (Section 18 RAD Blend)
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> 90	<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	37	-28 (Section 18 RAD Blend)
Four Bedroom	8	0	-8 (Section 18 RAD Blend)
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		