

Streamlined Annual PHA Plan (Small PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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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): 01/2026
PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above):
Number of Public Housing (PH) Units 0
Number of Housing Choice Vouchers (HCVs) 7,341
Total Combined Units/Vouchers 7,341
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 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 2026 is 1st year 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.

The strategic deployment of 300 Project-Based Vouchers (PBVs) across key developments—Hill Top Phases I & II, 36N Phases III–VII, Parkview Apartments, and an additional phase of River West—is fully aligned with the Tulsa Housing Authority’s (THA) mission and 2026 five-year plan. This targeted use of PBVs strengthens THA’s capacity to expand sustainable affordable housing, support resident self-sufficiency, enhance organizational performance, and solidify financial strength.

- PBVs provide long-term rent subsidies, securing deeply affordable housing for low-income residents within Hill Top, 36N, Parkview, and River West developments.
- PBVs ensure financial feasibility and attract LIHTC equity, enabling successful closings and construction across all phases of 36N and River West, and accelerating progress on Hill Top Phase II and Parkview Terrace.

This aligns directly with THA's plan to complete financial closings, begin construction, and deliver high-quality affordable housing options, further reinforcing THA’s position as the premier affordable housing provider in Tulsa.

- PBV-assisted units are accompanied by resident services and community development programming, including FSS (Family Self-Sufficiency), Section 3 employment initiatives, supporting long-term economic mobility.
- Affordable housing made possible by PBVs reduces housing insecurity, creating the conditions necessary for residents to pursue education, employment, and financial goals.
- PBVs offer infrastructure for resident associations at each development, amplifying resident voice and participation.

PBV-supported developments serve as key platforms for public-private partnerships that bring services directly into communities, in line with THA's self-sufficiency objectives.

- The PBV pipeline ensures predictable revenue, supporting workforce stability and allowing THA to staff appropriately across development, compliance, and resident services teams.
- As the portfolio grows with PBV-assisted units, THA can strategically recruit and retain talent, particularly in LIHTC compliance, property management, and resident services.
- The scaling of PBV operations across multiple properties necessitates strong internal systems, fostering continuous improvement in staffing, hiring timelines, and professional development pathways.
- PBVs contribute to strong, reliable operating income, helping to sustain developments over time and mitigate market or economic volatility.
- By supporting the viability of RAD and LIHTC projects, PBVs unlock millions in developer fees, contributing toward the \$2M annual target.
- PBV commitments are also a key leverage point for additional funding—from state housing programs, city resources, and philanthropic partners—allowing THA to maximize outside investment while maintaining operational efficiency.

Placing PBVs at Hill Top Phases I & II, 36N Phases III–VII, Parkview Apartments, and a future River West phase is a strategic action that supports the holistic execution of THA's 2025 strategic plan. These placements bolster THA's housing pipeline, enhance service delivery, reinforce internal capacity, and ensure long-term financial sustainability—all while advancing the mission to provide high-quality, affordable housing and transformative opportunities for Tulsa residents.

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.

Over the past five fiscal years, the Tulsa Housing Authority (THA) advanced its mission. Despite unprecedented headwinds—pandemic recovery, inflationary rental markets, construction cost volatility, and evolving federal guidance—THA delivered measurable results across housing assistance, real estate development, resident services, organizational excellence, and community partnerships.

Highlights at a glance:

- Assisted an average of 14,000 Tulsans annually through Housing Choice Vouchers (HCV) and Public Housing.
- Achieved HCV utilization at 99.9 % of Annual Budget Authority (ABA).
- Added 1,794 new or preserved affordable homes through development, modernization, RAD/Section 18, and Project-Based Vouchers (PBVs).
- Launched/expanded resident services reaching approximately 2,500 households with employment, education, youth, health, and digital inclusion supports.
- Improved organizational effectiveness: implemented paperless workflows, implemented new supervisor/management training program, advanced inspections to NSPIRE standards, strengthened internal controls, and modernized the applicant/landlord experience.

1) Housing Choice Voucher (HCV) Program

Maximize housing access and stability for eligible households across Tulsa.

Key Accomplishments

- High utilization & lease-up: Increased to 99.99% utilization amid rising rents, through targeted payment standard adjustments and ongoing market analysis.
- Emergency Housing Vouchers (EHV): Successfully deployed 26 EHVs with a 85% success rate by coordinating with the Continuum of Care, streamlining referrals, and offering move-in supports.
- Landlord engagement: Introduced Landlord incentive program, adding 279 new landlord partners and retaining 98% of existing partners annually.
- Streamlined inspections: Transitioned to NSPIRE protocols with inspector training, quality assurance reviews, and resident/owner education materials.
- Process modernization: Implemented online applications, document upload, remote briefings, and email notifications to reduce time-to-lease.

2) Public Housing & Asset Management

Preserve and enhance the safety, quality, and long-term viability of THA's portfolio.

Key Accomplishments

- Safety & quality: Enhanced preventive maintenance schedules; implemented QA inspections
- Resident communications: Converted to YARDI software to make property management and resident engagement more efficient
- Physical needs addressed (projects): 26 public housing capital projects
- Work orders completed: 93,882

3) Real Estate Development & Preservation

Expand and protect Tulsa's supply of deeply affordable, high-quality homes.

Key Accomplishments

- Choice/RAD/Section 18 initiatives: Advanced seven preservation projects delivering 1341 rehabilitated affordable homes and seven new construction projects delivering 453 affordable homes; leveraged LIHTC, HOME, CDBG, State, County, and Philanthropic sources to multiply federal dollars.
- Project-Based Vouchers (PBV): Awarded [XX] PBVs to strategic developments (family, seniors, PSH), aligning with City/County priorities and transit/employment nodes.
- Pipeline building: Secured land and partnerships; creating over a 1,150-unit 3–5 year pipeline.
- Relocation & resident-first planning: Completed 7 site relocations with 100% right to return and robust case management to minimize disruption.
- Units delivered/preserved (5-year): 1,794
- Total development investment leveraged: \$441M
- Average affordability level: 30%-60%AMI

4) Resident Services & Economic Mobility

Support residents in achieving stability, wellness, and opportunity.

Key Accomplishments

- Family self-sufficiency (FSS): Enrollment grew 25%; average escrow savings \$9,000; 53 graduates with employment/credit gains.
- Youth & education: Delivered 25 after-school/summer programs to 5000 youth; expanded partnerships for tutoring, STEM, and college/career pathways.
- Health & wellness: Hosted 300 clinics/screenings; connected residents to behavioral health | primary care through partners from CREOKS; launched food security | mobile pantry, through Food on the Move, Christ for Humanity, RG Grocers, and Tulsa Area Food Bank at four properties.
- Digital inclusion: Distributed 272 devices/hotspots and offered digital skills classes, increasing household broadband adoption.
- FSS escrow disbursed: \$461,770

5) Homelessness Response & Special Purpose Vouchers

Reduce homelessness and improve housing stability for vulnerable populations.

Key Accomplishments

- Emergency Housing Vouchers (EHV): See Section 1; integrated with rapid rehousing & supportive services.
- VASH/Non-Elderly Disabled: Increased utilization to 98% with dedicated landlord recruitment and service coordination.

6) Organizational Excellence & Compliance

Strengthen stewardship, transparency, and performance.

Key Accomplishments

- Policy updates: Aligned ACOP/Admin Plan with new HUD rules (HOTMA, NSPIRE, PBV updates) and streamlined reasonable accommodation/VAWA processes.
- Data & reporting: Built dashboards for KPIs (utilization, lease-up, work orders, inspections), enabling real-time management.
- Talent & training: Introduced competency-based training to improve staff retention and reduce vacancy days.

7) Technology Modernization & Customer Experience

Deliver a simpler, faster, and more transparent experience for applicants, residents, and landlords.

Key Accomplishments

- Self-service portals: Online waitlist/application, reexaminations, and landlord HAP statements/document exchange.
- Paperless operations: E-signatures and digital case files; reduced paper/printing by 62% and mail costs by \$62,000.
- Omni-channel communications: Email reminders for inspections, re-exams, and rent reasonableness helped reduce no-shows and increase efficiency

8) Equity, Inclusion, and Fair Housing

Ensure equitable access to housing and opportunity across Tulsa.

Key Accomplishments

- Mobility & opportunity area leasing: Increased moves to high-opportunity tracts through briefings, search assistance, and moving to small area fair market rents.
- Language access & ADA: Expanded translated materials and accommodations; completed accessibility upgrades at multiple properties through RAD conversions.

9) Community Partnerships & Funding Leverage

Multiply impact through cross-sector collaboration.

Key Accomplishments

- Formalized partnerships with City of Tulsa, Continuum of Care, Tulsa County, Tulsa Police Department, Day Center for the Homeless, Madison Strategies, Boys and Girls Club of Oklahoma, RG Grocers, Community Food Bank, Food on the Move, CREOKS, Family and Children Services
- Secured over \$70M in competitive grants/allocations (e.g., Choice Neighborhoods, EHV, FSS, HOME/ARP) and leveraged [11:1] non-federal match/co-investment.

10) Risk Management & Resilience

Safeguard people, property, and programs.

Key Accomplishments

- Implemented emergency operations updates (severe weather/pandemic readiness); conducted 10 drills.
- Upgraded cybersecurity and data privacy protocols; completed annual penetration testing and quarterly staff phishing simulations.

Five-Year Timeline (Milestones)

- FY2021: Pandemic response; launch of remote services; initial EHV implementation; completed modernization of Sandy Park and Apache Manor Apartments; construction completion and leasing at River West Phase I.
- FY2022: Landlord incentives; complete modernization of Country Club Gardens; construction completion and leasing of River West phase II and III; policy updates to reflect new HUD rules; completed Section 18 process of Scattered Sites.
- FY2023: NSPIRE transition planning; digital portals expansion; complete modernization of Pioneer Plaza; construction completion and leasing of River West phases IV and V; PBV awards to strategic projects; conversion to new housing/accounting software YARDI.
- FY2024: Complete modernization of Mohawk Manor and Seminole Hills; construction completion and leasing of River West Phase VI; audit/control enhancements; mobility initiative scaling; implemented new supervisor/management training program; 100% voucher utilization
- FY2025: Completion of RAD portfolio conversion at Hewgley Terrace; construction and leasing of 36N – The Phoenix; Financial Close and construction on The HillTop and 36N The Landing; HCV funding advocacy; HCV program changes to preserve vouchers currently on program; 100% voucher utilization

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.

THA will have no public housing as of January 1, 2026

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:

The Authority experienced delays in submitting its financial statements due to conversion to new software and staff changes. Steps have since been taken to improve internal processes and ensure timely, accurate reporting. The Authority received a finding due to four public housing files missing a signature on a release form and four residents did not have timely HQS inspections. These issues were both due to the same software conversion and have since been rectified.

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?

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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.

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.

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.