

<b>5-Year PHA Plan</b> <b>(for All PHAs)</b>	<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: 09/30/2027</b>
---	---	--

**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. They also inform 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-, very low-, and extremely low- income families.

**Applicability.** The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

<b>A.</b>	<b>PHA Information.</b>														
<b>A.1</b>	<p><b>PHA Name:</b> <u>Housing Authority of the City of Tulsa</u> <b>PHA Code:</b> <u>OK073</u></p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>01/2026</u></p> <p><b>The Five-Year Period of the Plan (i.e. 2019-2023):</b> <u>2026-2030</u></p> <p><b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Public Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p> <p><b>How the public can access this PHA Plan:</b> THA's PHA plan is available on THA's website at <a href="http://www.TulsaHousing.org">www.TulsaHousing.org</a> and located in the office of each Public Housing 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</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th><th rowspan="2">PHA Code</th><th rowspan="2">Program(s) in the Consortia</th><th rowspan="2">Program(s) not in the Consortia</th><th colspan="2">No. of Units in Each Program</th></tr> <tr> <th>PH</th><th>HCV</th></tr> </thead> <tbody> <tr> <td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program							
		PH	HCV												
<b>B.</b>	<b>Plan Elements.</b> Required for all PHAs completing this form.														
<b>B.1</b>	<p><b>Mission.</b> State the PHA's mission for serving the needs of low-, very low-, and extremely low-income families in the PHA's jurisdiction for the next 5 years.</p> <p>The Housing Authority of the City of Tulsa's Mission Statement is Creating a better Tulsa by transforming lives and communities.</p>														

<b>B.2</b>	<p><b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next 5 years.</p> <p>1. Increase/provide sustainable, affordable housing, and become the premier provider in the City <input type="checkbox"/> Exit Public Housing by completing the portfolio RAD conversion <input type="checkbox"/> Complete Financial closing and complete construction for 36N phase III-VII <input type="checkbox"/> Complete construction of Hill Top Phase I and pre-development financial closing of Phase II <input type="checkbox"/> Complete pre-development work and begin construction at Parkview Terrace <input type="checkbox"/> Complete pre-development work and complete construction at Phase VII of River West <input type="checkbox"/> Stand up THA LIHTC Compliance Department <input type="checkbox"/> Continue state-level work around THA's housing bills, state housing fund 2. Improve Opportunities for Resident Self-sufficiency <input type="checkbox"/> Continue to grow the BOT micro-grant program <input type="checkbox"/> Ensure every property has a resident association <input type="checkbox"/> Grow the Section 3 program/opportunities for our residents <input type="checkbox"/> Grow the FSS program to max participation <input type="checkbox"/> Establish Public-Private partnerships for resident opportunities 3. Strengthen THA's organizational capacity/advance workforce development and performance <input type="checkbox"/> Recruit, select and retain the right people with the right skills in the right job <input type="checkbox"/> Reduce staff turnover rate to below 20% <input type="checkbox"/> Reduce days to fill positions while sourcing and hiring the best candidates <input type="checkbox"/> Maintain competitive employee compensation along with opportunities for advancement <input type="checkbox"/> Complete bi-annual salary survey for all positions 4. Strengthen THA's Finances <input type="checkbox"/> Generate a minimum of \$2M in developer fees annually <input type="checkbox"/> Grow revenue while controlling operational expenses <input type="checkbox"/> Explore all funding opportunities from the city and state <input type="checkbox"/> Explore new funding opportunities with philanthropic/business partners</p>
<b>B.3</b>	<p><b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>See Attachment "5 Year Plan Progress Report 2021-2025</p>
<b>B.4</b>	<p><b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of survivors of domestic violence, dating violence, sexual assault, or stalking.</p> <p>THA is in full compliance with the Violence Against Women Act (VAWA) to extend the rights and protections it affords to qualified Public Housing and Section 8 Voucher participants who are victims of domestic violence, dating violence, sexual assault and stalking. THA provides notification of the provisions of VAWA to all Public Housing residents, Voucher participants and landlords participating in the Voucher program. Residents and participants are notified at their initial lease in, and at their annual recertification and at move out. THA staff received training about the protections afforded by VAWA and is alert to the various situations in which residents or participants may need to be reminded of their possible VAWA protections. Domestic Violence is one of the largest crime issues at the THA properties. THA believes the best way to help prevent and reduce the incidences of domestic violence is through education. Therefore, applicants must attend a domestic violence class before their application is approved to move into a THA apartment. THA's VAWA policy is included as an attachment to the 5-Year Plan.</p>
<b>B.5</b>	<p><b>Project-Based Activities.</b> If a PHA intends to select one or more projects for project-based assistance without competition in accordance with 24 CFR 983.51(c), the PHA must include a statement of this intent.</p> <p>THA, in accordance with 24 CFR 983.51 (C), may be providing PBV assistance to multiple projects consisting of PHA-onwed units, as defined in 24 CFR 982.4 without following a competitive process. The following projects may include The HillTop Phase I and II, Parkview Terrace Re-development, any PHA owned units within a Choice Neighborhoods boundary.</p>
<b>C.</b>	<p><b>Other Document and/or Certification Requirements.</b></p>
<b>C.1</b>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Substantial Deviation from the 5-Year Plan: <input type="checkbox"/> Deviations which change the scope or focus of the plan, for example a permanent change in PHA policy or procedure that would necessitate a change in the answers indicated by the marked boxes throughout this document. Significant Amendment or Modification to the 5-Year Plan: <input type="checkbox"/> A substantial procedural change in written policy for PHA policies governing eligibility, selection, and admissions for Public Housing and/or Section 8 <input type="checkbox"/> Changes in the rent determination policy; elimination of social services programs and <input type="checkbox"/> Acquisition, disposition or demolition actions that permanently increase or decrease the total number of available Public Housing units</p>

<b>C.2</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y    N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<b>C.3</b>	<p><b>Certification by State or Local Officials.</b></p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.4</b>	<p><b>Challenged Elements.</b> 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.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y    N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals, and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.23 hours per year per response or 6.15 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

**Form identification:** *OK073 - Housing Authority of the City of Tulsa form HUD-50075-5Y (Form ID - 4002) printed by Darian Walker in HUD Secure Systems/Public Housing Portal at 09/02/2025 12:33PM EST*