

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 150

Number of Housing Choice Vouchers (HCVs) 5,879

Total Combined Units/Vouchers 6,029

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 sub-section 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 Existing 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):

Hewgley Terrace will proceed with an operational ("straight") RAD conversion to PBRA subsidy. In accordance with PIH Notice 2024-40, the transaction will utilize the RAD/Section 18 Small PHA Blend, with 90% of units converted under Section 18 to PBRA and the remaining 10% converted under RAD. This represents a change from THA's original approach, which did not include use of the Small PHA Blend.

(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.

Hope VI or Choice Neighborhoods

THA made significant strides in the Choice Neighborhoods Initiative (CNI) at 36N, advancing both redevelopment and resident-centered strategies. Phase I of the housing redevelopment was successfully completed, delivering high-quality, mixed-income homes that set a new standard for the neighborhood's revitalization. Building on that momentum, Phase II entered active construction, further expanding affordable housing options and reinforcing long-term community stability.

Alongside construction progress, THA continued predevelopment planning for phases 3-7, strengthened partnerships with service providers, and deepened resident engagement to ensure community priorities guide each step. THA also advanced initiatives related to safety, economic mobility, and access to supportive services. Collectively, these efforts are driving a comprehensive, sustainable transformation of the 36N neighborhood. Phase 3 and 4 will start construction in 2026. Each phase includes the use of PBV's from the Housing Authority.

Demolition and/or Disposition

As authorized by Section 18 of the United States Housing Act of 1937 (42 U.S.C. 1437p) (1937Act), the Authority intends to dispose of the 90 units at South Haven Manor (OK073000017). THA will sell the property and will request Tenant Protection Vouchers (TPVs) for the units disposed of through Section 18.

Conversion of Public Housing to Project-Based Rental Assistance (RAD)

Hewgley Terrace, located at 420 S. Lawton Avenue, Tulsa, Oklahoma 74107, is a single eight-story residential building containing 150 units, comprised of 90 efficiencies, 59 one-bedroom units, and one two-bedroom unit.

The property will undergo an operational (“straight”) Rental Assistance Demonstration (RAD) conversion to Project-Based Rental Assistance (PBRA). In accordance with PIH Notice 2024-40, the transaction will utilize the RAD/Section 18 Small PHA Blend, with 90 percent of the units converted to PBRA under Section 18 and the remaining 10 percent converted under RAD. Use of the RAD/Section 18 Small PHA Blend represents a change from THA’s originally approved Annual Plan, which did not include the Section 18 blend.

The scope of work will consist of critical repairs identified through the 2025 Physical Needs Assessment (PNA) and will be funded using PIH funds, with no debt or outside financing. The planned repairs address immediate, Year 1, and Year 2 capital needs and will not require resident relocation, demolition or new construction, or transfer of assistance. THA will appropriately size both the operating reserve and the initial replacement reserve deposit as part of the conversion.

Hewgley Terrace is a general occupancy property with a site-based waiting list preference for elderly and disabled applicants. The RAD conversion will not result in any changes to the existing unit mix.

There will be no rent bundling as part of this transaction. All utilities are owner-paid, resulting in a \$0 utility allowance. Ownership of the property will transfer from THA to a THA-owned limited liability company, Hewgley Terrace, LLC, in accordance with RAD requirements, through a long-term ground lease. The property has not previously received Section 18 approval, is not part of a Choice Neighborhoods grant, and has completed all required environmental review, with approval by HUD in 2025.

Project-Based Vouchers

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.
- Stable 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.

No updates have occurred since the original Annual Plan was approved.

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.

No updates have occurred since the original Annual Plan 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:

No updates have occurred since the original Annual Plan was approved.

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

- Hope VI or Choice Neighborhoods.
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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.

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.

The last 5-year plan was approved in EPIC on 7/10/2025.

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.