

Annual PHA Plan <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 Expires: 9/30/2027
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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. 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-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. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) 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, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, 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 HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	<p> PHA Name: <u>Chattanooga Housing Authority</u> PHA Code: <u>TN004</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2026</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>1,656</u> Number of Housing Choice Vouchers (HCVs) <u>4,030</u> Total Combined Units/Vouchers <u>5,686</u> </p> <p> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Public Availability of Information. 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> CHA 2026 Plan may be examined by the public in Chattanooga, TN at: </p> <ol style="list-style-type: none"> 1. www.Chattanooga.gov 2. Chattanooga Bicentennial Library -1001 Broad St. 3. Villages at Alton Park Leasing Office -3750 Hughes Ave. 4. Oaks at Camden Leasing Office -1635 Dodson Ave. 5. Maple Hills Leasing Office -2515 Gilbert St. 6. Emma Wheeler Homes Leasing Office -4900 Edingburg Dr. #A 7. Cromwell Hills Leasing Office -3940 Camellia Dr. 8. Greenwood Terrace Leasing Office -3056 Dee Dr. 9. East Lake Courts Leasing Office -2600 4th Ave. 10. College Hill Courts Leasing Office -1300 Grove St. Ct. 11. Boynton Terrace Leasing Office – 955 Boynton Dr. 12. Gateway Tower Leasing Office -1100 Gateway Ave. 13. Mary Walker Towers Leasing Office -2501 Market St.

14. Dogwood Manor Leasing Office -959 Gateway Ave # 100
15. CHA Central Office 801 North Holtzclaw Ave
16. www.chahousing.org

In addition to the above, the following Resident Councils have been provided access to this plan:

- College Hills Courts
- Gateway Tower
- Resident Advisory Board

	<input type="checkbox"/> 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
	Lead PHA:					
B.	Plan Elements					
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <div> <input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. </div> <div> <input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentrating and Other Policies that Govern Eligibility, Selection, and Admissions. </div> <div> <input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources. </div> <div> <input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination. </div> <div> <input checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management. </div> <div> <input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures. </div> <div> <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs. </div> <div> <input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs. </div> <div> <input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention. </div> <div> <input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy. </div> <div> <input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management. </div> <div> <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. </div> <div> <input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification. </div> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>The CHA may explore RAD opportunities at Emma Wheeler Homes, Villages at Alton Park, Oaks at Camden and Maple Hills.</p> <p>The Admissions and Continued Occupancy Policy (ACOP) has been revised to reflect changes in rent determination and waiting list preferences at the Villages at Alton Park.</p>					

Financial Resources

The CHA offers the following projected Statement of Financial Resources for year-end 2024. The Statement of Financial Resources for 2024 may differ due to any proposed RAD conversions:

Category	Description	Amount
Public Housing	Subsidy & Rental	\$14,416,768
	Capital Fund Grant	5,188,784
	ROSS Grant	260,049
	Other	387,675
Project Based Rental Assistance (PBRA)	Subsidy & Rental	6,326,174
	Other	406,659
Housing Choice Voucher	HCVP-Voucher	36,885,306
	HCVP-Admin	2,974,738
	Other	115,000
Other	Property Mgmt	168,624
	Other Income	539,450
Total Estimated Financial Resources:		67,669,227

(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 applicable Fiscal Year?

Y N

- ☒ ☐ Choice Neighborhoods Grants.
- ☒ ☐ 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 Rental Assistance or Project-Based Vouchers under RAD.
- ☐ ☐ Homeownership Program under Section 32, 9 or 8(Y)
- ☐ ☒ 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 applicable 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 Implementation Grant Application

In July 2024, HUD awarded the CHA a Choice Neighborhoods Implementation Grant. The CHA will follow the Master Plan submitted in its application, which includes a focus on housing, the neighborhood, and the people. The CHA has engaged EJP Consulting as its Program Manager, Columbia Residential as its Housing Implementation Entity, the Chattanooga-Hamilton County Regional Planning Agency as its Neighborhood Implementation Entity, and Urban Strategies, Inc. as its People Implementation Entity. The CHA will formalize a contract with Housing Opportunities Unlimited as its relocation partner.

CHA will begin Choice Neighborhoods planning on one or more additional public housing sites, and may submit applications for planning or implementation depending upon funding availability.

Mixed Finance Modernization or Development

Through the Choice Neighborhoods Implementation Grant, the CHA plans to redevelop College Hill Courts, 497 units of public housing and create mixed-income communities using a combination of Choice funds, Low Income Housing Tax Credits, Project-Based Vouchers and other 3rd party debt sources.

CHA plans to develop a CHA-owned undeveloped 3-acre tract of land on Highway 58 in Chattanooga, TN. Additionally, CHA plans to develop a CHA-owned undeveloped 22-acre tract at the Cromwell Hills Apartments in Chattanooga, TN. The plan for both parcels will be to build new affordable housing using a combination of Low-Income Housing Tax Credits, Project-Based Vouchers and other 3rd party debt sources.

Demolition and/or Disposition

CHA has been working with partners and other stakeholders to implement the One Westside Transformation Plan, which includes City-owned vacant land as well acquisition of land from other entities for the replacement of affordable housing. CHA intends to submit a Section 18 application for College Hill Courts in 2025 and the southern portion of the Gateway Tower land in 2025, as well as a Section 18 application for Gateway Tower as early as late 2025.

Disposition and Acquisition of Property

Working with its Choice Neighborhoods Implementation team (described above), and in full consultation with its residents and other stakeholders, the CHA plans to submit demolition/disposition applications for portions of College Hill Courts (497 units) which correspond to the phasing plan of the Westside Choice Neighborhoods Implementation Plan.

CHA owns and operates Gateway Tower (TN004000022) located within the Westside Choice Neighborhoods plan area. CHA has been forced to take numerous units at Gateway Tower offline due to water leaks. CHA hired a consultant to perform a structural analysis of the tower to determine the reasons for the leaks and to recommend options for remediation. The consultant concluded that the leaks were caused when the structure twists and moves during periods of heavy rain and wind. The solutions presented to remediate the leaks are not cost-effective and are not guaranteed to address the issues. Therefore, in late 2025 or later, the CHA may submit a Section 18 Demolition/Disposition application for this property.

A disposition application was submitted during 2025 for a portion of the Gateway Tower site, also to support the Westside Choice Neighborhoods Implementation Plan.

The CHA plans to investigate the acquisition of parcels of land and/or participation in affordable housing deals within the City of Chattanooga, for the development of additional affordable housing units.

Conversion of Public Housing to Project-Based Assistance under RAD

The CHA may consider conversion of East Lake Courts, Emma Wheeler Homes, Villages at Alton Park, Oaks at Camden, and Maple Hills Apartments to PBRA or PBV under RAD. The CHA will follow the guidance in Notice PIH 2019-23 (HA) REV-4, PIH 2025-03, and any successor Notices. The CHA will implement screening criteria as delineated in Chapter 4, “Eligibility and Suitability for Admission,” of the Admissions and Continued Occupancy Policy (ACOP), attached. It is a “no debt” or “some 3rd party debt” conversion and will not involve Transfer of Assistance. If the CHA has debt under an Energy Performance Contract (EPC), it will be paid off prior to conversion.

The CHA may consider engaging an entity to assist in neighborhood revitalization planning with residents and the community related to East Lake Courts (TN004000002), a 417-unit family public housing development that opened in 1940. The property is in decline with failing roofs and gutters and outdated HVAC systems.

Project-Based Vouchers

Depending on funding availability, the CHA may use its allocation of project-based vouchers to engage in new construction and/or renovation of its portfolio to facilitate the transition of the CHA’s older public housing sites into affordable housing developments, which better meet the requirement of today’s marketplace and the availability of affordable housing resources. Additionally, in 2026 the CHA will partner with private developers to build new affordable housing, using LIHTC funds, project-based vouchers, and Faircloth to RAD vouchers.

Units with Approved Vacancies for Modernization

Several units at Gateway Tower, which are offline for water leakage problems, are currently in the status of “Vacant for Modernization - No Contract”. Currently there are 40 units offline at Emma Wheeler Homes (TN004000008) for modernization. These units are expected to be put back in service by Q2 2026.

Additional units may be added when problems become severe. Proposed solutions and activities are described above. Units will also continue to be placed in modernization status at East Lake Courts and/or Villages at Alton Park, to support extensive renovation work being undertaken at those sites.

Other Capital Grant Programs

In 2026, the CHA will apply for an Emergency Safety and Security Grant to expand its Real Time Information Center Equipment at the Villages at Alton Park. If funded, the CHA will implement the plan in 2026 and 2027.

B.3**Progress Report.**

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

Expand the Supply of Assisted Housing

- The CHA has made strides to reduce vacancies in its portfolio. With the latest PIH Field Office MASS Occupancy Summary dated 7/20/25, CHA's occupancy level had reached 92.6%. Long-term vacancies have been prioritized over the past year, and have dropped to 100 units. A further improvement of 46 units leased will meet our goal of 96% occupancy.
- The CHA has partnered with 3 developers to create new affordable housing in the community, which includes: Bluestone Terrace (64 family units), Espero Project (60 units of supportive housing), and Shallowford Pointe (96 family units). Bluestone Terrace, the Espero Project and Shallowford Pointe have received LIHTC awards. CHA has earmarked project-based vouchers for these developments and construction at all 3 sites will be completed and units delivered for occupancy during late 2025 and into 2026.
- Catalyzed by the award of a HUD Choice Neighborhoods Implementation grant, the CHA has begun implementation of its One Westside Transformation Plan, which includes the planned demolition of 629 units of obsolete public housing and creation of 1,126 new mixed income housing units. The first phase (230 units) of housing closed financing and began construction in 2025, with the second phase (144 units) on track to close financing in early 2026 and begin construction. In conjunction with the project's master developer, Columbia Residential, the CHA will continue its work to secure the funding streams to support this ambitious project

Improve the quality of assisted housing

- The CHA expanded the responsibilities of the HCVP contract inspector in order to expedite inspection services in the HCVP.
- The CHA has been undertaking moderate renovations at 40 2-story units at the Emma Wheeler Homes site. Renovations are anticipated to be complete in Q2 2026. In addition, CHA plans a major upgrade to the site's electrical infrastructure, to improve reliability, safety and add electrical capacity to the site.
- The CHA has been working to address unreliable electrical panels in certain units at the East Lake site. The work is proceeding by phases, due to the need to work in unoccupied units. Work is anticipated to be ongoing through 2026. A project to add building water shutoffs at East Lake is also being planned for late 2025 or early 2026, which will help address water waste issues. CHA is conducting a needs assessment for East Lake Courts, and will identify and prioritize additional near-term projects to improve the site in 2026, which will likely incorporate roofs and general renovations.
- CHA anticipates receiving an award of funding to be matched with public housing Capital Funds to perform HVAC and water heater upgrades at the Villages at Alton Park. In addition, exterior building envelope and trim issues, and site sewer lateral investigations will be prioritized at the Villages during 2026.

Increase Assisted Housing Choices

- The CHA has provided voucher mobility counseling and has hired a housing navigator to assist voucher holders with housing search efforts and landlord outreach in a very tight rental market.
- The CHA has conducted outreach efforts to existing and new landlords who are willing to accept vouchers.
- The CHA has continued to provide and facilitate homeownership programming for both low-income public housing residents and HCVP participants.
- The CHA is actively working with its software provider to create portals in order to better take applications and manage site-based waiting lists and HCVP waiting lists.

Improve Community Quality of Life and Economic Vitality

- The CHA has enhanced efforts to discourage and eliminate crime and security issues in the CHA communities through improved digital recording equipment, collaboration with the Chattanooga Police Department, and addition of a police officer on the CHA staff.
- The CHA is working on conversion of a former residential building at Emma Wheeler Homes, into program space for the Boys and Girls Club, who will offer programming to Emma Wheeler youth.
- In 2026 the City of Chattanooga will open a Head Start Program consisting of 117 seats for children aged 0-5 at the James A. Henry Community Hub located on the One Westside footprint. Additionally, as part of the Choice Neighborhoods Implementation Grant, the CHA has partnered with over 20 non-profit organizations to deliver over \$21M in services related to health and wellness, educational opportunities for children and adults, career development, financial literacy, addiction services, leadership, food insecurity, cultural opportunities at local museums for both children and adults, and accessibility to technology.
- The CHA's Resident Engagement Department has worked with every public housing development to educate residents about the benefits of forming recognized resident councils to improve community quality of life and economic vitality. Efforts to establish councils at all sites are underway.

Promote Self-Sufficiency and Asset Development of Families

- The CHA has provided supportive services to residents to enhance employability and increase financial independence through its Family Self-Sufficiency and ROSS Programs. The CHA has partnered with organizations that can provide these types of services to CHA residents including Chattanooga State Community College, Tennessee College of Applied Technology, American Jobs Center, Operation Hope, Chattanooga Neighborhood Enterprises, Mental Health Cooperative, and Orange Grove Center.
- The CHA has provided supportive services to elderly and disabled residents that allow for independence, ability to age in place, and high quality of life. The Resident Engagement Department organized a Senior June Jam for 518 Senior households. Organizations from across the community participated including, Council for Alcohol and Drug Abuse Services, the AIM Center, Humana Health Insurance for Medicare participants, CHI Memorial Hospital, Erlanger Hospital (fall prevention), Better Fi (predatory lending counseling), Boynton Terrace and Gateway Tower Resident Councils and others. In addition to these educational offerings, food trucks provided lunch to the sound of a DJ; tai chi lessons, karaoke, board games, and farm produce giveaways were featured. Additionally, the CHA a Summer Extravaganza for 153 senior households at Mary Walker Towers featuring similar activities.
- The CHA has partnered with the Alexian Brothers to provide a bus to transport seniors and disabled families to local grocery stores, Walmart, and Dollar General. The bus makes two trips daily, Monday through Friday. CHA's Resident Commissioner, Jeff McClendon is the esteemed driver of the bus.

Financial Highlights and Conclusions from 2023 Audit:

Note: At the time of publication of the Annual Plan for comment, the 2024 Audit has not yet been completed. This section will be updated upon completion.

- *Conversion Activities* – During 2023, CHA completed the conversion of Greenwood Terrace for the 98 unit that were converted from Public Housing to project-based voucher assistance that will allow for more flexibility in ongoing operations.
- *Public Housing Program* – had a \$1.9 million increase in net position for the year ended December 31, 2023, as equity increased from \$55.0 M to \$56.9M. To place this number in proper context, it is important to note that this gain includes \$1.36M of depreciation expense and \$1.7M transfers of assets to Business Activities. Exclusive of these items, the program had a net operating surplus of approximately \$4.9 million for Fiscal Year 2023.
- *Housing Choice Voucher Program* – had a \$25,708 excess of expenses over revenue during the fiscal year. The

balance of HAP equity increased \$1,712, while the administrative portion of operations finished the year with a balance of \$1,439,306. Program funding for the year was slightly lower than last year as no CARES funding was received in 2023 and the Authority received about \$613K less in HCV HAP funding in relation to FY2022 levels.

- *Central Office Cost Center* – The net position for the COCC decreased \$69,389 (2.3%) to \$2.8 million.
- *Grant Funding* – Grant funding received in 2023 was \$47,158,492 which represents an increase of \$5,035,698 (11.95%) from the \$42,122,794 recognized in 2022. This was due primarily to an increase in HAP payment funding of \$3,112,747 and an increase of \$727,840 of ARPA Program funding.
- *HAP Utilization* – Payments to landlords for the Housing Assistance Payments increased from \$24,303,466 in 2022 to \$28,088,164 which represents a \$3,784,698 (15.57%) increase from the prior year.
- *Business Activities* – experienced an increase in net position from \$22,671,619 in 2022 to \$24,858,430 during 2023 (9.65%). This \$2,186,811 increase was due to the activities discussed in the audit report related to continuing RAD and PBV Conversions at Emerald Villages and Cromwell Hills as well as a gain of \$348,398 in the value of the swap on the Holtzclaw LLC loan facility.
- *PBRA/Multifamily* – the net position was relatively unchanged with a decrease in net position of \$30,318 from \$29,283,230 in 2022 to \$29,252,912 as costs for the four RAD conversions for Public Housing to Project-Based Assistance at Fairmount, Mary Walker, Dogwood and Boynton. Have stabilized over prior period levels.
- *Cash and Investments* – position decreased from \$36.8M at the end of 2022 to \$32.7 million as of December 31, 2023. This \$4.1 million decrease represents an 11.16% decrease in the agency’s cash position in relation to 2022 levels and was directly related to the payoff of RAD construction loans as discussed in the audit report.

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	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) 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.</p>

C.2	<p>Certification by State or Local Officials.</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>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>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.</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>

C.5 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:

Instructions for Preparation of Form HUD-50075-ST Annual PHA Plan for Standard and Troubled PHAs

A. PHA Information. All PHAs must complete this section (24 CFR 903.4).

A.1 Include the full **PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and Number of HCVs, PHA Plan Submission Type**, and the **Public Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. Note: The number of HCV's should include all special purpose vouchers (e.g. Mainstream Vouchers, etc.) (24 CFR 903.23(e)).

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table (24 CFR 943.128(a)).

B. Plan Elements. All PHAs must complete this section.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no" (24 CFR 903.7).

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location (24 CFR 903.7(a)(2)(i)). Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy (24 CFR 903.7(a)(2)(ii)).

☒ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2 (24 CFR 903.23(b)). Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR 903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements (24 CFR 903.7(b)). Describe the PHA's procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists (24 CFR 903.7(b)). A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV (24 CFR 903.7(b)). Describe the unit assignment policies for public housing (24 CFR 903.7(b)).

☒ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program and state the planned use for the resources (24 CFR 903.7(c)).

☒ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies (24 CFR 903.7(d)).

☒ **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA (24 CFR 903.7(e)).

☐ **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants (24 CFR 903.7(f)).

☐ **Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or HCV homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

☒ **Community Service and Self Sufficiency Programs.** Describe how the PHA will comply with the requirements of (24 CFR 903.7(l)). Provide a description of: (1) Any programs relating to services and amenities provided or offered to assisted families; and (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS (24 CFR 903.7(l)).

☐ **Safety and Crime Prevention (VAWA).** Describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities (24 CFR 903.7(m)). Note: All coordination and activities must be consistent with federal civil rights obligations. A description of: (1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to survivors of domestic violence, dating violence, sexual assault, or stalking; (2) Any activities, services, or programs provided or offered by a PHA that helps survivors of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and (3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance survivor safety in assisted families (24 CFR 903.7(m)(5)).

☐ **Pet Policy.** Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing (24 CFR 903.7(n)).

☐ **Asset Management.** State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory (24 CFR 903.7(q)).

☐ **Substantial Deviation.** PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan (24 CFR 903.7(s)(2)(i)).

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan (24 CFR 903.7(s)(2)(ii)). For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH 2019-23(HA), successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2 (24 CFR 903.23(b)).

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

☒ **Choice Neighborhoods Grants.** (1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Choice Neighborhoods Grants; and (2) A timetable for the submission of applications or proposals. The application and approval process for Choice Neighborhoods is a separate process. See guidance on HUD's website at: <https://www.hud.gov/cn> (Notice PIH 2011-47).

☒ **Modernization or Development (Conventional & Mixed-Finance).** (1) A description of any Public Housing (including name, project number (if known) and unit count) for which the PHA will apply for modernization or development; and (2) A timetable for the submission of applications or proposals. The application and approval process for modernization or development is a separate process. (See 24 CFR part 905 and guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hopec6/mfph#4).

☒ **Demolition and/or Disposition.** With respect to public housing only, (1) describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) a timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/centers/sac/demo_dispo/ and 24 CFR 903.7(h).

☐ **Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, assisted, or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: (1) development name and number; (2) designation type; (3) application status; (4) date the designation was approved, submitted, or planned for submission, (5) the number of units affected and (6) expiration date of the designation of any HUD approved plan. **Note:** The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation (24 CFR 903.7(i)(c)).

☐ **Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe (1) any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; (2) an analysis of the projects or buildings required to be converted under Section 33; and (3) a statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at the Special Applications Center (SAC) (<https://www.hud.gov/sac>) and 24 CFR 903.7(j)).

☒ **Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program (including Faircloth to RAD).** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. Note that all PHAs shall be required to provide the information listed in Attachment 1D of Notice PIH 2019-23(HA) as a significant amendment or its successor notice. See additional guidance on HUD's website at: <https://www.hud.gov/RAD/library/notices>.

☒ **Homeownership Programs.** A description of any Section 5h, Section 32, Section 8y, or HCV homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

☐ **Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty day notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. (See additional guidance on HUD's website at: Notice PIH-2021-35 (24 CFR 960.503) (24 CFR 903.7(b)).

☐ **Occupancy by Police Officers.** The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A "police officer" means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency

may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD's website at: Notice PIH 2021-35. (24 CFR 960.505) (24 CFR 903.7(b))
NOTE: All activities must be consistent with civil rights laws – including ensuring that it does not have a disparate impact on protected class groups based on race, color, religion, national origin, sex (including sexual orientation), familial status, and disability.

☐ **Non-Smoking Policies.** The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD's website at: Notice PIH 2009-21 and Notice PIH-2017-03 (24 CFR 903.7(e)).

☒ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 24 CFR 983.55(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations (including if PBV units are planned on any former or current public housing units or sites), and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b)(3), 24 CFR 903.7(r)).

☒ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR 990.145(a)(1).

☒ **Other Capital Grant Programs** (i.e., Capital Fund Lead Based Paint, Housing Related Hazards, At Risk/Receivership/Substandard/Troubled Program, and/or Emergency Safety and Security Grants).

For all activities that the PHA plans to undertake in the applicable Fiscal Year, provide a description of the activity in the space provided.

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan (24 CFR 903.7(s)(1)).

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section (24 CFR 903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided (24 CFR 903.7(p)).

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations (24 CFR 903.13(c), 24 CFR 903.19).

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. (24 CFR 903.15). **Note:** A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *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. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of 24 CFR 5.150 et. seq., 24 CFR 903.7(o)(1), and 903.15.

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public (24 CFR 903.23(b)).

C.5 Troubled PHA. If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark "yes," and describe that plan. Include dates in the description and most recent revisions of these documents as attachments. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A" (24 CFR 903.9).

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 and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 5.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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.