

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 02/29/2016</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, 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.** 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.

**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 of 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, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 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 exceeds 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.

<b>A.</b>	<b>PHA Information.</b>
v.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>01/2022</u>  PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  Number of Public Housing (PH) Units <u>1,754</u> Number of Housing Choice Vouchers (HCVs) <u>3,896</u> Total Combined Units/Vouchers <u>5,650</u>  PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> PHAs must have the elements listed below in sections B and C 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.</p> <p style="text-align: center;">CHA 2022 Plan may be examined by the public in Chattanooga, TN at:</p> <ol style="list-style-type: none"> <li>1. City of Chattanooga Mayor's Office</li> <li>2. City of Chattanooga Community Development Office</li> <li>3. Chattanooga Bicentennial Library</li> <li>4. Villages at Alton Park Leasing Office</li> <li>5. Oaks at Camden Leasing Office</li> <li>6. Maple Hills Leasing Office</li> <li>7. Emma Wheeler Homes Leasing Office</li> <li>8. Cromwell Hills Leasing Office</li> <li>9. Greenwood Terrace Leasing Office</li> <li>10. East Lake Courts Leasing Office</li> <li>11. College Hill Courts Leasing Office</li> <li>12. Boynton Terrace Leasing Office</li> <li>13. Gateway Towers Leasing Office</li> </ol>

- 14. Mary Walker Towers Leasing Office
- 15. Dogwood Manor Leasing Office
- 16. CHA Central Office
- 17. www.chahousing.org

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

- Boynton Terrace
- Greenwood/Scattered Sites
- Mary Walker Towers
- Gateway Tower
- Resident Advisory Board

**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. Annual Plan Elements**

**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
- Operation and Management
- Grievance Procedures
- Homeownership Programs.
- Community Service and Self-Sufficiency Programs
- Safety and Crime Prevention
- Pet Policy
- Asset Management
- Substantial Deviation
- Significant Amendment/Modification

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

**Deconcentration and Other Policies that Govern Eligibility, Selection and Admission**

In 2021 the Chattanooga Housing Authority (CHA) intends to close on Rental Assistance Demonstration (RAD) projects at Boynton Terrace Apartments and Fairmount Apartments, after which these sites will no longer be public housing, but rather will operate under the Project Based Rental Assistance (PBRA) Program. The CHA may explore RAD opportunities at College Hill Courts, East Lake Courts, Emma Wheeler Homes, Gateway Tower and Greenwood Terrace.

Additionally, if in 2022, the CHA acquires the Villages at Alton Park, the Maple Hills Apartments, and the Oaks at Camden from Pennrose Development Company, it will consider converting one or more of these properties to PBRA through a RAD conversion.

**Financial Resources**

The CHA offers the following projected Statement of Financial Resources for Year End 2021. The Statement of Financial Resources for 2022 may differ due to any proposed RAD conversions.

**Statement of Financial Resources for YE 2021**

<u>Category</u>	<u>Description</u>	<u>Amount</u>
<b>Public Housing</b>		
	Subsidy and Rental	12,797,927
	Capital Fund grants	5,130,575
	ROSS grants	212,000
		<u>18,140,502</u>
<b>Project-Based Rental Assistance (PBRA)</b>		
	Subsidy and Rental	2,216,388
		<u>2,216,388</u>
<b>Housing Choice Voucher</b>		
	HCVP - Voucher	25,275,814
	HCVP - Admin	2,358,121
		<u>27,633,935</u>
<b>Other</b>		
	Property Mgmt	433,815
	Other Income	148,510
		<u>582,325</u>
	<b>Total Estimated Financial Resources</b>	<b><u>48,573,150</u></b>

Of the "Other Income," approximately 17% will be used to support Central Office Cost Center operations, and the remaining 83% will be used to support public housing operations.

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

The CHA's Deconcentration Policy for the Low-Income Public Housing Program is set out in Section 3.3.3(c) of the Admissions and Continued Occupancy Policy. It provides:

"In accordance with the Congressional mandate in the "Quality Housing and Work Responsibility Act of 1998", the CHA has adopted the federally required policies to provide for deconcentration of poverty and to encourage income mixing in all family developments. Although the CHA will affirmatively market its housing programs to all eligible income groups, the CHA will take appropriate actions to deconcentrate poverty and encourage income mixing in developments by offering units in developments with higher average income levels to families with lower incomes, and by offering units in developments with lower average income levels to families with higher incomes.

To this end, the site-based management office may skip over families on the waiting list to reach other families with lower/higher incomes in order to comply with de-concentration requirements.

In conjunction with the submission of the Annual Plan, the CHA will analyze the income levels of families residing in each development. Based on this analysis, the CHA will determine necessary marketing strategies to comply with de-concentration requirements.

The CHA may offer one or more incentives to encourage applicant families whose income classification would help to meet the de-concentration goals of a particular development. Various incentives may be used at different times, or under different conditions, but will always be provided in a consistent and nondiscriminatory manner. "

#### **Substantial Deviation**

U.S. Department of Housing and Urban Development (HUD) statute, Public and Indian Housing (PIH) Notice 99-51, requires that public housing authorities explain "substantial deviations" from the 5-Year Plan in their Annual Plans. The statute also provides that, while public housing authorities may change or modify their plans or policies described in them, any "significant amendment or modification" to the plan would require public housing authorities to submit a revised PHA Plan that has met full public process requirements. The CHA is amending its definition of Substantial Deviation and Significant Amendment as such:

A substantial deviation may be defined as a loss and/or inadequate funding for a program, reallocation of funding to sustain programs and/or a change in regulatory requirements governing a program, thus requiring the CHA to amend its agency plan. As part of the Rental Assistance Demonstration (RAD) and the Section 18 Disposition process, PHA is redefining the definition of a substantial deviation from the PHA Plan to exclude the following Section 18 and RAD-specific items:

- a. Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- b. Changes to the Relocation Plan and processes for each approved RAD conversion;
- c. Changes to the construction and rehabilitation plan for each approved RAD conversion;
- d. Changes to the financing structure for each approved RAD conversion;
- e. Changes to the CHAPs either adding or removing units and/or modifying timeframes;
- f. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance; and
- g. Changes to the Section 18 Disposition Plan and/or application for units identified in this plan.

#### **Significant Amendment/ Modification**

The CHA will amend or modify its agency plan upon the occurrence of any of the following events during the first nine months of the term of an approved plan:

- a. A federal statutory or regulatory change is made effective and, in the opinion of the Authority, has either substantial programmatic or financial effects on the programs administered by the Authority, or creates substantial obligations or administrative burdens beyond the programs under administration at the start of the Plan year.
- b. Proposed demolition, disposition, homeownership, Capital Fund Financing, development, or mixed finance proposals not already identified in this plan and those that are considered by HUD to be significant amendments to the Agency Plan and CFP 5 Year Action Plan.

- c. Any Capital Fund project not already in the Five-Year Action Plan excluding projects arising out of federally declared major disasters, acts of God beyond the control of the Authority, such as earthquakes, fire and storm damages, civil unrest, or other unforeseen significant event or changes in use of replacement reserve funds under the Capital Fund in the amount of 20% or more of the annual grant.
- d. Any other event that the Authority's Board determines to be a significant amendment or modification of the approved annual plan.

**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
- Designated Housing for Elderly and/or Disabled Families
- Conversion of Public Housing to Tenant-Based Assistance
- Conversion of Public Housing to Project-Based Assistance under RAD
- 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 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.

**Choice Neighborhoods Implementation Grant Application**

The CHA intends to submit a Choice Neighborhoods Implementation Grant Application that will include Gateway Tower and/or College Hill Courts in FY2022 or subsequent years.

**Mixed Finance Modernization or Development**

The CHA plans to develop a CHA-owned undeveloped 3-acre tract of land on Highway 58 in Chattanooga, TN. Additionally, the 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 3<sup>rd</sup> party debt sources.

**Demolition and/or Disposition**

In September 2020, the CHA, Chattanooga Design Studio, and the City of Chattanooga engaged EJP Consulting Group to lead a 9-month planning process for an area known as the Westside District, a neighborhood in downtown Chattanooga that includes 4 CHA developments, land owned by the City, as well as privately owned apartment complexes, a church, and businesses. In 2022, CHA plans to work with these partners and other stakeholders to implement the Westside Master Plan, which will include the transfer of City-owned vacant land to the CHA, as well as acquisition of land from other entities for the replacement of affordable housing. As noted previously, in 2022 the CHA intends to submit a Choice Neighborhoods Implementation Grant to redevelop College Hill Courts and Gateway Tower.

By August 2021, the proposed Master Plan will be published and it is expected to inform the CHA's demolition/disposition efforts as follow:

**College Hill Courts**

The CHA expects to demolish the units in phases over multiple years, however it anticipates that some demolition/disposition may begin as early as 2023. The demolition/disposition process may involve part of the site or the entire site. The CHA plans to rehabilitate and/or develop new affordable housing units in the Westside District.

In fiscal year 2021, the CHA plans to submit an application to dispose and demolish 497 units at College Hill Courts (TN00400001). At this time, the CHA is proposing to dispose of the entire site and remove the units from the Annual Contributions Contract (ACC). However, CHA may also explore the demolition/disposition of only a portion of the site. The CHA may explore Rental Assistance Demonstration (RAD) opportunities at this site as well, or a blend of Section 18 demolition/disposition and RAD.

**Address of Property:**

College Hill Courts  
 1300 Grove Street Court  
 Chattanooga, TN 37402

**Unit Count:** 495 dwelling units in 53 buildings; 2 non-residential units & 1 administrative/maintenance building

**Unit Mix:**

APARTMENT UNIT TYPES AND MIX		
QUANTITY	TYPE	FLOOR AREA
36	1 Bedroom/ 1 Bathroom	650 SF
178	1 Bedroom/ 1 Bathroom	550 SF
171	2 Bedroom/ 1 Bathroom	700 SF
78	2 Bedroom/ 1 Bathroom	725 SF
34	3 Bedroom/ 1 Bathroom	850 SF
<b>497</b>	<b>TOTAL</b>	

As noted above, the CHA plans to work with the EJP Consulting Group, the City of Chattanooga, and the Chattanooga Design Studio to develop a plan for the demolition/disposition of College Hill Courts and Gateway Tower in phases over the next few years. This work is expected to be accomplished in conjunction with the redevelopment of the Westside District. The process has involved resident input at all stages and includes a relocation plan for residents in all phases to ensure that appropriate off-site housing or vouchers are available before relocation and/or demolition. The CHA will work with EJP Consulting Group to facilitate resident communication, to engage stakeholders and urban planners, as well as real estate developers to develop a comprehensive plan in preparation for new construction.

**Gateway Tower**

The CHA owns and operates Gateway Tower (TN004000022) located within the Westside District footprint. The CHA has been forced to take several of the units at Gateway Tower offline due to water leaks. The 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 twisted and lifted 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 2022 or later, the CHA may submit a Section 18 Demolition/Disposition Application for this property. As noted earlier, in 2022 or later the CHA may also pursue Rental Assistance Demonstration opportunities at Gateway Tower, as well as a Choice Neighborhoods

Implementation Grant. This work will be performed as part of the Master Development Plan for the Westside District.

**Address of Property:**

Gateway Tower  
 1100 Gateway Ave.  
 Chattanooga, TN 37402

**Unit Count :** 132 units in 1 building

<b>Apartment Unit Types and Mix</b>		
<b>Quantity</b>	<b>Type</b>	<b>Floor Area</b>
2	0-BR Units	405 sq. ft.
62	1-BR/1-BA	577 sq. ft.
66	1-BR/1.5-BA; Mobility	866;921 sq. ft.
2	2-BR/1.5-BA Units	1,013 sq. ft.
132	Total	<b>96,096 sq. ft.</b>

**Conversion of Public Housing to Project-Based Assistance under RAD**

In 2022 the CHA will apply for a Commitment to Enter into Housing Assistance Payments (CHAP) to effect a RAD conversion of the Greenwood Terrace Apartments, PIC ID TN004000033. The CHA will convert the property to Project-Based Rental Assistance (PBRA) under the guidelines of PIH Notice 2012-32, REV-3, REV-4 and any successor Notices and PIH Notice 2021-07. 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 expected to be a "no debt" or "some 3<sup>rd</sup> party debt" conversion and will not involve Transfer of Assistance. The CHA has debt under an Energy Performance Contract (EPC), which will be paid off prior to conversion. The unit mix will remain the same as pre-conversion and is as follows:

<b>Apartment Unit Types and Mix</b>		
<b>Quantity</b>	<b>Type</b>	<b>Floor Area</b>
58	2-BR, 1-BA	791 sq. ft.
32	3-BR, 1-BA	981 sq. ft.
6	4-BR, 1.5-BA	1225 sq. ft.
2	5-BR, 2-BA	1372 sq. ft.
98	Total	<b>87,364 sq. ft.</b>

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing the CHA with access to private sources of capital to repair and preserve its affordable housing assets. Upon conversion, CHA's Capital Fund Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and this amount is estimated to be \$174,801. In addition, the CHA may also borrow funds to address their capital needs. Lastly, CHA may also be contributing Capital Funds up to the amount of \$2,000,000 towards the conversion.

(Note: Fairmount Apartments and Boynton Terrace Apartments are expected to close in the last quarter of 2021.)

The CHA may apply for new CHAPs for College Hill Courts, East Lake Courts, Emma Wheeler Homes, and Gateway Tower in 2022 or later. As noted above, if the CHA acquires the Villages at Alton Park, the Maple Hills Apartments, and the Oaks at Camden from Pennrose Development Company it will consider converting eligible units to PBRA through RAD conversions.

### **Other Capital Grant Programs**

In 2022 the CHA will apply for an Emergency Safety and Security Grant to expand its Digital Recording Equipment Program in eligible public housing developments.

### **General Capital Fund Expenditures**

In 2022, the CHA plans to replace aging power poles at Emma Wheeler Homes, East Lake Courts, and College Hill Courts. The CHA began the inspection process in 2021 to identify poles that needed replacement. CHA will continue the replacement of these poles starting with poles of highest priority, as identified during the inspection.

CHA has decided to proactively conduct a structural review of all the high-rise towers in the CHA portfolio in light of certain high-rise building failures in the United States recently. The CHA began the process of hiring a consulting engineer to review the high-rise towers in 2021.

### **Disposition and Acquisition of Property**

The CHA plans to investigate the acquisition of parcels of land within the City of Chattanooga for the development of additional affordable housing units. There may be land disposition of parking lot(s) at Boynton Terrace Apartments and Dogwood Manor for future development of affordable housing under the Westside Master Plan.

For the last 15 years, CHA has entered into several Low Income Housing Tax Credit (LIHTC) deals with Pennrose Development Company. At the end of the 15 year tax credit compliance periods, the tax benefits to the investors have been exhausted and the CHA may exercise its rights of first refusal to acquire the properties from the investors. In 2022 the CHA may exercise its purchase options for the Villages at Alton Park (275 units), the Maple Hills Apartments (48 units) and the Oaks at Camden (57 units). There is some deferred maintenance at each of these properties that CHA plans to undertake in 2022 and beyond. CHA will also consider these sites for RAD conversion in the year 2022 and beyond.

### **Project-Based Vouchers**

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 requirements of today's marketplace and the available affordable housing resources.



<p><b>B.3</b></p>	<p><b>Civil Rights Certification.</b></p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p><b>B.4</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:          Audit Finding 2020-001 found that the CHA did not maintain its public housing waiting lists at Boynton Terrace and Emma Wheeler Homes in a manner that demonstrated that applicants were offered housing in accordance with their positions on the waiting lists.</p>
<p><b>B.5</b></p>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p><b>Expand the Supply of Assisted Housing</b></p> <p>The CHA has increased the number of allocated vouchers by adding 87 new Mainstream Vouchers, 20 new VASH vouchers and 41 Emergency Housing Vouchers. The CHA will continue to pursue all opportunities to increase the number of vouchers in CHA's allocation.</p> <p>The Low Income Public Housing Program (LIPH) will work to reduce vacancies which have accumulated during the pandemic, utilizing site staff, temporary staff and outside contracting of unit turns.</p> <p>The CHA continued work in 2021 with the Chattanooga Design Studio, the City of Chattanooga and the EJP Consulting Group to create a Master Plan for the Westside District. This plan calls for the redevelopment of affordable housing in the Westside community, with community and resident support and participation. CHA plans to continue work on this development process by relocating residents in phases to ensure that no residents are displaced.</p> <p><b>Improve the quality of assisted housing</b></p> <p>In 2021, the CHA completed the renovation of three towers at Boynton Terrace, as well as the administration building and community center.</p> <p>The CHA also completed the renovation of Cromwell Hills Apartments and Emerald Villages in 2021.</p> <p>The CHA increased choices for participants in HCVP through the continuation of the Small Area Fair Market Rent Program, which provides voucher payment standards by zip codes throughout Hamilton County.</p> <p>Meetings with new landlords were suspended due to COVID-19, however the HCVP Department developed packages that detailed the program and emailed them to interested landlords.</p> <p>The LIPH sites will work to normalize maintenance operations, work order and preventive maintenance backlogs which have been negatively affected by the work restrictions during the pandemic.</p> <p><b>Increase Assisted Housing Choices</b></p> <p>The CHA successfully applied for a grant from the Maclellan Foundation to fund the position of Housing Navigator. The work of the Housing Navigator was suspended in mid-March due to COVID-19,. Upon a request from the CHA , the Maclellan Foundation permitted the CHA to reallocate remaining funds to the Westside Master Planning Process. The CHA is now in the process of hiring a part time Housing Navigator to assist with the housing search for the</p>

Emergency Housing Vouchers. This position will also market the program to increase owner participation and unit availability.

The HCVP Department continued to promote its SAFMR Program, which allows for higher voucher payment standards in more desirable neighborhoods and communities within Hamilton County.

The CHA continued to apply for new vouchers (Mainstream/VASH) that were made available.

The HCVP Department applied for funding for an FSS Coordinator, who offers homeownership opportunities to interested families.

The CHA will be making software improvements to fully support online housing applications.

### **Improve Community Quality of Life and Economic Vitality**

The CHA has historically partnered with existing agencies to provide educational, recreational and social opportunities on site in public housing developments including, but not limited to, Chattanooga YMCA; Partnership for Families Children & Adults; The Center for Adult Education; Chattanooga Early Childhood Development (Head Start Program); City of Chattanooga Youth & Family Development; READ 20; Memorial Healthcare Systems – Mary Ellen Locher Breast Cancer Center; Urban League of Greater Chattanooga; Consumer Credit Counselling Services Accountability Measures; First Things First; Regions Bank; Sun Trust Bank; United Way; Parents are First Teachers; Chattanooga Arts & Education Council; Chattanooga Neighborhood Enterprises; and Catholic Charities of East Tennessee. Services by many of these agencies were suspended due to the COVID-19 pandemic, but should be back online in 2022.

The CHA upgraded digital recording equipment at Mary Walker Towers, Gateway Tower, Dogwood Manor, Boynton Terrace, East Lake Courts, College Hill Courts, Maple Hills Apartments, Oaks at Camden, and Emma Wheeler in an effort to provide greater security.

The CHA partnered with CHI Memorial to build a health clinic at the Boynton Terrace Apartments to serve the physical, mental, and other health needs of the elderly populations at Boynton Terrace Apartments, Dogwood Manor, and Gateway Tower.

The CHA assigned a full-time case manager to College Hill Courts to address the needs of over 200 elderly residents.

The CHA applied for and received a ROSS Service Coordinator grant for two full-time employees who will work with families at Emma Wheeler Homes, College Hill Courts, and East Lake Courts.

The CHA's mental health clinics on site at Dogwood Manor and East Lake Courts were closed due to COVID-19 concerns but should reopen in 2022. The clinics are staffed by 3 mental health organizations in the community.

The CHA Public Housing Program will work to normalize pest control operations which have been negatively affected by the restrictions of the pandemic.

### **Promote Self-Sufficiency and Asset Development of Families**

Upward Mobility Coaches will resume the implementation of Upward Mobility Programs at Fairmount Apartments, Greenwood Terrace, Emerald Villages and Maple Hills. The Programs stalled in 2020 and 2021 due to COVID-19 concerns.

ROSS Grant Service Coordinators will continue to provide services at the following locations: College Hill, East Lake, and Emma Wheeler Homes. These individuals are responsible for helping to connect residents with various service

providers. Resident services activities are focused on helping participants keep their housing. Also available to the residents for assistance with moving toward becoming self-sufficient is the Family Self-Sufficiency (FSS) Coordinator, who works with residents of the LIPH and HCVP Programs.

HCVP secured continued funding for an FSS Coordinator.

CHA continues to operate the Elderly Service Coordinator's Program in-house, thereby providing a staff member in each of the 4 elderly high rise buildings and a full-time staff member who services elders residing in family public housing developments. The CHA staff members have partnered with several agencies in the community to enhance on-site services for the elderly residents.

The CHA held a drive through job fair due to COVID-19 that linked prospective employers with interested LIPH residents and HCVP participants.

#### **Ensure Equal Opportunity and Affirmatively Further Fair Housing**

All CHA staff have received training by HUD on the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, and Titles II and III of the Americans with Disabilities Act. This training, scheduled for 2020, was suspended due to COVID-19 and will resume in 2021 and 2022. The CHA continues to maintain a contract with the Partnership for Families Children and Adults that provides sign language services to hearing impaired members of CHA staff and residents on an as-needed basis.

The CHA provides quarterly reports to HUD on all things relating to Section 504, including reasonable accommodation logs from each housing site.

The CHA offers access to Tennessee Relay System for hearing-impaired individuals by posting phone number (711) at all sites.

The CHA promptly responds to requests for reasonable accommodations in its programs.

The CHA continues to expand its communications capability. The CHA has secured the services of Language Select, LLC dba United Language Group, which allows CHA access to over 200 languages.

#### **Financial Highlights and Conclusions from 2020 Audit:**

**Conversion Activities:** During 2020, CHA embarked on the conversion of two of its Public Housing senior high rises using HUD's Rental Assistance Demonstration program. The 153 units at Mary Walker and 136 units at Dogwood Manor were converted from Public Housing to project-based voucher assistance that will allow for more flexibility in ongoing operations.

**Public Housing Program:** had a \$3,893,313 decrease in net position for the year ended December 31, 2020. To place this number in proper context, it is important to note that this loss includes \$3,032,888 of depreciation expense, a \$9 million equity transfer to move the assets of Mary Walker Towers and Dogwood Manor to Business Activities and an increase of \$5.8 million in HUD funding to cover the conversion activities. Exclusive of these items, the program had a net operating surplus of approximately \$1.7 million for Fiscal Year 2020.

**Housing Choice Voucher Program:** recognized net income of \$724,928 due primarily to a \$631,479 of CARES funding received to assist with higher operating costs due to the Covid-19 pandemic. The balances of Housing Assistance Payments ("HAP") equity decreased from \$223,905 to \$0, while the administrative portion of operations finished the year with a balance of \$717,612, an increase of \$590,268. Program utilization for the year was considerably higher than last year as the Authority received \$2.1 million more in HCV HAP funding in relation to FY2019 levels.

**Central Office Cost Center:** The net position for the COCC was relatively unchanged in relation to FY 2019 levels (\$3.78 million in FY2019 vs \$3.75 million in FY2020) with a decrease of \$28,269 or (0.75%).

	<p><b>Grant Funding:</b> Grant funding received in 2020 was \$46,470,989, which represents an increase of \$9,281,821 (a 25% increase) from the \$37,189,168 recognized in 2019. This was due primarily to an increase in Capital Fund grant amounts in relation to 2019 levels (\$6,430,354) due to RAD conversion activities, CARES funding and higher Housing Assistance Payments program funding (\$2,907,118).</p> <p><b>HAP Utilization:</b> Payments to landlords for the Housing Assistance Payments increased from \$21,157,557 in 2019 to \$23,570,813 which represents a \$2,413,256 (11.41%) increase from the prior year.</p> <p><b>Business Activities:</b> experienced an increase in net position of \$10,458,675 in 2019 to \$24,057,739 during 2020. This \$13,599,064 increase was due to the activities discussed in the audit report related to the RAD conversions at Mary Walker Tower and Dogwood Manor that will be funded by project-based vouchers going forward rather than Public Housing.</p> <p><b>CARES Funding:</b> In response to the ongoing pandemic, HUD has awarded \$3,157,337 of CARES funding to CHA to date. For the year ended December 31, 2020, the Authority recognized \$1,117,012 of this funding which has further bolstered the cash position of the Authority and helped to offset the impact of lower occupancy and cash collections in 2020.</p> <p><b>Cash &amp; Investments:</b> position increased from \$39.8 million at the end of 2019 to \$47 million as of December 31, 2020. This \$7.2 million increase was primarily due to the increases of \$5.1 million in Business Activities as well as an increase of \$1.7 million in the Public Housing program. The change in cash position represents an 18% increase in the Authority's cash position in relation to 2019 levels.</p>
<p><b>B.6</b></p>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y   N  <input checked="" type="checkbox"/>   <input type="checkbox"/></p> <p>(c) 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>
<p><b>B.7</b></p>	<p><b>Certification by State or Local Officials.</b></p> <p><u>Form HUD 50077-SL</u>, <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>
<p><b>B.8</b></p>	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?  Y   N   N/A  <input type="checkbox"/>   <input checked="" type="checkbox"/>   <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p><b>C.</b></p>	<p><b>Statement of Capital Improvements.</b> Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
<p><b>C.1</b></p>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p style="text-align: center;">Please see form HUD-50075.2 approved by HUD and effective on 1/1/2019</p>

