

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: 02/29/2016
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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.

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>01/2023</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>1,751</u> Number of Housing Choice Vouchers (HCVs) <u>3,886</u> Total Combined Units/Vouchers <u>5,637</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. 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>CHA 2023 Plan may be examined by the public in Chattanooga, TN at:</p> <ol style="list-style-type: none"> 1. City of Chattanooga Mayor's Office 2. City of Chattanooga Community Development Office 3. Chattanooga Bicentennial Library 4. Villages at Alton Park Leasing Office 5. Oaks at Camden Leasing Office 6. Maple Hills Leasing Office 7. Emma Wheeler Homes Leasing Office 8. Cromwell Hills Leasing Office 9. Greenwood Terrace Leasing Office 10. East Lake Courts Leasing Office 11. College Hill Courts Leasing Office 12. Boynton Terrace Leasing Office 13. Gateway Towers Leasing Office

- 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
 College Hill Courts
 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) closed on Rental Assistance Demonstration (RAD) projects at Boynton Terrace Apartments and Fairmount Apartments. These sites will no longer be public housing, but will operate under the Project Based Rental Assistance (PBRA) Program. Similarly, Greenwood Terrace is proposed for a RAD closing in Q4 2022. The CHA may explore RAD opportunities at College Hill Courts, East Lake Courts, Emma Wheeler Homes, and Gateway Tower.

Additionally, if in 2023, 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 RAD conversions.

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.

CHATTANOOGA HOUSING AUTHORITY

for HUD-50075 (24 CFR 903.7)

Statement of Financial Resources for YE 2022

<u>Category</u>	<u>Description</u>	<u>Amount</u>
Public Housing		
	Subsidy and Rental	12,088,009
	Capital Fund grants	5,167,520
	ROSS grants	214,550
		<hr/>
		17,470,079
Project-Based Rental Assistance (PBRA)		
	Subsidy and Rental	4,443,819
		<hr/>
		4,443,819
Housing Choice Voucher		
	HCVP - Voucher	25,275,818
	HCVP - Admin	2,547,106
		<hr/>
		27,822,924
Other		
	Property Mgmt	512,501
	Other Income	522,683
		<hr/>
		1,035,184
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	Total Estimated Financial Resources	50,772,006

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 3.3.4(a) 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. “

<p>B.2</p>	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Over-Income Families</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(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.</p> <p>Choice Neighborhoods Implementation Grant Application</p> <p>The CHA will submit a Choice Neighborhoods Implementation Grant Application that will include Gateway Tower and/or College Hill Courts in FY2023 or subsequent years.</p> <p>Mixed Finance Modernization or Development</p> <p>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 3rd party debt sources.</p> <p>Demolition and/or Disposition</p> <p>The CHA has been working with partners and other stakeholders to implement the Westside Master Plan, which includes City-owned vacant land as well as acquisition of land from other entities for the replacement of affordable housing. The CHA intends to submit a Section 18 application for College Hill Courts in 2022 as well as a Section 18 application for Gateway Tower in 2023.</p> <p>By August 2022, the proposed Master Plan will be published and it is expected to inform the CHA's demolition/disposition efforts as follow:</p> <p>College Hill Courts</p>

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 2022, 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).

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
497	TOTAL	

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 2023 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

Apartment Unit Types and Mix		
Quantity	Type	Floor Area
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	96,096 sq. ft.

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 3rd 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:

Apartment Unit Types and Mix		
Quantity	Type	Floor Area
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	87,364 sq. ft.

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.

The CHA may apply for new CHAPs for College Hill Courts, East Lake Courts, Emma Wheeler Homes, and Gateway Tower in 2023 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 applied 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 2023. .

General Capital Fund Expenditures

In 2022 and 2023 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 to replace poles starting with poles of highest priority, as identified during the inspection.

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.

Units with Approved Vacancies for Modernization

Several units at Gateway Towers which are offline for water leakage problems are currently in the status of "Vacant for Modernization – No Contract". Proposed solutions and activities are described above.

<p>B.3</p>	<p>Civil Rights Certification.</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.4</p>	<p>Most Recent Fiscal Year Audit .</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N X</p> <p>(b) If yes, please describe: Audit findings 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.5</p>	<p>Progress Report.</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>Expand the Supply of Assisted Housing</p> <p>In 2021 the CHA increased the number of allocated vouchers by adding 87 new Mainstream Vouchers, 20 new VASH vouchers and 41 Emergency Housing Vouchers. The CHA received no new voucher allocations in 2022. The CHA will continue to pursue all opportunities to increase the number of vouchers in CHA’s allocation going forward.</p> <p>The Low Income Public Housing Program (LIPH) will continue its work to reduce vacancies which have accumulated during the pandemic, utilizing site staff, temporary staff and outside contracting of unit turns.</p> <p>In November 2021, A Westside Master Plan was completed in collaboration with Chattanooga Design Studio, the City of Chattanooga, and EJP Consulting. 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. Efforts are currently under way to secure financing. A Schematic Design for the James A. Henry School has been completed and will be the first project to be renovated subject to financing. CHA is moving toward implementation of the Master Plan and will replace all existing units and integrate new affordable and market rate units.</p> <p>The CHA plans to exercise the option to buy Tax Credit Properties as their tax compliance period comes to an end.</p> <p>Improve the quality of assisted housing</p> <p>In 2022, the CHA completed the RAD conversion for the Fairmont Apartments and Boynton Terrace Apartments.</p> <p>By year end 2022, the CHA will complete the conversion of Greenwood Terrace to RAD-PBRA.</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>The LIPH sites will continue its work to normalize maintenance operations, work order and preventive maintenance backlogs which were negatively affected by the work restrictions during the pandemic. Difficulty in hiring staff continue to challenge day-to-day operations.</p> <p>Increase Assisted Housing Choices</p> <p>The CHA expanded the Council for Alcohol and Drug Abuse Services Program from 14 units to 26 units during 2020 and 2021. The Program is located at Emma Wheeler Homes and serves women who have completed alcohol/drug treatment programs who seek to be reunited with their children. CADAS provides ongoing counselling for these families on site.</p>

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 HCVP Department applied for funding for an FSS Coordinator, who offers FSS services as well as 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; Tech Goes Home; American Job Center; Mental Health Cooperative; Signal Centers; 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; Truist Bank; United Way; Parents are First Teachers; Chattanooga Arts & Education Council; Chattanooga Neighborhood Enterprise; and Catholic Charities of East Tennessee. Services by many of these agencies were suspended due to the COVID-19 pandemic, but have been coming back online throughout 2022.

In 2019, the CHA upgraded its Real Time Information Center 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. In 2022 and 2023 the CHA will be upgrading lighting at the Villages at Alton Park and other CHA communities as identified.

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. Services had been suspended during the pandemic but CHI Memorial is working to resume in-person services as quickly as possible.

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. CHA has put in the renewal grant application for 2023 and following years.

The CHA's mental health clinics on site at Dogwood Manor and East Lake Courts were closed due to COVID-19 concerns, however, the CHA is working to bring the clinics back online in 2023.

The CHA Public Housing Program will continue to work to normalize and improve pest control operations which have been negatively affected by the restrictions of the pandemic. CHA will bring Resident Engagement staff into the picture by linking housekeeping/household management assessments and services with the pest control process.

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, however services will be re-starting in late 2022 and normalizing during 2023.

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 engagement 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, PBRA and HCVP Programs. CHA secured continued funding for an FSS Coordinator and has updated the FSS Action Plan to reflect new HUD regulations.

CHA continues to staff services for elders residing in public housing and senior-focused PBRA sites. The CHA staff members have partnered with several agencies in the community to enhance on-site services for the elderly residents.

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 2021 Audit:

Conversion Activities: During 2021, CHA Completed the conversion of two of its Public Housing senior high-rises using HUD 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. Also, during the year, conversion activities began on 248 units at Boynton Terrace and 18 units at Fairmont Apartments.

Public Housing Program: had \$15M decrease in net position for the year ended December 31, 2021. LIPH went from \$74M to \$59M. To place this number in proper context, it is important to note that this loss includes \$3M of depreciation expense and \$17 million equity transfer to move RAD assets to Business activities. Exclusive of these items, the program had a net operating surplus of approximately ~\$5 million for Fiscal Year 2021.

Housing Choice Voucher Program: had a \$283,277 excess of revenue over expenses during the fiscal year. This was primarily the result of the receipt of \$342,278 of HCV CARES funding received to assist with higher operating costs due to the COVID_19 Pandemic. The balance of HAO equity increased from \$0 to \$255,580, while the administrative portion of operations finished the year with a balance of \$960,871.

Grant Funding: Grant Funding received in 2021 was \$45,194,289, which represents a decrease of \$697,736 (a1.5% decrease) from the \$46,892,025 recognized in 2020.

Central Office Cost Center: The net position for the COCC was relatively unchanged in relation to FY2020 levels (\$5.75 million in FY2020 vs. \$6.24 million in FY2021) with an increase of \$485K.

	<p>HAP Utilization: Payments to landlords for the Housing Assistance Payments increased from \$23,570,813 in 2020 to \$24,813,809 which represents a \$1,242,996 (5.27%) increase from the prior year.</p> <p>Business Activities: experienced an increase in net position from \$23,394,179 in 2020 to \$45,386,294 during 2021. This \$22,442,116 increase was due to three different factors. 1.) \$17M in transfers from LIPH to PBRA for Mary Walker, Dogwood Manor, Boynton Terrace, and Fairmont Apartments. 2.) Additional investor equity of \$6M added to Emerald Villages and Cromwell Dev. 3.) Regular operating losses of \$631,517 (which includes \$1M in depreciation expenses).</p> <p>CARES Funding: 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, 2021, the Authority recognized \$1,467,306 of this funding which has further bolstered the cash position of the agency and helped to offset the impact of lower occupancy and cash collections in 2021.</p> <p>Cash & Investments: position increased from \$39.8 million at the end of 2020 to \$47 million as of December 31, 2021. 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.6</p>	<p>Resident Advisory Board (RAB) Comments.</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.7</p>	<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>
<p>B.8</p>	<p>Troubled PHA.</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>C.</p>	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
<p>C.1</p>	<p>Capital Improvements. 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>

