

<b>Streamlined Annual PHA Plan</b> <i>(High Performer PHAs)</i>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires: 02/29/2016</b>
--	---	--

**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, 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-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small 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.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and 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>
<b>A.1</b>	<p><b>PHA Name:</b> Housing Authority of the City of Bloomington _____ <b>PHA Code:</b> IN022 _____</p> <p><b>PHA Type:</b> <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer</p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>_10/2021</u> _____</p> <p><b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p><b>Number of Public Housing (PH) Units</b> <u>_196</u> _____ <b>Number of Housing Choice Vouchers (HCVs)</b> <u>_1364</u> _____</p> <p><b>Total Combined</b> <u>_1560</u> _____</p> <p><b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. 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>A Public Notice was originally posted on January 28, 2021 promoting public and submission in July 2021. Due to the (COVID-19) pandemic, the Annual Plan public meetings were held via videoconference.</p> <p><b>PUBLIC MEETING NOTICE</b></p> <p>Notice is hereby given that the Bloomington Housing Authority (BHA) is preparing the draft 2021 Annual Public Housing Authority (PHA) Plan. A videoconference meeting will be held to review the draft PHA Plan online via GoToMeetings on Tuesday, April 6th 2021 at 1:30 pm. Here is the meeting information:</p> <p>Please join my meeting from your computer, tablet or smartphone.  <a href="https://global.gotomeeting.com/join/827255901">https://global.gotomeeting.com/join/827255901</a></p> <p>You can also dial in using your phone.  United States (Toll Free): 1 877 309 2073  United States: +1 (646) 749-3129</p> <p>Access Code: 827-255-901</p> <p>The meeting will be recorded and posted online for asynchronous viewing.</p>

The draft 2020 Annual and 5-Year PHA Plan will be available for review beginning March 2, 2021 at the Bloomington Housing Authority, 1007 N. Summit Street, Bloomington, IN, 47404 and online at [www.bhaindiana.net](http://www.bhaindiana.net). Facial masks are required when entering the office to review the plan in person. The plan can also be mailed via USPS upon request.

Written comments concerning this plan may be submitted to the address above or emailed to [askoby@blha.net](mailto:askoby@blha.net) until May 14, 2021 at 4:00 pm. If unable to attend the videoconference meeting one may submit written comments to the attention of Ms. Amber Skoby, Executive Director, at the Bloomington Housing Authority.

The final 2021 Annual Plan is due to the US Department of Housing and Urban Development by July 15, 2021.

Questions can be directed to Amber Skoby, Executive Director at (812) 339-3491 ext. 124 or [askoby@blha.net](mailto:askoby@blha.net)

You may submit comments to the attention of Ms. Amber Skoby, Executive Director, at the Bloomington Housing Authority by email to [askoby@blha.net](mailto:askoby@blha.net) or in writing to 1007 N Summit Street Bloomington, IN 47404.

Public notice was posted in BHA website ([www.bhaindiana.net](http://www.bhaindiana.net)), in newspaper, and in monthly resident newsletter, The BHA Banner.

**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 since its last **Annual PHA Plan** submission?

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.
- Homeownership Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Substantial Deviation.
- Significant Amendment/Modification

(b) The PHA must submit its Deconcentration Policy for Field Office Review.

**12-IV.E. DECONCENTRATION**

**BHA Policy**

If subject to deconcentration requirements, the BHA will consider its deconcentration goals when transfer units are offered. When feasible, families above the Established Income Range will be offered a unit in a development that is below the Established Income Range, and vice versa, to achieve the BHA's deconcentration goals. A deconcentration offer will be considered a "bonus" offer; that is, if a resident refuses a deconcentration offer, the resident will receive one additional transfer offer.

(c) If the PHA answered yes for any element, describe the revisions for each element below:

**Statement of Housing Needs and Strategy for Addressing Housing Needs**

Currently the BHA has 1,536 applicants on the Housing Choice Voucher waitlist and 124 applicants on the Public Housing waitlist. There are 104 applicants on the one bedroom public housing waitlist. There are seven applicants on the two bedroom waitlist. One applicants is on the three bedroom waitlist. There are nine and three applicants on the four and five bedroom waitlists respectively. The extreme need for one bedroom units has prompted the BHA to convert eight, three bedroom units in Crestmont to one bedroom units with apartments on the first and second floor. Therefore, each three bedroom townhome will be converted to a lower level one bedroom apartment and an upstairs one bedroom apartment. Some action steps the BHA is doing to address these housing needs include: partner with local agencies that assist local families with disabilities; continue to creatively market and promote the HCV program to property owners; continue to monitor payment standards for one and two bedroom voucher units to meet increased demand; and promote self-sufficiency programs to support and foster working families. '

**Financial Resources**

**Financial Resources: Planned Sources and Uses**

Sources	Estimated Amount	Planned Uses
<b>Federal Grants (FY20)</b>		
Public Housing Operating Subsidy	\$ 822,590	Operations
Section 8 Program + SRO	\$ 9,195,900	Operations & Rental Payments
ROSS Service Coordinator	\$ 61,464	PH-Self Sufficiency Programs
Public Housing Capital Funds	\$ 540,018	Capital & Management Improvements, RAD
FSS Coordinator-2 positions for HCV	\$ 94,004	FSS-Self Sufficiency Programs
<b>Prior Year Funding</b>		
Capital Funds Remaining from 2018	\$ 48,059	Capital & Management Improvements, RAD
Capital Funds Remaining from 2019	\$ 165,442	Capital & Management Improvements, RAD
Capital Funds Remaining from 2020	\$ 768,980	Capital & Management Improvements, RAD
Safety and Security Grant 2018	\$ 53,279	Cameras and Security
Safety and Security Grant 2019	\$ 51,730	CO2 Detectors
<b>PH Dwelling Rental Income</b>	\$ 511,510	Operations
<b>PH Non-Dwelling Income</b>	\$ 145,960	Operations
<b>Non-Federal Sources (COCC)</b>	\$ 645,136	Capital & Management Improvements
<b>Total Resources</b>	<b>\$ 13,104,071</b>	

**B.2**

**New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

- Y N
- Hope VI or Choice Neighborhoods.
  - Mixed Finance Modernization or Development.
  - Demolition and/or Disposition.
  - Conversion of Public Housing to Tenant Based Assistance.
  - Conversion of Public Housing to Project-Based Assistance under RAD.
  - Project Based Vouchers.
  - Units with Approved Vacancies for Modernization.
  - Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

**Demolition and/or Disposition. (Section 18)**

The BHA plans to pursue Section 18 RAD Blend Rule in Crestmont following guidance in PIH Notice 2021-07 because it will allow the BHA to receive needed additional resources.

**Conversion of Public Housing to Tenant Based Assistance**

In conjunction with RAD project developments, the BHA may apply for Tenant Protection Vouchers (TPV). Generally, replacement TPV's will be issued based on the occupancy of the public housing units being removed through Section 18. The Section 18 RAD Blend Rule would provide BHA with needed additional resources for Tenant Based Assistance relative to RAD.

**Conversion of Public Housing to Project Based Assistance under Rental Assistance Demonstration (RAD) Program**

BHA is firmly committed to improving the quality of life for its residents and providing deeply affordable housing to the extremely low and moderately low income individuals and families. The BHA is amending its annual and 5-year plan because it was a successful applicant in the Rental Assistance Demonstration (RAD) program. As a result, BHA will be converting to Project Based Voucher assistance under the guidelines of PIH Notice 2012-32 (HA) H-2017-03, REV-3, REV-1, PIH Notice 2012-32 REV-2, 2012-32 (HA) H-2017-03, REV- 4, and any other successor notices. The RAD program will offer BHA an opportunity to transition from its current public housing funding platform to a more stable predictable and sustainable funding source, the Project Based Voucher program, administered by HUD. The BHA's RAD conversion is voluntary.

Upon conversion to Project Based Vouchers (PBV) the BHA will adopt the resident rights, participation, waiting list and grievance procedures listed in Section 1.6 of PIH Notice 2012-32, REV 3 (Attachment A) and PIH Notice 2016-17 (HA) (Attachment B). These resident rights, participation, waiting list and grievance procedures are provided in Attachment A.

The BHA sites comply with the Site selection requirements set for at [24 CFR § 983.57, the Fair Housing Act, Title VI of the Civil Rights Act of 1964, including implementing regulations at 24 CFR § 1.4(b)(3), Section 504 of the Rehabilitation Act of 1973 including implementing regulations at 24 CFR § 8.4(b)(5), and the Americans with Disabilities Act. The sites are suitable from the standpoint of facilitating and furthering full compliance with the applicable provisions of Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968, Executive Order 11063, and HUD regulations issued pursuant thereto.

For the past several years, BHA has achieved a High Performer designation in the operations of our public housing program. Due to ongoing federal budget cuts ad implications of those cuts for PHAs, BHA submitted applications in September 2018 for the Rev. Butler and Walnut Woods communities to be entered into the RAD program wait list. The RAD program provides BHA the authority to convert various housing programs to long-term Project-Based Section 8 rental assistance and serve as a tool in addressing the large capital needs of public housing by providing BHA with access to private sources of capital to repair and preservice its affordable housing assets. More specifically, this program will allow BHA the ability to address needed capital improvements and offer additional amenities, including safety improvements, electrical and plumbing system upgrades, interior renovations, site enhancement, utility infrastructure repair, and ground and landscaping improvements. Please be aware that upon conversion of Walnut Woods and Reverend Butler, the BHA’s Capital Fund Budget will be reduced by the pro rata share of public housing developments converted as part of the RAD demonstration (approximately 37%), and that BHA may also apply for Rental Housing Tax Credits and borrow funds to address their capital needs.

BHA will also be contributing Operating Reserves in the amount of \$850,000 and Capital Funds in the amount allowed under HUD rules based on month of conversion (\$100,000 max for pre-development expenses).

In December 2018, BHA received a RAD CHAP award. The first Commitment to enter into a Housing Assistance Payment Contract (CHAP) for Amp 2 (Reverend Butler and Walnut Woods) was given. The project closed in May 2020. Another CHAP was applied for around December 2020 for Amp 1 (Crestmont). A CHAP was received for Amp 1 on February 5, 2021. Crestmont consists of 196 units and will convert to RAD over the next calendar year.

PIC Development ID #: IN022474011 (Amp 1)

Name of PH Development: Crestmont

Transfer of Assistance: No

Total Units: 196

Pre RAD Unit Type: Family

Post RAD Unit Type: Family

Capital Fund allocation of Development: No more than \$100,000 for pre-development.

Bedroom Type	Number of Units Pre-Conversion	Number of Units Post-Conversion
Studio	4	0
One	50	72
Two	60	58
Two Flat	2	4
Three	66	56
Four	10	10
Five	4	4

\*The BHA is considering a portion of the 2 and 3 bedroom townhouse units converted into additional 1 and 2 bedroom units, some of which could be Section 504 compliant. Currently there is a demand for 2 bedroom flats and consistently a very high demand for 1 bedroom units. This demand is determined from BHA public housing waitlists.

**Project Based Vouchers**

BHA applied for a CHAP for the remaining 196 units in Crestmont in December 2020.

The BHA may issue a request for proposals to developers for project-based vouchers into the next fiscal year. PBVs will allow the BHA to expand housing opportunities to developments with onsite social services targeting vulnerable populations such as the elderly, disabled, families with children, chronically homeless, or individuals trying to overcome substance abuse.

The BHA may assign PBVs to new development projects it or any of BHA’s instrumentalities owns or operates.

The BHA will administer its own RAD PBV for Crestmont when the RAD conversions are complete.

**Units with Approved Vacancies for Modernization**

The BHA requested permission to leave vacant units in Crestmont as those units naturally turn over to prepare for RAD conversion and rehabilitation. The Field Office approved this request in February 2021.

**Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants)**

The BHA was awarded an ESG grant in 2020 for carbon monoxide alarm installation, cameras and lighting. The work will proceed into 2021.

**B.3 Progress Report.**

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

**Improve the quality of federally assisted housing communities**

- Continue with the renovation of public housing units
  - ✓ Amp 2 RAD Construction began June 2020 with scheduled completion set for December 2021.
  - ✓ Worked on preparing RAD deal for Amp 1. Pre-development scheduled to begin early August 2020. Expected closing Fall 2021.
- Work with development partners to have high design standards
  - ✓ BHA strives to award 25% of project renovation funding to Section 3/WMBE businesses.
- Continue Housing Quality Standards (HQS) inspections to preserve existing rental units
  - ✓ Vectren took over the ownership of the gas lines the last week of December.
  - ✓ \$200,000 received to install new wheelchair ramps throughout Amp 1 and make other ADA compliance upgrades.
- Ensure the safety and sustainability of BHA-controlled housing
  - ✓ Installed carbon monoxide detectors in all units and Head Start building to ensure safety for residents.
  - ✓ Awarded HUD Safety & Security Grant to install lighting and security cameras in Crestmont.
  - ✓ Researched energy efficiency strategies to be used in case of funding from City from LIT.
  - ✓ Created COVID-19 protocols and manuals for residents to safely deposit forms and rental payments
  - ✓ BHA continues fostering its partnership with Bloomington Police Department Neighborhood Resource officers.
  - ✓ In response to the COVID-19 pandemic, HCV created an online briefing process to allow families to be briefed about the program without an in-person meeting. Numerous HUD waivers were used to accept self-certifications for income decreases as well as HQS certifications for occupied units. Finally, numerous departmental forms were digitized and can be submitted electronically to accommodate contactless interactions.

**Expand the supply of assisted housing.**

- Leverage private or other public funds to create additional housing opportunities
  - ✓ Funding from tax exempt bonds, 4% LIHTC, HOME funds and City Housing Development funds used as part of RAD I financing
  - ✓ Awarded grants from ROI Initiative and Community Foundation of Bloomington and Monroe County for \$275,000. Funding will be used for Early Head Start program and facility construction.
- Acquire or build units or developments
  - ✓ Submitted response to City of Bloomington RFP for Switchyard Park Development. BHA was not selected.

**Increase assisted housing choices**

- Conduct outreach efforts to potential voucher landlords
  - ✓ Attended and spoke at first national Landlord Symposium in December 2019.
  - ✓ Drafting landlord mitigation fund program policies
- Apply for additional HCVs as available
  - ✓ HAP funding from the CARES Act has helped with additional unplanned expenses due to COVID-19.
- Promote development of affordable rental units (through tools such as PBVs)
  - ✓ Submitted letters of intent for two new projects that will have 25% PBVs

**Promote self-sufficiency and asset development of assisted households**

- Implement approaches that create and support pathways to economic self-sufficiency
  - ✓ Established meaningful connections for: employment opportunities, financial assistance, household furniture & appliances, driver's license restoration & general legal support, conflict mediation & resolution support
  - ✓ Met with representatives at Ivy Tech to conduct small business establishment training for residents; entered into Memorandum of Understanding with Ivy Tech Center for Entrepreneurship
  - ✓ Conducted Resident Open House that explained impacts of RAD transition and offered opportunities for current residents to apply for contracting work.
  - ✓ Began process of acquiring funding and permitting to establish Early Head Start facility to provide free childcare to residents
  - ✓ FSS continues providing interview practice and career preparation resources for residents
- Provide or attract supportive services to increase independence for the elderly or families with disabilities
  - ✓ ROSS program offering regular on-site walk-in case management hours as well as assisting with range of professional matters from resume support and preparation to assisting with maintaining and applying for social service benefits
  - ✓ Senior meal program with Area 10 Agency on Aging taking place on Monday and Wednesday evenings
  - ✓ New partnerships focusing on elderly & disabled home-based services & healthcare linkage (Area 10 Agency on Aging, Anthem Insurance)
- Support achievement for youth in housing to increase lifelong well-being
  - ✓ Coordinating with Head Start to expand to Early Head Start to begin early childhood education opportunities for children under 3 years old
  - ✓ Strengthened BHA's partnership with IU's 21st Century Scholars program, coordinating several on-site sign-up and outreach opportunities annually such as annual events like the back-to-school bash & family night out

**Ensure equal opportunity and affirmatively further fair housing.**

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, sexual orientation, gender identity, veteran status, marital status and disability
  - ✓ Progress made on Affirmative Fair Housing Marketing Plan (AFHMP) to improve demographic representation
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, sexual orientation, gender identity, veteran status, marital status and disability

**Lead with Excellence, Resilience and Innovation**

- Maintain high-performer status
  - ✓ BHA still maintains High Performer Status as designated by HUD
- Invest in staff training and development
  - ✓ Started implementing salary survey.
  - ✓ New tax credit and property management trainings for staff as well as RAD PBV training.

	<ul style="list-style-type: none"> <li>✓ RSC has undergone training to serve as an official Recommender for the IU Groups Scholars program, a program that provides financial assistance and on-going academic and social support to low-income and 1<sup>st</sup> generation college students at IU.</li> <li>• Concentrate on gathering data to expand efforts to improve specific management functions: (e.g., waitlist, improve programmatic efficiencies; voucher unit inspections) <ul style="list-style-type: none"> <li>✓ Gathering data on reasons for waitlist terminations to better understand program access barriers</li> <li>✓ Implemented several new ways to conduct daily business to accommodate for COVID-19 restrictions while still providing services to staff and residents.</li> </ul> </li> <li>• Increase public awareness of agency and affordable housing needs <ul style="list-style-type: none"> <li>✓ Participate in Heading Home Plan revision committee</li> <li>✓ Promote Section 3 and WMBE contracting efforts as a result of RAD conversion plans</li> <li>✓ Maintain BHA website to be an informative tool</li> </ul> </li> </ul>
<b>B.4.</b>	<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 type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<b>Other Document and/or Certification Requirements.</b>	
<b>C.1</b>	<p><b>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</b></p> <p><i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p><b>See attached</b></p>
<b>C.2</b>	<p><b>Civil Rights Certification.</b></p> <p><i>Form 50077-ST-HCV-HP, Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p><b>See attached</b></p>
<b>C.3</b>	<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>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>See attached</b></p>
<b>C.4</b>	<p><b>Certification by State or Local Officials.</b></p> <p><i>Form HUD 50077-SL, 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>See attached</b></p>
<b>D</b>	<p><b>Statement of Capital Improvements.</b> Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
<b>D.1</b>	<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><b>See attached. Date approved by HUD was XXX</b></p>

# Instructions for Preparation of Form HUD-50075-HP Annual Plan for High Performing PHAs

## A. PHA Information. All PHAs must complete this section.

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 or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

## B. Annual Plan.

### B.1 Revision of 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.”

**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. 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 and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list 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. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. [24 CFR §903.7\(a\)\(1\)](#) and [24 CFR §903.12\(b\)](#). Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. [24 CFR §903.7\(a\)\(2\)\(ii\)](#) and [24 CFR §903.12\(b\)](#).

**Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** 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\(d\)](#))

**Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. ([24 CFR §903.7\(k\)](#)) and [24 CFR §903.12\(b\)](#).

**Safety and Crime Prevention (VAWA).** 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 child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims 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 victim 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\(n\)](#))

**Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

**Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

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 or discretionary policies 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.”

**Hope VI.** 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

**Mixed Finance Modernization or Development.** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

**Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including name, 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; 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. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD’s website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm). (24 CFR §903.7(h))

**Conversion of Public Housing.** Describe 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; 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: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

**Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

**Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

**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(r)(1))

**B.4 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 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 SM-HP.

**C.2 Civil Rights Certification.** Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, 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 AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))

**C.3 Resident Advisory Board (RAB) comments.** If the RAB provided comments to 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.4 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)

**D. Statement of Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g))

**D.1 Capital Improvements.** In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: “See HUD Form 50075.2 approved by HUD on XX/XX/XXXX.”

---

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. 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.

Public reporting burden for this information collection is estimated to average 16.64 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. 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 Act 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.