|  |  |  |
| --- | --- | --- |
| **Annual PHA Plan*****(Standard PHAs and Troubled PHAs)*** | **U.S. Department of Housing and Urban Development****Office of Public and Indian Housing** | **OMB No. 2577-0226****Expires: 03/31/2024**  |

**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

**Applicability.** The Form HUD-50075-ST is to be completed annuallyby **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 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***- APHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
3. ***Housing Choice Voucher (HCV) Only PHA*** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
4. ***Standard PHA*** -A PHAthat owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
5. ***Troubled PHA* -** A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
6. ***Qualified* *PHA*** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

|  |  |
| --- | --- |
| **A.**  | **PHA Information.** |
| **A.1** | **PHA Name**: Housing Authority of the City of San Buenaventura **PHA Code**: CA035**PHA Type:** [x]  Standard PHA [ ]  Troubled PHA **PHA Plan for Fiscal Year Beginning**: (MM/YYYY): 10/01/2024 **PHA Inventory** (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) **Number of Public Housing (PH) Units 214 Number of Housing Choice Vouchers (HCVs) 1897 Total Combined Units/Vouchers 2114****PHA Plan Submission Type:** [x]  Annual Submission [ ] Revised Annual Submission **Availability of Information.** PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.[ ]  **PHA Consortia**: (Check box if submitting a Joint PHA Plan and complete table below)  |
| **Participating PHAs** | **PHA Code** | **Program(s) in the Consortia** | **Program(s) not in the Consortia** | **No. of Units in Each Program** |
| **PH** | **HCV** |
| Lead PHA:  |  |  |  |  |  |
|   |  |  |  |  |  |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
| **B.** | **Plan Elements** |
| **B.1** | **Revision of Existing PHA Plan Elements.** (a) Have the following PHA Plan elements been revised by the PHA?Y N [ ]  [x]  Statement of Housing Needs and Strategy for Addressing Housing Needs [x]  [ ]  Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. [ ]  [x]  Financial Resources. [ ]  [x]  Rent Determination. [x]  [ ]  Operation and Management. [ ]  [x]  Grievance Procedures. [ ]  [x]  Homeownership Programs. [ ]  [x]  Community Service and Self-Sufficiency Programs. [x]  [ ]  Safety and Crime Prevention. [ ]  [x]  Pet Policy. [ ]  [x]  Asset Management. [ ]  [x]  Substantial Deviation. [ ]  [x]  Significant Amendment/Modification (b) If the PHA answered yes for any element, describe the revisions for each revised element(s):In accordance with the new HOTMA update [24 CFR 960.507; FR Notice 7/26/18; Notice PIH 2019-11; FR Notice 2/14/23], the PHA will implement a policy to stop allowing Earned Income Disallowance from its ACOP and Admin Plan. The PHA is also updating some VAWA definitions as required by the VAWA Act of 2022 and updating its VAWA transfer policy. The HACSB also updated the ACOP and Admin Plan to capture NSPIRE implementation. In the Admin Plan, the HACSB separated Chapter 17, into Chapter 17 PBV chapter, and Chapter 18, RAD. The PHA also incorporated a new Chapter to address special purpose vouchers. The PHA also will implement the Small-Area Fair Market Rent (SAFMRs) as required for Ventura County via PIH 2023-32. The PHA will not implement SAFMR to its PBV vouchers, as also allowed per the PIH notice.(c) The PHA must submit its Deconcentration Policy for Field Office review.  |
| **B.2** | **New Activities*.***(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?  Y N [x]  [ ]  Hope VI or Choice Neighborhoods. [x]  [ ]  Mixed Finance Modernization or Development. [x]  [ ]  Demolition and/or Disposition. [x]  [ ]  Designated Housing for Elderly and/or Disabled Families. [x]  [ ]  Conversion of Public Housing to Tenant-Based Assistance.[x]  [ ]  Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. [ ]  [x]  Occupancy by Over-Income Families. [ ]  [x]  Occupancy by Police Officers. [ ]  [x]  Non-Smoking Policies. [x]  [ ]  Project-Based Vouchers.[x]  [ ]  Units with Approved Vacancies for Modernization.[x]  [ ]  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.* The PHA has not received a Choice Neighborhoods (CNI) or HOPE VI grant but plans to apply for a CNI Planning Grant as well as an Implementation Grant when offered again for the demolition and disposition of public housing inventory, resulting in a density increase of units: CAL 35-1 & 2 Westview Village (replacement of 180 public housing units plus additional 170 affordable units).
* The PHA may engage in mixed-finance development activities for public housing in the next fiscal year period, which may be affiliated with any of the PHA’s existing public housing projects if the PHA receives funding for the project in the fiscal period of this plan. RAD conversions undertaken during the PHA Annual Plan period may include mixed-finance development.
* The PHA may transfer Public Housing Operating Funds to Capital Fund projects in accordance with Notice PIH 2018-03 or may transfer Capital Funds to Operating Fund pursuant to HUD regulations;
* The PHA may apply for the disposition of public housing properties during the Annual Plan period. Properties that might be submitted for disposition may include units within the following projects: CAL 35-1 & 2 (Westview Village); CAL 35-8 (Scattered Sites); CAL 35-10 (Scattered Sites); CAL 35-12 (Scattered Sites).

The PHA may apply for the conversion of public housing to tenant-based assistance during the Annual Plan period. Properties that might be submitted for disposition may include units within the following projects: CAL 35-1 & 2 (Westview Village); CAL 35-8 (Scattered Sites); CAL 35-10 (Scattered Sites); CAL 35-12 (Scattered Sites).* The PHA plans to project-base Section 8 Housing Choice Vouchers in the coming year. Project basing is a more viable option than tenant-based vouchers because of the following circumstances: access to neighborhoods outside of high poverty areas, source of stable operating funds for new construction and to ensure well-maintained units for very low- income persons. Project-basing is consistent with the PHA 5-Year and Annual Plan objectives of expanding the supply of assisted housing, improving the quality of assisted housing and increasing assisted housing choices. The Agency plans to utilize the statutory and regulatory amendments issued in implementing the Housing Opportunity through Modernization Act (HOTMA) 2016, including:
	+ Project-basing twenty percent calculated by authorized voucher count;
	+ Project-basing an additional ten percent of authorized voucher count for projects that are specifically made available: 1) to house individuals and families that meet the definition of homeless pursuant to 24 C.F.R. 578.3; or 2) to house families that are comprised of or include a veteran; 3) to provide supportive housing for elderly/disabled persons; or 4) in a census tract with a poverty rate of 20 percent or less, as determined in the most recent American Community Survey 5-Year Estimates

The Agency has the following authorized voucher count and plans to provide project-based voucher (PBV) subsidy to the maximum extent allowable as follows:* In the upcoming PHA Annual Plan period, the agency will consider requesting proposals to project-based vouchers. Pursuant to the Housing Opportunity Through Modernization Act of 2016 (HOTMA) and HUD implementing regulations, the PHA will also: 1) award initial PBV contracts for up to 20 years; 2) provide operating cost adjustment factor funding provisions and rent floors within PBV contracts; 3) permit owners and supportive services providers to maintain site-based and disability-specific preference waiting lists; 4) attach assistance to structures in which the PHA has an ownership interest or control without following a competitive process; and 5) allow project-based HUD–VASH and FUP vouchers under the same policies and procedures applicable to general purpose vouchers. The PHA will consider PBVs in the following neighborhoods: East Ventura. Midtown, Downtown, and the Westside Neighborhood Revitalization Strategy Area. The PHA will give preference to proposals that target the following families: senior, disabled, homeless and at risk of homelessness, veterans, and very low-income families.
* The PHA plans to attach PBV assistance without competition to the following PHA-Owned PBV proposed developments: 5818 Valentine Rd (33 PBV Units)
* The PHA submitted a RAD application for 1216 E Santa Clara (AMP 5, CAL 35-12)
* The PHA plans to consider project-basing Veteran’s Affairs Supportive Housing (VASH) vouchers and Family Unification Program (FUP) vouchers in the coming Annual Plan period and will apply for additional VASH or FUP vouchers as available to support PBV. Similarly, to project-based Section 8 vouchers, project-based VASH vouchers can benefit the homeless veterans, the Veterans Administration, and FUP/Y beneficiaries by providing a stable source of operating funds for new construction and that ensure well-maintained units. Providing services at a single location for case management personnel is made easier with PBV. Currently, the PHA has awarded project-based VASH assistance to appropriate projects and plans to do so additionally in the future.
* The PHA plans to consider seeking and project-basing Mainstream Voucher funds and to seek VASH-PBV set-aside vouchers or tenant protection vouchers if available.
* The PHA has completed several conversions of Public Housing into RAD PBV assistance. The PHA retains management of the properties through a Property Management Agreement. As PBV units, they are governed by the PHA HCV Administrative Plan; as Tax Credit units they are subject to the PHA’s Policy Guide Governing Admission to and Continued Occupancy of LIHTC Units. RAD Project descriptions follow:
* Vista Del Mar Commons (f/k/a Asset Management Project (AMP) 2) – 144 public housing units at the following properties, converted to 140 units of RAD PBV assistance:
* The Palms, 137 South Palm Street (Elderly/Disabled, 0 Bedrooms: 26, 1 Bedrooms: 49)
* Mission Park, 66 North Ventura Avenue (Elderly/Disabled, 1 Bedrooms: 52, 2 Bedrooms: 1)
* Training for Independent Living, 148 South Palm Street (Family, 1 Bedrooms: 3, 2 Bedrooms: 11, Offices: 2) Operating as RAD PBV since February 2014.
* Johnson Gardens (f/k/a portions of AMP 3 and AMP 4) – 101 public housing units at the following properties, converted to 101 units of RAD PBV assistance:
* 1079 Johnson Drive (Elderly/Disabled, 1 Bedrooms: 25)
* 1055 Johnson Drive (Elderly/Disabled, 1 Bedrooms: 25)
* 9620 Telephone Road (Elderly/Disabled, 1 Bedrooms: 50, 2 Bedrooms: 1) Operating as RAD PBV since May 2015.
* Buena Vida (f/k/a portion of AMP 3) – 95 public housing units at the following property converted to 95 RAD PBV units:
1. Telephone Road (Family/Elderly/Disabled, 1 Bedrooms: 79, 2 Bedrooms: 8; 3 Bedrooms: 4; 4 Bedrooms: 4) Operating as RAD PBV since October 2016.
* Westview Village (AMP 1) – 180 public housing units will convert through a Multi-Phase RAD conversion to 320 units mixed RAD PBV, conventional PBV, and tax credit units: Phase 1 (Family, 1 Bedrooms: 18; 2 Bedrooms: 32; 3 Bedrooms: 13; 4 Bedrooms: 9, converted to RAD PBV starting January 2017; AHAP effective since October 2016.
* Should the Moving to Work Demonstration Program be expanded, the PHA may apply for participation.
* Pursuant to Notice PIH 2016-20, the PHA applied to the Special Applications Center for disposition and retention of the Public Housing Real Property within CAL 35-1 & 2 (Westview Village) that comprises the agency’s principal administrative building, a site that was never used for public housing dwelling units but which primarily serves or supports the service of low-income families.
* The PHA plans to assess the continued operational necessity of HUD Asset Management, modifying organizational protocols and procedures as needed to ensure efficient portfolio management.
* Since the PHA is under the 250 public housing ACC count, the PHA plans to assess and pursue the voluntary conversion of remaining units to Section 8 tenant-based assistance as applicable.
* If any Project-Based Voucher HAP contracts are not renewed during the Plan Year, the PHA plans to request tenant-protection vouchers as applicable and reissue new PBV commitments to replace such units.
* If Emergency Safety & Security grant funds are made available and conditions exist, the PHA will apply for and expend the funds.
* If HUD increases the cap on Project-Based Vouchers, the PHA will consider Project-Basing Tenant-Based Vouchers
* Since the PHA is under the 250 public housing unit count, it may explore a Small PHA designation
* The PHA may pursue converting its Public Housing inventory under Section 22 of the U.S. Housing Act of 1937 authorizing PHAs to voluntarily convert public housing to tenant-based assistance.
* If HUD allows for PHAs to project-base Emergency Housing Vouchers, the PHA may explore it.
* The PHA will submit a request to utilize its Faircloth Limit in a Faircloth-to-RAD streamlined conversion.
* The PHA proposes to use HCV HAP reserve funds to make Faircloth-to-RAD transactions feasible to supplement RAD rents as housing assistance payments; or to increase housing choices for low-income families by using its 18-unit Faircloth-to-RAD authorization to produce additional project-based RAD vouchers.
* The PHA has 18 units in its Faircloth capacity and 6 units in its Converting Awaiting Transfer (CAT)
* In total, the PHA is proposing to convert 24 units utilizing the Faircloth to RAD streamline program, converting them to RAD PBV. These units will be incorporated into the Valentine Rd LP project. The 24 units will be Single Room Occupancy.
* The HACSB will propose augmenting the NAAR rents utilizing its HAP reserves. The PHA will ensure service levels in the HCV program are not impacted.
* For the Faircloth-to-RAD units, since they are not currently in physical existence, there will be no relocation requirements.
* The PHA will also consider applying for Foster Youth to Indepence vouchers in cooperation with a Public Child Welfare Agency.
* The PHA will implement the Housing Opportunity Through Modernization Act of 2016 (HOTMA) sections 102 and 104 as detailed in the final rule published in Federal Register Notice 88 FR 9600 on February 14, 2023, effective 1/1/2025.
 |
| **B.3** | **Progress Report.** Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.The PHA has maintained its mission of providing housing assistance to low-income families in the city of Ventura. By the beginning of the fiscal year, the PHA would have completed and leased the RAD Conversion of Westview Phase II. Phase I and III have been completed and leased. The PHA recently submitted a RAD application for 1216 E Santa Clara and is exploring how to maximize assistance with its remaining PH portfolio. The PHA has committed 33 PBV vouchers to a Permanent Supportive Services Housing development (5818 Valentine Rd) and it's looking to expand its role as a service provider. The PHA has also committed 30 PBV to Ventura Springs, a Veterans Housing development in the City of Ventura.The PHA also continues to recruit new landlords for its HCV program and continues to maximize its HCV utilization.The PHA continues to capitalize on opportunities from HUD and is managing VASH, FUP, FUP Youth, Mainstream, and EHV Vouchers.The PHA also continues to offer self-sufficiency programs and services through its Community Services Department and also offers in-house case management services. |
| **B.4** | **Capital Improvements.** Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. |
| **B.5** | **Most Recent Fiscal Year Audit**. 1. Were there any findings in the most recent FY Audit?

Y N [ ]  [x]  1. If yes, please describe:
 |
| **C.** | **Other Document and/or Certification Requirements.** |
| **C.1** | **Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) have comments to the PHA Plan? Y N IN PROGRESS[ ]  [ ]  1. If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
 |
| **C.2** | **Certification by State or Local Officials.** [Form HUD 50077-SL](http://www.hud.gov/offices/adm/hudclips/forms/files/50077sl.doc), *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. |
| **C.3** | **Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations* *Including PHA Plan Elements that Have Changed,* must be submitted by the PHA as an electronic attachment to the PHA Plan. |
| **C.4** | **Challenged Elements.** If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.1. Did the public challenge any elements of the Plan?

Y N [ ]  [ ]  IN PROGRESS If yes, include Challenged Elements. |
| **C.5** | **Troubled PHA.** (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?Y N N/A [ ]  [x]  [ ]  (b) If yes, please describe: |
| **D.**  | **Affirmatively Furthering Fair Housing (AFFH).**  |
| **D.1** | **Affirmatively Furthering Fair Housing (AFFH).****Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.**

|  |
| --- |
| Fair Housing Goal: |
| *Describe fair housing strategies and actions to achieve the goal* The HACSB has not had to submit an Assessment of Fair Housing, however, we have been actively engaged in furthering fair housing. The HACSB is a fair housing provider and shall not discriminate because of race, color, religion, sex, national origin, disability, familial status, marital status, age, ancestry, sexual orientation, source of income, or any other arbitrary reason.The HACSB currently has compliant Fair Housing signage at all offices, has a 504 Coordinator, and has incorporated accessible features in all new affordable housing developments. In addition, the HACSB has updated its Reasonable Accommodation Policies and is in the process of developing an updated RA manual for the benefit of its program participants.  |

|  |
| --- |
| Fair Housing Goal: |
| *Describe fair housing strategies and actions to achieve the goal*  |

|  |
| --- |
| Fair Housing Goal: |
| *Describe fair housing strategies and actions to achieve the goal*  |

 |  |

**Instructions for Preparation of Form HUD-50075-ST**

**Annual PHA Plan for Standard and Troubled PHAs**

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

**A.1** Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory, Number of Public Housing Units and 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)](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=13734845220744370804c20da2294a03&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.14))

 **PHA Consortia**: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128(a)](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=cc31cf1c3a2b84ba4ead75d35d258f67&rgn=div5&view=text&node=24:4.0.3.1.10&idno=24#24:4.0.3.1.10.2.5.7))

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

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

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no." ([24 CFR §903.7](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=13734845220744370804c20da2294a03&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.5))

[ ]  **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7(a)(2)](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=13734845220744370804c20da2294a03&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.5)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. ([24 CFR §903.7(a)(2)(ii)](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=13734845220744370804c20da2294a03&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.5))

[ ]  **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions**. PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=31b6a8e6f1110b36cc115eb6e4d5e3b4&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.1.5.2). ([24 CFR §903.23(b)](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=13734845220744370804c20da2294a03&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.9)) 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)](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=b44bf19bef93dd31287608d2c687e271&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.5)) Describe the PHA’s procedures for maintain waiting lists for admission to public housing and address any site-based waiting lists. ([24 CFR §903.7(b)](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=b44bf19bef93dd31287608d2c687e271&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.5)). 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)](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=b44bf19bef93dd31287608d2c687e271&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.5)) Describe the unit assignment policies for public housing. ([24 CFR §903.7(b)](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=b44bf19bef93dd31287608d2c687e271&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.5))

[ ]  **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)](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=b44bf19bef93dd31287608d2c687e271&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24))

[ ]  **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)](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=b44bf19bef93dd31287608d2c687e271&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.5))

[ ]  **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance and management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA. ([24 CFR §903.7(e)](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=b44bf19bef93dd31287608d2c687e271&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.5))

[ ]  **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants. ([24 CFR §903.7(f)](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=b44bf19bef93dd31287608d2c687e271&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.5))

[ ]  **Homeownership Programs**. A description of any Section 5h, Section 32, Section 8y, or HOPE I public housing or Housing Choice Voucher (HCV) homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. ([24 CFR §903.7(k)](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=b44bf19bef93dd31287608d2c687e271&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.5))

[ ]  **Community Service and Self Sufficiency Programs**. Describe how the PHA will comply with the requirements of ([24 CFR §903.7(l)](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=13734845220744370804c20da2294a03&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.5)). Provide a description of: 1) Any programs relating to services and amenities provided or offered to assisted families; and 2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs subject to Section 3 of the Housing and Urban Development Act of 1968 (24 CFR Part 135) and FSS. ([24 CFR §903.7(l)](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=b44bf19bef93dd31287608d2c687e271&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.5))

[ ]  **Safety and Crime Prevention (VAWA).** Describe the PHA’s plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must provide development-by-development or jurisdiction wide-basis: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities. ([24 CFR §903.7(m)](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=13734845220744370804c20da2294a03&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.5)) 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)](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=b44bf19bef93dd31287608d2c687e271&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.5))

[ ]  **Pet Policy.** Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. ([24 CFR §903.7(n)](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=13734845220744370804c20da2294a03&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.5))

[ ]  **Asset Management.** State how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory. ([24 CFR §903.7(q)](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=13734845220744370804c20da2294a03&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.5))

[ ]  **Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7(r)(2)(i)](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=13734845220744370804c20da2294a03&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.5))

[ ]  **Significant Amendment/Modification**. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

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

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=31b6a8e6f1110b36cc115eb6e4d5e3b4&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.1.5.2). ([24 CFR §903.23(b)](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=13734845220744370804c20da2294a03&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.9))

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

[ ]  **HOPE VI or Choice Neighborhoods. 1**) A description of anyhousing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD’s website at: <https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6> . ([Notice PIH 2011-47](http://www.hud.gov/offices/adm/hudclips/notices/pih/07pihnotices.cfm))

[ ]  **Mixed Finance Modernization or Development.** 1) A description of anyhousing (including 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: <https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4>

[ ]  **Demolition and/or Disposition.** With respect to public housing only, describe anypublic housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA’s last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm>. ([24 CFR §903.7(h)](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=13734845220744370804c20da2294a03&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.5))

[ ]  **Designated Housing for Elderly and Disabled Families.** Describe any public housing projects owned, assisted or operated by the PHA (or portions thereof), in the upcoming fiscal year, that the PHA has continually operated as, has designated, or will apply for designation for occupancy by elderly and/or disabled families only. Include the following information: **1**) development name and number; **2**) designation type; **3**) application status; **4**) date the designation was approved, submitted, or planned for submission, **5**) the number of units affected and; **6)** expiration date of the designation of any HUD approved plan. **Note**: The application and approval process for such designations is separate from the PHA Plan process, and PHA Plan approval does not constitute HUD approval of any designation. ([24 CFR §903.7(i)(C)](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=fa64c7c83a160f7c42da881396459a31&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.5))

[ ]  **Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.**  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)](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=13734845220744370804c20da2294a03&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.5))

[ ]  **Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program.**  Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Rental Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD’s website at: [Notice PIH 2012-32](http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/notices/pih/12pihnotices) REV-3, successor RAD Implementation Notices, and other RAD notices.

-

[ ]  **Occupancy by Over-Income Families.** A PHA that owns or operates fewer than two hundred fifty (250) public housing units, may lease a unit in a public housing development to an over-income family (a family whose annual income exceeds the limit for a low income family at the time of initial occupancy), if all the following conditions are satisfied: (1) There are no eligible low income families on the PHA waiting list or applying for public housing assistance when the unit is leased to an over-income family; (2) The PHA has publicized availability of the unit for rental to eligible low income families, including publishing public notice of such availability in a newspaper of general circulation in the jurisdiction at least thirty days before offering the unit to an over-income family; (3) The over-income family rents the unit on a month-to-month basis for a rent that is not less than the PHA's cost to operate the unit; (4) The lease to the over-income family provides that the family agrees to vacate the unit when needed for rental to an eligible family; and (5) The PHA gives the over-income family at least thirty days notice to vacate the unit when the unit is needed for rental to an eligible family. The PHA may incorporate information on occupancy by over-income families into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD’s website at:  [Notice PIH 2011-7](http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/notices/pih). ([24 CFR 960.503](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=fa64c7c83a160f7c42da881396459a31&rgn=div5&view=text&node=24:4.0.3.1.13&idno=24#24:4.0.3.1.13.5.5.1)) (24 CFR 903.7(b))

[ ]  **Occupancy by Police Officers.** The PHA may allow police officers who would not otherwise be eligible for occupancy in public housing, to reside in a public housing dwelling unit. The PHA must include the number and location of the units to be occupied by police officers, and the terms and conditions of their tenancies; and a statement that such occupancy is needed to increase security for public housing residents. A “police officer” means a person determined by the PHA to be, during the period of residence of that person in public housing, employed on a full-time basis as a duly licensed professional police officer by a Federal, State or local government or by any agency of these governments. An officer of an accredited police force of a housing agency may qualify. The PHA may incorporate information on occupancy by police officers into its PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. See additional guidance on HUD’s website at: [Notice PIH 2011-7](http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/notices/pih). ([24 CFR 960.505](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=fa64c7c83a160f7c42da881396459a31&rgn=div5&view=text&node=24:4.0.3.1.13&idno=24#24:4.0.3.1.13.5.5.2)) (24 CFR 903.7(b))

[ ]  **Non-Smoking Policies.** The PHA may implement non-smoking policies in its public housing program and incorporate this into its PHA Plan statement of operation and management and the rules and standards that will apply to its projects. See additional guidance on HUD’s website at: [Notice PIH 2009-21](http://portal.hud.gov/hudportal/HUD?src=/program_offices/administration/hudclips/notices/pih/09pihnotices) and Notice PIH-2017-03.([24 CFR §903.7(e)](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=b44bf19bef93dd31287608d2c687e271&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.5))

[ ]  **Project-Based Vouchers.**  Describe any plans to use Housing Choice Vouchers (HCVs) for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in 983.57(b)(1) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan ([24 CFR §903.7(b)](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=b44bf19bef93dd31287608d2c687e271&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.5)).

[ ]  **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145(a)(1)](http://www.ecfr.gov/cgi-bin/retrieveECFR?gp=1&SID=861f819542172e8e9912b8c1348ee120&ty=HTML&h=L&n=24y4.0.3.1.23&r=PART).

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

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

**B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.7(r)(1)](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=663ef5e048922c731853f513acbdfa81&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.5))

**B.4 Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section ([24 CFR §903.7 (g)](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=0885bb33f96a064e6519e07d66d87fd6&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.5)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: “See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX.”

 **B.5 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.7(p)](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=13734845220744370804c20da2294a03&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.5))

**C. Other Document and/or Certification Requirements.**

 **C.1 Resident Advisory Board (RAB) comments**.If the RAB had comments on the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.13(c)](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=13734845220744370804c20da2294a03&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.9), [24 CFR §903.19](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=f41eb312b1425d2a95a2478fde61e11f&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.12))

 **C.2 Certification by State of 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](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=929855241bbc0873ac4be47579a4d2bf&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.10)). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

**C.**3 **Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154 or 24 CFR 5.160(a)(3) as applicable; (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. 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.4 Challenged Elements**. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.

**C.5 Troubled PHA.** If the PHA is designated troubled, and has a current MOA, improvement plan, or recovery plan in place, mark “yes,” and describe that plan. Include dates in the description and most recent revisions of these documents as attachments.If the PHA is troubled, but does not have any of these items, mark “no.” If the PHA is not troubled, mark “N/A.” ([24 CFR §903.9](http://ecfr.gpoaccess.gov/cgi/t/text/text-idx?c=ecfr&sid=0885bb33f96a064e6519e07d66d87fd6&rgn=div5&view=text&node=24:4.0.3.1.3&idno=24#24:4.0.3.1.3.2.5.6))

**D. Affirmatively Furthering Fair Housing (AFFH).**

**D.1 Affirmatively Furthering Fair Housing.** The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: “To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' … PHA Plans (including any plans incorporated therein) …. Strategies and actions must affirmatively further fair housing ….” Use the chart provided to specify each fair housing goal from the PHA’s AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless , the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction’s initiatives to affirmatively further fair housing that require the PHA’s involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_­­\_\_\_\_

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan.

Public reporting burden for this information collection is estimated to average 7.52 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.