| Streamlined Annual PHA Plan *(High Performer PHAs)* | U.S. Department of Housing and Urban Development<br>Office of Public and Indian Housing<br><br>**DRAFT** | OMB No. 2577-0226<br>Expires: 09/30/2027 |
|---|---|---|

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

**Applicability.** The Form HUD-50075-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. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

**Definitions.**

(1) ***High-Performer PHA*** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.

(2) ***Small PHA*** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.

(3) ***Housing Choice Voucher (HCV) Only PHA*** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.

(4) ***Standard PHA*** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.

(5) ***Troubled PHA*** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.

(6) ***Qualified PHA*** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

| A. | PHA Information. |
|---|---|
| A.1 | **PHA Name**: Somerville Housing Authority **PHA Code**: MA031<br>**PHA Plan for Fiscal Year Beginning**: (MM/YYYY): 04/2027<br>**PHA Inventory** (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)<br>**Number of Public Housing (PH) Units** 584 **Number of Housing Choice Vouchers (HCVs)** 1369<br>**Total Combined** 1953<br>**PHA Plan Submission Type:** ☑ Annual Submission ☐ Revised Annual Submission<br><br>**Public Availability of Information.** In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.<br><br>The Somerville Housing Authority's Annual Plan will be available at the administrative offices located at 30 Memorial Road, as well as available electronically on the SHA's website at sha-web.org. To request a copy of the plan in an alternative language, for questions or to submit comments regarding the SHA's Annual Plan 2027, please contact Andrew Rocha, Director of Operations at AndrewR@sha-web.org, or call 617-996-0964. |

☐ **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 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) If the PHA answered yes for any element, describe the revisions for each element below:

A financial report has been updated to reflect the projected financial status of the agency for FY2027 and is reported in the full plan submission attachment.

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

**B.2** **New Activities.**

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

| Y | N | |
|---|---|---|
| ☐ | ☑ | Choice Neighborhoods Grants. |
| ☐ | ☑ | Modernization or Development. |
| ☐ | ☑ | Demolition and/or Disposition. |
| ☐ | ☑ | Conversion of Public Housing to Tenant Based Assistance. |
| ☐ | ☑ | Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. |
| ☐ | ☑ | Homeownership Program under Section 32, 9 or 8(Y) |
| ■ | ☐ | Project Based Vouchers. |
| ☐ | ☑ | Units with Approved Vacancies for Modernization. |
| ☐ | ☑ | Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). |

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

## Project Based Vouchers

### CLARENDON REDEVELOPMENT-PBV

The SHA had plans to issue PBV's to create up to 54 family sized units as part of the Clarendon Hill redevelopment project. In October 2025, the SHA issued 38 project-based vouchers to complete Phase I of the project. Sixteen (16) vouchers are projected for Phase II to complete the project, however, the agency is currently facing shortfall, and additional vouchers are contingent upon future funding. The Clarendon Hill Development project replaced 216 state-aided public housing units and add 80 net new income-restricted rental units. Continued development of this project is contingent upon additional funding for project-based vouchers.

### WATERWORKS II-PBV

The Waterworks II project was completed in December 2025 and is now fully occupied.

The SHA will continue to explore other affordable housing initiatives to increase affordable housing in the community, pending new funding opportunities. The SHA is currently pursuing mortgage refinancing at a LIHTC and PBRA property with cash out at closing to provide for future affordable housing acquisition.

**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.

The Somerville Housing Authority has completed the first year of the 5-year plan for FY 2025-2029. In 2025, the SHA established goals to redevelop and modernize housing programs and improve communication and services for the agency's residents.

The SHA streamlined communication and operations in our Division of Leased Housing Department through digitization of tenant files and expanded use of digital communication strategies to collect resident information.

**MAINTENANCE & ENERGY**

In 2026, efforts were made to improve efficiency, and processes for building and system maintenance. Furthermore, the agency began utilizing collaborative working groups to streamline vacancy turnover and maintenance work order processes. This includes the use of a mobile work order system through the agency's public housing management system.

One critical goal of the Maintenance Department last year was to streamline the unit turnover process. The SHA has improved communication between departments with the use of its online housing software. The maintenance department has improved notetaking with respect to using the mobile work orders to track vacancy turnover and work orders, which has allowed the SHA to more effectively monitor completion of work. In 2027,The agency will continue to make processes changes with respect to the maintenance turnover process to improve maintenance ready dates. The SHA will continue to make improvements with the use of the mobile work order to realize the software's full potential.

Inspectional services began implementing quality control resident check-ins and inspections, occurring approximately 90 days after new occupancy. This serves as an early intervention maintenance strategy to address unit conditions, and to connect residents with any service needs to maintain the unit.

Improved notes and additional inspections have assisted the agency in assessing unit conditions, making appropriate resident service referrals and social service provider interventions to meet resident needs and in some cases, preserve tenancy.

The Maintenance Department began establishing service contracts for certain recurring work orders where the work could be performed more efficiently by an outside contractor, or for work with inherent safety concerns. This has included trash chute, and gutter cleaning, and actively working on a contract for HVAC services and tree work. Additional "as-needed" contracts will be established in 2027.

The maintenance department formalized a maintenance charge schedule for "resident-caused" damages in the units, and an internal process for assessing charges to resident ledgers to prevent loss. Additional administrative improvements include the use of a shared maintenance calendar to improve communication and collaboration between the maintenance department, property management, and resident services for onsite contract coordination.

The SHA has recognized a need to assess skillsets of maintenance employees and improve training. To that end, the agency is in the early stages of developing an internal training program for Maintenance Technicians to improve skill acquisition. This will allow the agency to more effectively assign work and provide employees with the opportunity for growth within the agency. In addition, the agency will seek to improve standards for property cleaning practices, exploring a team approach to groundskeeping.

Amidst funding constraints, the agency will seek to adopt additional cost-saving measures

through preventative maintenance and contracted services, where practical.

The Authority has active third-party energy supply contracts in place for natural gas and electricity to obtain lower energy rates. The Authority will seek a rate reduction incentive with HUD through the operating subsidy submission. SHA is presenting a solar net metering contract to the board for net metering energy credits effective January 1, 2027. These activities are estimated to yield over $100,000 in energy savings. The authority is also improving internal energy trend reporting and infusing optical character readers to streamline and better analyze monthly utility comparatives to identify additional savings or conservation.

**CLARENDON REDEVELOPMENT**

The SHA completed phase I of the redevelopment of the Clarendon Hill Apartment Development. This project created 54 family project-based units, which replaced 216 state-aided public housing units. Phase I created a total of 168 units of affordable housing, comprised of 92 state-aided publc housing units, 38 PBV's, and 38 moderate income units.

**WATERWORKS II**

The SHA has completed construction of the Waterworks II building. All units have adaptive features for occupancy by persons with mobility impairments or hearing, vision or other sensory impairments. At initial lease-up of the project, seventy percent (70%) of the units will be subject to the Local Residency preference for families who live, work, have been hired to work in Somerville or who have been displaced from their dwelling unit in Somerville and have not obtained permanent replacement housing. Waterworks II was fully occupied as of December 2025.

**MODERNIZATION**

SHA continues to modernize our properties through several active capital projects for 2027. Noteworthy projects include new mailboxes at Mystic View and Mystic River (state), storm door and elevator modernization at Highland Gardens, Brady Towers parking expansion, Properzi Manor Intercom replacement and HVAC control upgrades at Weston Manor.The Authority will continue efforts to modernize public housing units, through contracted unit rehabs and ADA modifications. The agency is also furthering its commitment in modernizing units during in-house vacant unit turnovers to improve apartment accessibility. This includes installing new walk-in shower surrounds and grab bars in elderly/disabled housing units for new resident occupancy. See Exhibit 1(c)(i).

**RESIDENT SERVICES**

In 2026, The SHA's resident services team provided services to over 700 families through service referrals. SHA will continue Family Self Sufficiency (FSS) efforts in leased and public housing programs. The SHA has 99 households currently enrolled in the FSS Program, and has seen 11 households graduate from the program in the past year. The SHA will work with partner agencies to stabilize tenancies through participation in emergency rental assistance programs and by improving eviction prevention measures with area service providers. The SHA has expanded its service contracts with Somerville Cambridge Elder Services to provide onsite services at Weston Manor.

Greater emphasis in 2026 was placed on bridging the digital divide among our older adult population. Through our partnership with Metropolitan Area Planning Council (MAPC), the agency provided free-wifi at Properzi and Weston Manors, with a new supportive living program launched in 2026 at Weston Manor. In 2026, the SHA also hired a digital navigator, who provided one-on-one assistance, employment workshops, and weekend learning labs for youth living in our Mystic family developments. Through the SHA's partnership the Massachusetts Broadband Institute, the agency is in the process of providing in-unit access to wifi for residents across the Mystic to serve the 455 households who call the Mystic home. This work will continue into 2027.

The SHA is a proud recipient of over $443k in new grant awards. These grants will help us continue to improve access and competency in utilizing technology, and includes a $231K collaborative, creative placemaking grant to reshape outdoor living spaces for our residents.

See Exhibit 3 attached resident services program summary for additional program details.

**ADMINISTRATION**

In 2026, The Somerville Housing Authority was in the process of re-evaluating its Designated Housing Plan (DHP) for submission to Department of Housing and Urban Development (HUD). The DHP is a 5-year administrative plan which determines selection practices for the SHA's waiting list administration for housing elderly and non-elderly disabled families, who meet age and disability eligibility criteria established under the plan. The administration submitted an amended plan to include “near-elders” aged 55-59 years old within the elderly allocation of elderly units. This amended was not approved by HUD and the Authority instead opted for a 2-year extension of the existing allocation plan. The agency will collaborate with the City of Somerville’s Office of Housing Stability in the future to ensure the agency is meeting the needs of the Somerville community to protect, preserve, and create housing opportunities for the City’s most vulnerable populations.

**PUBLIC SAFETY**

SHA will expend available resources to ensure the safety and peaceful enjoyment of our residents. The Authority is committed to investments in public safety including updating the emergency preparedness and evacuation plans, upgrading surveillance systems, expanding capabilities of the SHA Police Department, and holding listening sessions with our residents. The agency is active in exploring funding opportunities for these improvements.

In 2025, the agency engaged with Mass Maritime Academy as a consultant for emergency planning. The SHA continues to develop this plan and has been active in engaging with the City and resident advocacy groups surrounding emergency planning.

Evacuation wayfinding route signage will also be installed at each property as a reference to vacate buildings in the event of an emergency. In 2026, the agency finalized a new maintenance plan through this initiative. The Somerville Housing Authority recognized the need to improve wayfinding in accessing units, installing unit number directional signage in common hallways at Highland Gardens, Bryant Manor, Waterworks, Waterworks II, and evacuation signage for Capen Court. It is the agency’s aim in the future to install evacuation signage in all housing authority properties to improve resident safety in the event of an emergency.

The agency has been actively working with our managed IT partner to install existing cameras on the same network. The SHA has secured a technology partner who is conducting an property wide network assessment, repairing/replacing network systems and equipment and designing a security system model for a formal RFP to be issued in 2027.

To improve resident engagement with the SHA’s Office of Public Safety, the Office coordinated a grassroots approach to resident relations. Information sessions were held at each of the SHA’s properties to introduce residents to SHA police officers and address common concerns held by residents at the property. Topics included reporting suspicious activity, addressing package theft, parking regulations, and how to respond, building evacuation protocols and provided with all necessary emergency contact numbers. In addition to regular patrols throughout the day and evening hours, the Office is taking an active approach in walking the properties to build a rapport with residents, and increase visibility. Lastly, the agency is hopeful to hire an additional police officer in the fall.

**RESIDENT INITIATIVES-SPECIAL PROJECTS**

In 2026, the SHA was in the process of installing wi-fi at our developments to provide low-cost

access to our residents. This project was funded in partnership with the Massachusetts Broadband Institute (MBI).Wi-fi was expected to be installed for our Mystic View and Mystic River Residents by the end of FY2026. The agency has completed wifi installations as Properzi and Weston Manor. Free Wi-fi is now offered at Properzi Manor and Weston Manor through a partnership with Astound and will continue to be free after 3 years at the housing authority's discretion.
The agency is also in the early stages of a retrofit program through a second MBI grant for our Mystic federal and state families. This project is anticipated to be completed in the spring of 2027.

In an effort to improve communication with our applicants and residents, the agency has partnered with HousingAI to integrate a chatbot on the housing authority's webpage. This bot provides virtual assistant support, answering common housing questions at a moment's notice.

In 2026, the SHA sought to engage the City and other community partners surrounding the use of "green" opportunities for residents including bike sharing and electric vehicles. The agency did not pursue these initiatives further in the interest in preserving and creating additional parking for resident households to meet resident needs. Additional parking evaluations were conducted at the Mystic development as well as Brady Towers.

SHA collaborated with the City of Somerville to perform energy conservation and decarbonization studies for up to four high-rise developments. These studies have been completed, and the agency is in the process of strategizing funding and installation of energy efficiency recommendations. SHA hopes to enter into a future energy performance contract for cost savings.

**GRANT AWARDS AND IMPLEMENTATION**

The agency was a recipient of a Community Preservation Act grant through the City of Somerville. The SHA, in collaboration with Groundwork Somerville installed 2 new community gardens at the Mystic property; one of these gardens is being utilized by the children in the Mystic Learning Center located at the Mystic Activity Center. The SHA also partnered with Groundwork Somerville for a free initiative to plant 10 new trees at the property, which are being maintained by the organization.

Lastly, the agency, had applied for and was recently awarded, an Executive Office of Housing and Livable Communities Creative Placemaking grant. This grant fosters a collaborative approach to community change through resident and local artist engagement to redefine community-based spaces. Additional site improvements are expected to take place in the fall and spring to revitalize outdoor living for our Mystic families through the utilization of this grant award with the hopes to redesign a new basketball court used by the YMCA and Mystic Learning Center Summer Youth Programs.

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| **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.<br><br>The SHA's Capital Fund Program was approved by HUD in EPIC on 8/27/26 See EPIC for approval. |
| **B.5** | **Most Recent Fiscal Year Audit**.<br><br>(a) Were there any findings in the most recent FY Audit?<br><br>Y N<br>■ □<br><br>(b) If yes, please describe:<br><br>The SHA received three audit findings in our independent audit conducted by Rector, Reeder, and Lofton, P.C. for 2025. These audit findings included the following:<br><br>1. Section 8 Housing Choice Voucher Program-Instances of failing to calculate rent correctly, and/or maintain EIV file documentation for file compliance.<br><br>*Corrective action: The SHA increased internal quality control audits. The Director of Leased Housing has increased monthly SEMAP review from 40 to 50 files. Monthly feedback is provided to staffers individually and systemic issues are addressed to the department. The Supervisor also conducts monthly review of EIV, and the department has moved to an electronic file storage system, which has improved organization and tracking.*<br><br>2. LRPH Tenant Files-Instances of noncompliance for missing proper income verification, miscalculations and documentation supporting deductions, and missing annual inspections.<br><br>*Corrective action: Public housing staff received internal training on required and acceptable income and deduction verifications and subsequent calculations. A file integrity checklist was created for housing managers to ensure all required forms, calculations an required support is included and accurate. File integrity reviews are performed by the Division Director. The SHA created a new Director of Operations position that is responsible for oversight and scheduling of inspections to ensure timely completion. These reports are shared with the housing manager for file inclusion.*<br><br>3. Section 8 Project-Based Voucher- Instances of failing to calculate rent correctly, and/or maintain EIV file documentation for file compliance.<br><br>Corrective action: *The SHA contracted with Nan McKay Associates on an interim basis to complete all Annual Recertifications as a result of significant staffing turnover in the department until positions could be filled. The agency is now full staffed. The SHA increased internal quality control audits. The Director of Leased Housing has increased monthly SEMAP review from 40 to 50 files. Monthly feedback is provided to staffers individually and systemic issues are addressed to the department. The Supervisor also conducts monthly review of EIV, and the Director and Supervisor provide one-on-one training and support throughout the department to resolve individual issues.* |

| C. | Other Document and/or Certification Requirements. |
|---|---|
| C.1 | **Resident Advisory Board (RAB) Comments.**<br><br>(a) Did the RAB(s) have comments to the PHA Plan?<br><br>Y ☐ N ■<br><br>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.<br><br>The RAB met and reviewed the supplemental data as part of our consideration in developing this year's Annual Plan. There were no direct comments for new additions to the plan or substantial amendments. Please see the attached meeting minutes for the meeting held on October 15, 2026. |

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| **C.2** | **Certification by State or Local Officials.**<br><br>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. |
| **C.3** | **Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.**<br><br>Form 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.<br><br>(a) Did the public challenge any elements of the Plan?<br>Y N<br>☐ ■<br><br>(b) If yes, include Challenged Elements. |

# Instructions for Preparation of Form HUD-50075-HP Annual Plan for High Performing 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(e)).

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

**B. Plan Elements.**

**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."

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

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

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions**. 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 903.11(c)(1)).

☐ **Safety and Crime Prevention.** A description of PHA's plan for safety and crime prevention. For High Performing PHAs, the information required by 24 CFR 903.7(m) must be included only to the extent this information is required for PHA's participation in the public housing drug elimination program and the PHA anticipates participating in this program in the applicable year (24 CFR 903.11(c)(1)).

☐ **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(s)(2)(i)).

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

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

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

**B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements or discretionary policies in the applicable Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark

"no."

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

☐ **Modernization or Development (Conventional & Mixed-Finance). 1)** A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for modernization or development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for modernization or development is a separate process. See 24 CFR part 905 and guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4.

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

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

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

☐ **Homeownership Programs**. A description of any 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 903.11(c)(1).

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

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

☐ **Other Capital Grant Programs (i.e., Capital Fund Lead Based Paint, Housing Related Hazards, At Risk/Receivership/Substandard/Troubled Program, and/or Emergency Safety and Security Grants).** For all activities that the PHA plans to undertake in the applicable Fiscal Year, provide a description of the activity in the space provided.

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

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

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

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

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

**C.2 Certification by State 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). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

**C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan*

*Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of 24 CFR 5.150 et. seq., 903.7(o)(1), and 903.15(d).

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

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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 5.26 hours per response, including the time for reviewing instructions, searching existing data sources, gathering. and maintaining the data needed and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.