

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																		
A.1	<p> PHA Name: <u>Memphis Housing Authority</u> PHA Code: <u>TN001</u> PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/01/2021</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>2565 (2 units previously reserved for Resident Services were placed back in service)</u> Number of Housing Choice Vouchers (HCVs) <u>8041(6634 Regular, 73 RAD-Foote Homes, 492 VASH, 365 Opt. Out, 2 DV (Domestic Violence Program), 72 Family Unification Program {FUP}, 242-Foote {Sunset}, 3 Askew, 158 Mainstream)</u> Total Combined Units/Vouchers <u>10,608</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> Information for the Annual and 5-Year Plan are found on the Memphis Housing Authority website- www.memphishas.org and on the fourth floor of the Benjamin L. Hooks Library, 3030, Memphis, TN 38111 </p> <table data-bbox="167 1533 1453 1806"> <tr> <td>TN 1-13 Barry Towers</td> <td>255 Lauderdale St. (38105)</td> </tr> <tr> <td>TN 1-14 Venson Center</td> <td>439 Beale St. (38103)</td> </tr> <tr> <td>TN 1-18 Jefferson Square</td> <td>741 Adams Ave. (38105)</td> </tr> <tr> <td>TN 1-21 Montgomery Plaza</td> <td>1395 Pennsylvania St. (38106)</td> </tr> <tr> <td>TN 1-23 Borda Towers</td> <td>21 Neely St. (38105)</td> </tr> <tr> <td>TN 1-51 Askew Place</td> <td>439 Lauderdale St. (38126)</td> </tr> <tr> <td>TN 1-55 Bishop G.E. Patterson Pointe (Fowler Multi-family)</td> <td>886 Latham (38126)</td> </tr> <tr> <td>TN 1-76 Kefauver Terrace</td> <td></td> </tr> <tr> <td>7620 Robinson Cove (38002)</td> <td></td> </tr> </table> <p> *College Park Phases are now owned by the Memphis Housing Authority. TN 1-43 College Park Senior 838 Walker Ave (38126) </p>	TN 1-13 Barry Towers	255 Lauderdale St. (38105)	TN 1-14 Venson Center	439 Beale St. (38103)	TN 1-18 Jefferson Square	741 Adams Ave. (38105)	TN 1-21 Montgomery Plaza	1395 Pennsylvania St. (38106)	TN 1-23 Borda Towers	21 Neely St. (38105)	TN 1-51 Askew Place	439 Lauderdale St. (38126)	TN 1-55 Bishop G.E. Patterson Pointe (Fowler Multi-family)	886 Latham (38126)	TN 1-76 Kefauver Terrace		7620 Robinson Cove (38002)	
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TN 1-44 College Park Fam I 838 Walker Ave (38126)
 TN 1-46 College Park Fam II 990 College Park Drive (38126)
 The same documentation is provided to each privately managed site for them to display in the Property in the Property Management Office.

TN 1-47 Uptown Square	534 N. Second Street (38105)
TN 1-48 Greenlaw Apts.	148 Mill Ave. (38105)
TN 1-49 Uptown Phase II	534 N. Second Street (38105)
TN 1-50 Metropolitan Place	374 Mills Ave. (38105)
TN 1-53 Crockett Place	2645 Davey Drive (38127)
TN 1-54 Latham Terrace	855 South Fourth St. (38126)
TN 1-56 Magnolia Terrace	669 N. Third (38107)
TN 1-57 University Place Sr.	600 Somerville (38104)
TN 1-58 Uptown Phase III	534 N. Second Street (38105)
TN 1-59 Uptown Phase IV	534 N. Second Street (38105)
TN 1-60 University Place Phase II	1045 EH Crump Blvd (38104)
TN 1-61 Harold Ford Villas	621 Deerskin Dr. (38109)
TN 1-62 Austin Park	4351 LeClaire Dr. (38109)
TN 1-64 University Place Phase III	1045 EH Crump Blvd (38104)
TN 1-65 Legends Park East	198 N. Pauline (38105)
TN 1-66 Lakeview Landing	3915 Dagan Dr. (38109)
TN 1-67 Levi Landing	915 Dagan Dr. (38109)
TN 1-68 Village at Cypresswood	4495 Horn Lake Rd. (38109)
TN 1-69 Lyons-Ridge Sr. Apts.	1633 Pennsylvania (38109)
TN 1-70 Legends Park West	295 West Red Sox Lane (38105)
TN 1-72 Fairway Manor	12 W. Fairway (38109)
TN 1-71 Legends Park North	295 West Red Sox Lane (38105)
TN 1-72 Fairway Manor	12 W. Fairway (38109)
TN 1-73 Cleaborn Pointe Senior	460 South Lauderdale (38126)
TN 1-74 Cleaborn Pointe Phase II	440 South Lauderdale (38126)
TN 1-75 Cleaborn Pointe Phase III	440 South Lauderdale (38126)
TN 1-77 Cleaborn Pointe Phase IV	440 South Lauderdale (38126)

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. Annual Plan Elements

B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Operation and Management.
- Grievance Procedures.
- Homeownership Programs.
- Community Service and Self-Sufficiency Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Asset Management.
- Substantial Deviation.
- Significant Amendment/Modification

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

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

1. Statement of Housing Needs

The Memphis Housing Authority continues to work with the City of Memphis Division of Housing and Community Development and Shelby County Housing Authority to identify both the needs and Impediments to Fair Housing. The Analysis of Impediments (AI) was jointly produced by these two forms of local government. The copy of the AI and the 2020-2024 are used as the basis for identifying housing needs and impediments.

The study identified that many families were cost-burdened in that many spent more than thirty percent (30%) on shelter costs. In some cases, this problem has led to more than one family occupying the same space leading to overcrowding. While the City of Memphis and other cities have seen a dramatic increase in housing being built (single-family and multifamily), employment and unemployment impacted by the Pandemic has led to more barriers to people attaining decent, safe, and affordable housing. Non-profits and other housing production entities soon will find themselves with units that they will have to discount for occupancy or seek additional subsidies to make the units affordable.

Family composition has increased and there is a need for larger unit structures that are not being produced. To accommodate the increase the family composition, Memphis Housing Authority will add 2 four-bedroom units in Phase IV of the Choice Neighborhood Implementation Grant (Foote Park at South City). In addition, MHA is in the process of renovating three-, four- and 5-bedroom units at Montgomery Plaza Development and these traditionally have been used to accommodate the larger Public Housing Families.

As the need for Elderly and Veteran's has continued to grow, MHA is developing a new development on underutilized land Legends Park (Former HOPE VI site, Dixie Homes), Edgeview at Legends Park will contain one hundred three units for people 62 and only. Exhibit 2 will contains the AI study and the 2020-2025 City of Memphis Consolidated Plan. Both documents are found on the City of Memphis website (<https://www.memphistn.gov/government/housing-and-community-development/#27-27-housing-community-development-p2>) . See Exhibit 2

2. Deconcentration Policies and other Policies that Govern Eligibility, Selection and Admissions

The Agency's Deconcentration of Poverty is both 3-A and is incorporated into the Admissions and Continued Occupancy Policy as Section B of the Eligibility for Admission and Assignment Plan. The goal of the plan is to increase stratification of income on a particular site/development, so that there is an increase in providing housing people and presenting a more diversified chance for opportunity. The idea is to move the concept

of Public Housing away from the perception that is housing of last resort to it being a transition for people on the road to self-sufficiency. This approach does not negate from the mission to provide housing for the community's most vulnerable. (See Exhibit 3)

In order to comply with HUD's Guidance, the term disabled have been removed from the Lease, ACOP, and MHA definitions and is being replaced with the following terminology "person with disabilities or persons with disabilities.

3. Financial Resources

The 2020 Audit is in progress. (See Exhibit 4-Financial Resources)

4. Rent Determination

The calculations to determine rent have not changed and will not unless the Agency receives direct mandates from HUD to do so and with MHA Board approval. Currently waiting for HUD guidance on the formula to calculate rent for over-income people other than charging market rate rent.

5. Operation and Management.

Property Management of the last of the properties that had been managed by MHA (Askew, staff was transitioned to Management by Envolve Property Management August 31, 2020. The company was hired to enforce the MHA Lease and the ACOP (Admissions and Continued Occupancy Policy). To ensure compliance with the rules, guidelines, and policies a Site Compliance Officer was hired in addition the MHA Compliance Director. Housing Operations was split after Envolve became the Property Management Company.

6. Grievance Procedures have been expanded to include waivers that were sought in light of the COVID-19 waivers and Policy sought by the Agency; whenever possible tenants will be given an in person hearing but a virtual hearing will be arranged if the local restrictions do not permit. The Agency will strive to adhere to the policy and currently no is being evicted for nonpayment of rent, only serious threats in regard to the wellbeing of others, threats of and acts of violence and drug related activities are not covered by the HUD Moratorium set to expire September 2021.

7. Homeownership- McKinley Park is the off-site homeownership phase of the Legends Park HOPE VI Program, which consist of 23 homes located within the South Memphis area; immediately south of Askew Place. Formerly approved as a 30-unit development, HUD approved reducing the unit count to 23 and the final home sold in August 2018. The remaining 7 vacant lots will be sold for future development.

Public Housing residents using the Family Self-Sufficiency Program have homeownership as one of the goals for program participants. Two people have been featured on the HUD webpage "Humans of HUD" for this accomplishment.

8. Community Service and Self-Sufficiency Programs- A number of the community sites that provided a way for residents to full their obligation have been closed to the public. Residents have performed community service on the properties by assisting with distribution of flyers or making telephone call to check on fellow residents during the limited accessibility by the public and staff. Staff continued to form partnerships with the community so that when activities resume in the larger community, they will have a place to serve.

The Public Housing Self-Sufficiency Program had four people to graduate and of that four one purchased a home in 2020 the other in 2019. Both Homeowners are featured on the Humans of HUD webpage. The Public Housing FSS Coordinator is in the process of enrolling four new participants.

The Jobs Plus Program ended and the Social Service Coordinator Program as well. A Summary of these Program will be included in the Exhibits. The High Rises and Kefauver Terrace continue to be served by Elderly and People with disabilities Social Service coordinators.

9. Safety and Crime: The Agency will continue to seek additional outside funding to implement the recommendations for increased camera surveillance, lighting, monitoring, etc. that were suggested by the Safeway Security Audit to augment personal and property safety. The sources of funds will include donations and grants (from local, state, and federal government). While MHA has two security staff it continues to contract additional officers through a Security firm for the interior of the facilities. MHA will enter into interagency agreements with local law enforcement and security agencies to cover MHA properties (i.e., Memphis Police Services, University of Tennessee Police Department, Shelby County Sherriff Departments, Bartlett Police Department, etc.)

Training for staff continues agencywide on safety. Fire drills occur at the Central Office and on each of the properties. The Memphis Housing Authority Board of Commissioners because of COVID-19 established a Telework Policy to limit contact with the general public for the four high-rises that contain elderly and persons with disabilities. Working with the local municipalities, the plan is to being the vaccination process to the residents as many lack transportation.

10. The Memphis Housing Authority Homeownership Program: McKinley Park is located within the South Memphis area immediately south of the Askew Place development. HUD approved an amendment to the McKinley Park Homeownership Program by reducing the total HUD funded units to 23. The final home sold in 2018. MHA will seek future partnerships to build on the seven undeveloped lot and will notify HUD with a Development Proposal to restructure the homeownership program in accordance with HUD guidelines. This may also include increasing the homeownership income guidelines to sell to families above 80% of AMI or selling the remaining seven lots to a private developer for fair market value to be developed for homeownership.

11. Pet Policy: The Pet Policy is being updated to include new language about Assistance Animals in the ACOP. (See Exhibit 3-1)

12. Asset Management: Asset Management and Capital Improvements have separated into two separate departments after the MHA managed properties were transferred to Envolve Property Management effective August 21, 2020. A manual of operations is in progress for this department.

13. Substantial Deviation: There have been no substantial deviations to policy because of those areas being completed as a part of the Significant Amendment mandated by HUD for CHAPS awarded as part of the Rental Assistance Demonstration Program. Each year we, will updated the Required Chart For HUD.

14. Significant Amendment/Modification: The disposition of the remaining land at Foote Park a South City constituted a Significant Amendment/Modification was approved December 2, 2020. All the remaining undeveloped acreage was submitted. The per unit subsidy for the RAD Significant Amendment has been updated. (See Exhibit 5)

B.2	<p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input type="checkbox"/> <input type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>1. The Agency has issued a Request for Proposal for the services of a Real Estate Agent/Broker to continue the process of disposing of land in its portfolio Disposition applications of land will be submitted on behalf of the Agency for the sale of excess/surplus land and Non-conforming (unbuildable as per local codes) parcels. MHA has a listing of all the parcels that it owns in an electronic format and will furnish a copy of the CD upon the request of HUD. The identification of parcels was done to assist the Agency with future development activities. The 2017 & 2018 plans identified parcels that were not fully developed at Legends Park with frontage on Poplar Avenue adjacent to the FedEx Family house. This facility houses families whose children receive services at Le Bonheur Children's Medical Center. Negotiations are underway with Le Bonheur to amend the ground lease for the transfer of a 1.88-acre parcel of land immediate east of the current FedEx House for future planned development in support of the hospital's expansion plan to include medical, administrative and outreach support services. The transfer is anticipated in 2019. MHA plans to issue RFPs in 2019-2020 for development of additional parcels at Legends Park; College Park is now fully owned by the housing authority; G.E. Patterson Pointe/Askew Place; Montgomery Plaza; and potentially the four Senior/Disabled high-rise buildings either separately or as one project. MHA is also exploring the possibility of entering a ground lease for parking with the owners of the historic Elmwood Cemetery. Previous Annual Plan submissions also spoke of the disposition of Phase IV of University Place and that along with other parcels referenced previously is still under consideration for this annual plan period. An additional RFP will be issued for FY 2020-2021 to deal with the sale and disposition of excess land in the MHA portfolio and in many cases the land is not tied directly tied to any of the HOPE VI development projects. The MHA continues to assist the City of Memphis with land acquisition needs in designated redevelopment areas as related to development of affordable housing and other public purposes in accordance with an approved redevelopment plan.</p> <p>2. The Choice Neighborhoods Implementation (Foote Park at South City) grant awarded in 2015 will see an additional 62 units slated for occupancy. The units are a combination of one-, two-, three-bedroom units See Exhibit (being updated) for the details for each phase. The three blocks in</p>

Phase III are expected to be completed in June(H) July(G) and early October of 2021(G-2). (See Exhibit 8)

3. Edgewood at Legends Park is being developed as a senior facility with a number of units being reserved for veterans. While Memphis and Shelby County are in the process of developing an elderly housing for veterans only, monies are still being raised. West Tennessee still has several World War II Veterans even though it is shrinking rapidly. The efforts of MHA will enhance the number of units needed for Korean and Viet Nam veterans that are 62 and above in age.

4. Nineteen units have been taken offline for modernization (i.e., Montgomery Plaza, Dr. R. Q. Venson Center and Jefferson Square). Recent storm damage has caused additional units to be slated for repair under MHA's insurance policy.

5. Development activities in previous plans at Walnut and Tate a partnership to increase the number of affordable housing by 26 units has been delayed and may not be pursued in the near future.

6. Formation of a Memphis Housing Strategies, 501 c 3 will allow the agency to engage in development, property, and project management activities. It will also allow the agency to apply for grants and other funds that it may not apply for as a 501 c 4. The MHA will continue to seek any and all funding using the 501 c 3 designation to support and enhance the lives of its residents.

7. The 73 RAD units for Choice neighborhood Implementation grant were completed and occupied in Phase I at the beginning of 2020. They are associated with Phase I and II of Foote Park at South City and began the occupancy process in September of 2019. All the former Foote Homes residents have the right and priority to return to the newly constructed development. There were 385 households at Foote Homes at the close of the development. Phase III closed in early April 2020. Land Disposition: Planning for Phase IV redevelopment is underway. Planned activities include disposition of approximately 6.135 acres in Phase IV (for 138 housing units), including a 0.461-acre area to be maintained as green space by the approved development entity; and subsequent redevelopment and disposition of the Phase V area (120-unit senior building on 2.10 acres) and Phase VI (approximately 1.90 acres for another 80 units). Please see Exhibit 8 for the details of each Phase. All six phases of Foote Park @ South City will be built on the site of the former Foote Homes.

8. The Agency will continue the Rental Assistance Demonstration Program conversion process by submitting Financing, Relocation, Demolition/ Disposition Plans for the following Properties: Askew Place, Barry Towers, Borda Towers, College Park Senior, College Park Family 1 and II, Fowler Multi-Family (Bishop G. E. Patterson Pointe), Jefferson Square, Uptown Rental Homes , Phases II, III and IV (106 single-family detached units) and Dr. R. Q. Venson Center. (See Exhibit 13- RAD Pilate Application) The properties represent 1,059 units of the 2,565 units, MHA plans to covert all Public Housing units in its portfolio. These will be both Project-based units and Project Rental Assistance units. In addition, demolition/disposition activities will occur for three single-family units: attached to Askew Place (TN51) 850 Inez, 151W. Pearson and 2416 Vandale. Rather than convert all its units at one time, MHA has taken a multi-phase approach to converting the units in the portfolio. The properties with a Commitment to enter into a Housing Assistance Payments Contract (CHAPS) currently issued but were withdrawn at this time are: Cleaborn Pointe at Heritage Landing, Cleaborn Pointe at Heritage Pointe II, III, and IV, Greenlaw Place, Horton Gardens/Kefauver, Legends Park East, North and West, Metropolitan Place, Montgomery Plaza, University Place Senior, University Place II and III and Uptown Square. The aforementioned developments contain 704 units. The withdrawal process places the units in abeyance until the

request is made for a new CHAP. Kefauver Terrace and Montgomery Plaza will be resubmitted for active CHAPS during the 2020-2021 fiscal year. This allows MHA to control the relocation and construction more efficiently. All properties that were issued Contract for Housing Assistance Payments designation.

9. The Agency has received HUD approval of its Section 18 disposition application for three scattered site units (2416 Vandale, 850 Inez, 151W. Pearson) which are currently listed as part of TN 051. The Askew Place site was originally developed and used for a transitional housing program that later reverted back to traditional public housing as the 36-month maximum occupancy limit was not enough time for many of the families to seek and keep employment or to meet the time stay associated with the HUD's Transitional Housing program. A Realtor will be used to sell the units.

10. The Agency's Central Office activities will not move into a new facility; instead, plans are to upgrade the current facility and reconfigure the space to allow for services needed for both Public Housing and Housing Choice Voucher participants to be brought on site. On Mondays of each week that the facility is open human service partners are onsite. They include Shelby County Community Service Agency, Memphis Light, Gas and Water, etc., this practice will resume after the COVID-19 restrictions are lifted.

11. To meet the HUD mandate for Carbon-Monoxide Detection devices for units that have fuel burning devices, replacement of existing smoke detectors will occur using a combination detection device. The device addresses both smoke and carbon-monoxide build-up.

12. Memphis Housing Authority received an additional 22 Veterans Affairs Supportive Housing (VASH) vouchers in 2018 bringing the total to 492. Meetings with VA staff and the Community Alliance for Homeless have occurred so that once housed the Veterans support systems will allow them to continue to be housed. Working with the VA's social service caseworkers to house people prior to his/her discharge from the hospital will also ensure that this mobile population remains housed.

13. MHA continues to seek public/private partnerships to increase the availability of Veteran Housing in Memphis and Shelby County. Memphis and the surrounding area have a large veteran population and many of them have aged in place or have returned from recent deployments with special needs (i.e., handicapped housing, assisted living facilities, etc.) Post Traumatic Syndrome has a lot of the Veterans not easily housed for a variety of reasons. Skilled nursing facilities for vets are in great demand as the Korean and Viet Nam veterans are in 60-80-year age range as well World War II. Some cities are building housing for veterans only and their families and have supportive services on site, MHA is looking at these and other models to better serve this population.

14. An award of 99 Mainstream Vouchers was also given to MHA in 2018, these vouchers are to assist non-elderly persons with disabilities who are transitioning out of institutional or other segregated settings, at serious risk of institutionalization, homeless, or at risk of becoming homeless. The Housing Choice Administrative Plan was amended on December 13, 2018 by the Board to accept the award and to enable the conditions of the program.

15. Renewal of facilities that have been designated as Elderly and Elderly Disabled were renewed as indicated in a letter dated December 17, 2019 for the FY 2020 appropriation. The ones that are classified in this category are for seniors 62 years of age and above who may also be disabled: Cleaborn Pointe College Park Senior, Fairway Manor Senior, Latham Terrace, Legends Park North

	<p>Lyon’s Ridge, Magnolia Terrace and University Place. South City has a senior facility planned in a later phase of redevelopment. South City will also seek an elderly designation. Plans to build additional senior/senior disabled housing at Edgeview at Legends Park (Legends Park Northeast) are in the works. As the renewal must be requested every two years. The appropriate documentation will be submitted later in 2021.</p> <p>16. In a previous plan year, it was indicated there might be a high-rise building (Barry Towers, Paul Borda Towers, Dr. R. Q. Venson Center and Jefferson Square) will be done using a Section 18 disposition/demolition application and will require the usage of Tenant-based protection vouchers to relocate tenants as a condition of the sale. This option is no longer pursued, instead plans are to move forward with the RAD conversion.</p> <p>17. MHA will pursue designation as a “Moving to Work {MTW}” site. The program allows for the agency to incentivize working participants with children or are in a self-sufficiency programs, this results in more disposable income for the family and furthers enhances the goal of self-sufficiency. The MTW is a tool to move people off public assistance and to keep them off. Education, job skills enhancement and self-employment are just few of the tools used by the program. The ability to combine federal funds to provide expanded services that includes supportive services would allow MHA to reach the most vulnerable residents within its service area while provide quality housing. Work has already been done by the Agency with the state and local partners.</p> <p>18. The Contract for the Housing Choice Voucher Program was re-bid in 2019 as per the Procurement Policy. The contract was awarded to Quadel.</p> <p>19. MHA’s social services are still provided via a contract with USI. The entity formally known as Urban Strategies, Inc. The Jobs Plus Program was originally set to end extension on 01/09/2019 which the Grant Agreement was subsequently approved and extended to March 31, 2021. Both Jobs Plus and the CNI Grants, target Foote Homes residents. The sustainability plan included a resource directory that included education and employment connections.</p> <p>20. As a result of the asbestos and lead paint abatement and fire damage 19 public housing units have been placed in modernization. The units placed in modernization need more rehabilitation than the others being abated. Additional units are currently being assessed at this time because of recent storm damage in Barry Towers, Jefferson Square and Paul Borda Towers. In all cases residents are required to vacate the premises until they are cleared by Shelby County health Department as to air quality and known hazards have been abated. The Significant Amendment to the Annual and 5-Year Plan is Exhibit 17 and details the information that is required upon the issuance of a CHAP for propertied that are proposed for a RAD Conversion. The number of units and detailed information concerning the Capital Fund allocation per unit per impacted development.</p> <p>21. In order to provide broadband services to the residents, MHA is working the City of Memphis, and other entities to provide connectivity to all residents and not just the newly revitalized sites. The use of Capital funds is another avenue that has been authorized by HUD.</p>
<p>B.3</p>	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

<p>B.4</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: Audit for the 2020 fiscal year is in progress.</p>
<p>B.5</p>	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <ol style="list-style-type: none"> 1. To expand the supply of assisted housing thus increasing housing choices. <ol style="list-style-type: none"> a. Forty-nine Project-based Vouchers will be awarded to Forum Flats. Priority will be given to returning Foote Homes residents. Additional developments are being built in the area (Union Row, etc.) and MHA is assessing if vouchers can be placed in them. b. HUD’s award of additional Mainstream and VASH vouchers allows MHA to house more families. c. MHA will continue to partner with public, private, and nonprofit developers to build and renovate new affordable housing units for occupation by low and very low incomes. The MHA is in negotiation with Pennrose Properties to develop additional senior housing at Legends Park. d. Memphis Housing Strategies as a separate nonprofit, allows for development opportunities and funding that cannot be accessed by the Housing Authority. e. As tax credit properties become available, MHA may or may not exercise its option to buy the improvements constructed on its land. 2. To improve the quality of assisted housing and provide an improved living environment through repositioning. <ol style="list-style-type: none"> a. Using the Rental Assistance Demonstration Program (RAD) it is the intent of the Agency to improve the living environment of the residents in Public Housing using this program to rehabilitate existing units and provide additional amenities. The existing housing stock will be preserved by converting the units to Project-based vouchers and Project-based Rental Assistance under the Section-8 based Program. b. Applications have been submitted for bonds and tax credits for the financing needed for the RAD conversion. 3. To promote self-sufficiency and asset development of individuals and families. <ol style="list-style-type: none"> a. The Office of Community Engagement actively engages residents, employees, and the general public in activities and programs that promote asset development and self- sufficiency for residents. The FSS program came in-house for Public Housing. In previous years it was managed as part of the contract with USI (Urban Strategies, Inc.) b. During the past fiscal year USI and MHA coordinated food distribution to the residents. USI along with property managers contacted residents on a weekly basis during the pandemic. Residents were assisted filing for unemployment, utility, and rental assistance. Funds were distributed to those at risk of eviction. Throughout it all job opportunities were posted as soon as they became available. 4. To ensure opportunity and affirm fair housing through deconcentration of poverty, racial grouping; along with the development of mixed-income communities to provide housing equity for all. <ol style="list-style-type: none"> a. Mindful of the need for participants in the Housing Programs to find areas (neighborhoods and zip codes) that do not have high concentration of poverty, MHA will be utilizing income targeting in order to assist with raising the rents and the different developments. This stratification of income will be another step ensuring that each development to be HUD and the Tennessee Housing Development Agency THDA have identified zip codes and census tracts in Memphis and Shelby County for incentives for job creation and housing development. These incentives will be used to assist residents on the path to self-sufficiency which includes financial stability. 5. To increase availability of affordable housing by Awarding Project Based Vouchers. <ol style="list-style-type: none"> a. Forty-nine Project-based Vouchers were awarded to Forum Flats and additional vouchers are expected to be awarded to Union Row located in the South City Redevelopment District. Edgeview at Legends, the planned senior development will also contain PBVs. As always, MHA will continue to seek partnerships and develop housing that will the use of Project-based vouchers to make additional affordable housing

	available to families with low and very-low incomes. As some of these projects are being negotiated or are in the initial planning stages the finite numbers have not been identified.
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>See Exhibit 16 for an explanation.</p>
B.7	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.8	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
C.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>The Capital Fund Plan was approved 06/08/2020. (see Exhibit 11)</p>

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.

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

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

B. Annual Plan. All PHAs must complete this section.

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

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.” ([24 CFR §903.7](#))

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(1\)](#)) Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#))

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](#). ([24 CFR §903.23\(b\)](#)) 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 maintain 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\(d\)](#))

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\(e\)](#))

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\(f\)](#))

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\(k\)](#))

Community Service and Self Sufficiency Programs. Describe how the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(l)) 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 under Section 3 and FSS. (24 CFR §903.7(l))

Safety and Crime Prevention. 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)) A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

Pet Policy. Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

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))

Substantial Deviation. PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

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

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

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 any housing (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: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

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

Demolition and/or Disposition. Describe any public housing projects owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **2)** A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed 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. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

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, and; **5)** the number of units affected. **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))

Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

Conversion of Public Housing. 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 under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32](#)

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. \(24 CFR 960.503\)](#) (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. \(24 CFR 960.505\)](#) (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. \(24 CFR §903.7\(e\)\)](#)

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\(b\)\)](#)

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 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 Civil Rights Certification. Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. [\(24 CFR §903.7\(o\)\)](#)

B.4 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. [\(24 CFR §903.7\(p\)\)](#)

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

B.6 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. [\(24 CFR §903.13\(c\), 24 CFR §903.19\)](#)

B.7 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.

B.8 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. If the PHA is troubled, but does not have any of these items, mark "no." If the PHA is not troubled, mark "N/A." [\(24 CFR §903.9\)](#)

C. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. [\(24 CFR 903.7 \(g\)\)](#)

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

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

Public reporting burden for this information collection is estimated to average 9.2 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.