

**2024 ANNUAL PLAN
SIGNIFICANT AMENDMENT
TIMELINE**

A Significant Amendment is required because OCHA needs to demolish three fire units that have suffered significant damage. The units will be demolished and then the lots will be sold under our Section 18 disposition plan in Development #3 in the section below. The fire units are 1409 NW 7th Street, 545 SW 27th Street, and 1137 NW 11th Street.

Public Review for 45 days – Begins April 2, 2024 – May 16, 2024

Resident Council – April 17, 2024

Comments due by May 16, 2024

Public Hearing – May 16, 2024

Board Approval – May 22, 2024

Annual PHA Plan
(Standard PHAs and Troubled PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires: 02/29/2016

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: Oklahoma City Housing Authority PHA Code: OK002 PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2024 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 2,718 Number of Housing Choice Vouchers (HCVs) 4,819 Number of Emergency Housing Vouchers 36 Total Combined Units/Vouchers 7,573 PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input checked="" 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><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	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:																	
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		PH	HCV																								
Lead PHA:																											

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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 - YES

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s): HOTMA implementation effective January 1, 2024. A Significant Amendment is required because OCHA needs to demolish three fire units that have suffered significant damage. The units will be demolished and then the lots will be sold under our Section 18 disposition plan in Development #3 in the section below. The fire units are 1409 NW 7th Street, 545 SW 27th Street, and 1137 NW 11th Street.

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

B.2 New Activities.

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

Y N

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Assistance under RAD.
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- 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).

A description of the planned activities is attached as Attachment A, 2024 Annual PHA Plan, Form HD-50075-ST

(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.

B.3 Civil Rights Certification.

Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

<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 checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: This Plan includes a copy of our Audit Report for the year ended December 31, 2021. The audit contained four findings: 1) Auditors proposed material adjustments to the financial statements and SEFA; 2) Deficiency in internal control over HCVP Eligibility; 3) Deficiency in internal control over HCVP Management and Bookkeeper fees 4) Deficiency in internal control over HCVP Depository Agreement, 5) Deficiency in internal control over PH Depository Agreement, 6) Deficiency in internal control over PH Management and Bookkeeper fees . Management has prepared the required responses and corrective action plan. Copy of the Audit Report is readily available for viewing.</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. Description provided in Attachment A.</p>
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>B.8</p>	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>C. Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>	
<p>C.1</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>2023 Annual and Five-Year Plan approved by HUD effective 1/01/23.</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.

**ATTACHMENT A
SIGNIFICANT AMENDMENT
2024 ANNUAL PHA PLAN
FORM HUD-50075-ST**

A. PHA INFORMATION:

1. Required by the Quality Housing and Work Responsibility Act.
2. Describes the Public Housing Authority (PHA)'s mission and goals and objectives for achievement.
- a. Mission: **Our mission is to provide affordable, decent, safe and sanitary housing or housing assistance with quality environments and opportunities.** The plan will identify needed work to be funded through our Capital Fund program.
3. Serves as a Comprehensive Planning Tool for the PHA.

Goal of the Plan:

1. Streamline Submission to The Department of Housing and Urban Development (HUD).
2. Holistic Picture.

Availability of Information for 2024 Annual Plan:

A Public Notice was issued advising the Annual PHA Plan is available for public review via our website at www.ochanet.org. A memo was sent to each Asset Management Project (AMP) Manager with a notice for posting stating how residents can view the Annual PHA Plan. A copy of the Annual PHA Plan is available for viewing by appointment in our Central Office at 1700 Northwest Fourth Street, Oklahoma City, OK. Public Hearing will be held on September 25, 2023. The Plan will be presented to our Board of Commissioners for approval on September 28, 2023.

Availability of Information for 2024 Annual Plan Significant Amendment:

A Public Notice was issued advising the Annual PHA Plan Significant Amendment is available for public review via our website at www.ochanet.org. A memo was sent to each Asset Management Project (AMP) Manager with a notice for posting stating how residents can view the Annual PHA Plan. A copy of the Annual PHA Plan is available for viewing by appointment in our Central Office at 1700 Northwest Fourth Street, Oklahoma City, OK. Public Hearing will be held on May 16, 2024. The Plan will be presented to our Board of Commissioners for approval on May 22, 2024.

A Significant Amendment is required because OCHA needs to demolish three fire units that have suffered significant damage. The units will be demolished and then the lots will be sold under our Section 18 disposition plan in Development #3 in the section below. The fire units are 1409 NW 7th Street, 545 SW 27th Street, and 1137 NW 11th Street.

B. ANNUAL PLAN:

B.1 ANNUAL PLAN ELEMENTS:

The Oklahoma City Housing Authority (OCHA) has made no significant PHA Plan revisions since 2024 Annual and 5-Year PHA Plan approved by HUD.

B.2 NEW ACTIVITIES:

A description of the planned activities is described below.

Hope VI or Choice Neighborhoods:

Oklahoma City Housing Authority does not intend to submit a Hope VI proposal during FY 2024. Oklahoma City Housing Authority may submit a Choice Neighborhoods proposal during FY 2024.

Designated Housing for Elderly and Disabled Families:

On July 14, 2023 OCHA submitted a request to HUD to extend our Designated Housing Plan for two (2) years. HUD approved our request to renew our Amended Designated Housing Plan on July 31, 2023. Four (4) senior developments have been designated as Elderly Only; Shartel Towers, Reding Senior Center, Wyatt F. Jeltz Center and Hillcrest Senior Center. These units will be offered in the following order; elderly applicants who are 62 years of age and older and near elderly applicants who are 50 years of age to age 62. OCHA anticipates Candle Lake Senior Center (101 units) and Danforth Senior Center (101 units) converted under the Rental Assistance Demonstration (RAD) program at the end of 2022 and is no longer a part of the designated housing plan for Public Housing.

Demolition/ Disposition:

OCHA has received approval for disposition application to HUD's Special Application Center to dispose of two scattered site homes at 1017 N.E. 16th Street and 2209 N. Bath Street. These homes were inspected by the Architectural/Engineering firm of C.H. Guernsey. Based upon their findings OCHA determined it to be more cost effective or efficient to sell the homes to the non-profit entity of OCHA, the Community Enhancement Corporation (CEC). These properties were previously approved for demolition by our Resident Council and slated for demolition in our 2017 Annual Plan. The approval to sell the property to CEC was presented and unanimously approved by the Resident Council on July 16, 2020. Board of Commissioners approved disposition by Resolution No. 4-21 on January 27, 2021. Disposition application approved by HUD Special Application Center on February 1, 2021. Received release of units from Bank of America secured under Energy Performance Contract. Release has been forwarded to local HUD office. **The above units were sold and disposed of on January 24, 2024.**

OCHA needs to demolish three fire units that have suffered significant damage. The units will be demolished and then the lots will be sold under our Section 18 disposition plan in Development #3 in the section below. The fire units are 1409 NW 7th Street, 545 SW 27th Street, and 1137 NW 11th Street.

Section 18 Demolition & Disposition:

Section 18 of the U.S. Housing Act of 1937 (as amended in 1998) removes the 1 for 1 public housing replacement requirement and provides broad authority to PHAs to demolish or dispose of public housing. PIH Notice 2018-4 expands PHAs' ability to use Section 18 to demolish or dispose of public housing to help PHAs reposition public housing to a more sustainable financial platform and access private capital. Demolition and/or Disposition of other OCHA-owned properties will be triggered during the Conversion of Public Housing to Tenant Protection Vouchers (TPVs) and Conversion of Public Housing to Project-Based Vouchers (PBVs) under RAD at the properties listed under each heading below.

1. Section 18 Demolition/Disposition - Conversion of Public Housing to Tenant Protection Vouchers:

DEVELOPMENT #1

OCHA received approval for the disposition of The Towers with the units converted to TPVs, which will be project-based into a newly constructed or renovated property.

NAME: THE TOWERS APARTMENTS
PIC DEVELOPMENT NUMBER: OK00200809
CONVERSION TYPE: TENANT PROTECTION VOUCHERS (TPV)
TOTAL UNITS: 138 UNITS
PRE-TPV UNIT TYPE: SENIOR
POST-TPV UNIT TYPE: SENIOR
2021 CAPITAL FUND ALLOCATION: \$257,496.96
BEDROOM TYPE: 138 0-1BEDROOM
NUMBER OF UNITS PRE-CONVERSION: 138
NUMBER OF UNITS POST-CONVERSION: 138
CHANGE IN NUMBER OF UNITS PER BEDROOM: NONE

Following rules established in Housing Opportunities Through Modernization Act (HOTMA), OCHA intends to award PBV's without using a competitive process to this project because it will possess an ownership interest.

DEVELOPMENT #2

159 units known as the "Northeast Duplexes", which are part of AMP 106. OCHA received disposition approval for Phase 1, including 95 units. OCHA seeks disposition approval for Phase II of the application, including the 64 remaining units. The ~ 15 acres associated with "Northeast Duplexes" disposed for the purpose of developing a mixed income development.

NAME: NORTHEAST DUPLEXES
PIC DEVELOPMENT NUMBER: OK002002084
CONVERSION TYPE: TENANT PROTECTION VOUCHERS (TPV)
TOTAL UNITS: 159 UNITS
PRE-TPV UNIT TYPE: FAMILY
POST-TPV UNIT TYPE: FAMILY
2021 CAPITAL FUND ALLOCATION: \$392,170.00
BEDROOM TYPE: 144 2-BEDROOM, 15 4-BEDROOM
NUMBER OF UNITS PRE-CONVERSION: 159
NUMBER OF UNITS POST-CONVERSION: 159
CHANGE IN NUMBER OF UNITS PER BEDROOM: Adjust 20 – 50 2-bedroom units to 3-bedroom units.

PHASE I – 95 Units, 52 Buildings – NE 28th & 29th Street
86 – 2 Bedroom Units
9 – 4 Bedroom Units

PHASE II – 64 Units, 35 Buildings – NE 26th & 27th Street
58 – 2 Bedroom Units
6 – 4 Bedroom Units

Phase II Section 18 application will be submitted to HUD in January of 2024 and relocation will begin once the application is approved.

Following rules established in HOTMA, OCHA intends to award PBV's without using a competitive process to this project because it will possess an ownership interest.

DEVELOPMENT #3

Disposition of 448 units of Scattered Site housing using project-based tenant protection vouchers. These units include 49 units from AMP 101, 82 units from AMP 102, 105 units from AMP 104, and 212 units from AMP 106.

NAME: SCATTERED SITES

PIC DEVELOPMENT NUMBER: OK002002013

CONVERSION TYPE: TENANT PROTECTION VOUCHERS (TPV)

TOTAL UNITS: 448

PRE-TPV UNIT TYPE: FAMILY

POST – TPV UNIT TYPE: FAMILY

2021 CAPITAL FUND ALLOCATION: \$1,249, 694.00

BEDROOM TYPE: 10 1-BEDROOM, 69 2-BEDROOM, 337 3-BEDROOM, 30 4-BEDROOM, 2 5-BEDROOM.

NUMBER OF UNITS PRE-CONVERSION: 448

NUMBER OF UNITS POST-CONVERSION: 0

CHANGE IN NUMBER OF UNITS PER BEDROOM: N/A

2. Submittal of RAD Applications

HUD approved RAD Application at Oak Grove on 12/23/20 and Hillcrest and Reding/Reding Annex on 6/09/2023:

DEVELOPMENT #1

NAME: OAK GROVE

PIC DEVELOPMENT ID: OK002002007

CONVERSION TYPE: PBV and/or Section 18 – RAD Conversion

TOTAL UNITS: 288

PRE-RAD UNIT TYPE: FAMILY

POST-RAD UNIT TYPE: FAMILY

2021 CAPITAL FUND ALLOCATION: \$756,382.00

BEDROOM TYPE: 10 1- BEDROOM, 58 2-BEDROOM, 166 3-BEDROOM, 46 4-BEDROOM, 8 5-BEDROOM.

CHANGE IN NUMBER OF UNITS PER BEDROOM: NONE

DEVELOPMENT #2

NAME: HILLCREST SENIOR CENTER

PIC DEVELOPMENT ID: OK

TOTAL UNITS: 101 UNITS

PRE-RAD UNIT TYPE: SENIOR

POST-RAD UNIT TYPE: SENIOR

2021 CAPITAL FUND ALLOCATION:

BEDROOM TYPE: 200 1-BEDROOM, 2 2-BEDROOM.

CHANGE IN NUMBER OF UNITS PER BEDROOM: NONE

DEVELOPMENT #3

NAME: REDING SENIOR CENTER/REDING ANNEX

PIC DEVELOPMENT ID: OK

TOTAL UNITS: 111 UNITS

PRE-RAD UNIT TYPE: SENIOR
POST-RAD UNIT TYPE: SENIOR
2021 CAPITAL FUND ALLOCATION:
BEDROOM TYPE: 110 1-BEDROOM, 1 2-BEDROOM.
CHANGE IN NUMBER OF UNITS PER BEDROOM: NONE

3. Submittal of Properties to RAD Portfolio Conversion

In addition to the properties listed above, OCHA received approval for a Portfolio Conversion from HUD that includes the properties listed below. OCHA may choose to advance any select property in accordance with RAD rules.

DEVELOPMENT #1

NAME: CLASSEN SENIOR CENTER
PIC DEVELOPMENT ID: OK002002809
CONVERSION TYPE: PBV and/or Section 18 – RAD Conversion
TOTAL UNITS: 100 UNITS
PRE-RAD UNIT TYPE: SENIOR
POST-RAD UNIT TYPE: SENIOR
2021 CAPITAL FUND ALLOCATION: \$186,592.00
BEDROOM TYPE: 100 0-1 BEDROOM
NUMBER OF UNITS PRE-CONVERSION: 100
NUMBER OF UNITS POST-CONVERSION: 100
CHANGE IN NUMBER OF UNITS PER BEDROOM: NONE

DEVELOPMENT #2

NAME: MARIE MCGUIRE PLAZA & WYATT F. JELTZ SENIOR CENTER
PIC DEVELOPMENT ID: OK002002425
CONVERSION TYPE: PBV and/or Section 18 – RAD Conversion
TOTAL UNITS: 342 UNITS
PRE-RAD UNIT TYPE: SENIOR
POST-RAD UNIT TYPE: SENIOR
2021 CAPITAL FUND ALLOCATION: \$709,434.00
BEDROOM TYPE: 341 0-1BEDROOM, 1 2-BEDROOM
NUMBER OF UNITS PRE-CONVERSION: 342
NUMBER OF UNITS POST-CONVERSION: 342
CHANGE IN NUMBER OF UNITS PER BEDROOM: NONE

DEVELOPMENT #3

NAME: AMBASSADOR COURTS
PIC DEVELOPMENT ID: OK002002012
CONVERSION TYPE: PBV and/or Section 18 – RAD Conversion
TOTAL UNITS: 200 UNITS
PRE-RAD UNIT TYPE: FAMILY
POST-RAD UNIT TYPE: FAMILY
2021 CAPITAL FUND ALLOCATION: \$499,012.00
BEDROOM TYPE: 28 1-BEDROOM, 76 2-BEDROOM, 64 3-BEDROOM, 32 4-BEDROOM.

CHANGE IN NUMBER OF UNITS PER BEDROOM: NONE

DEVELOPMENT #4

NAME: SHARTEL TOWERS/HILLCREST SENIOR CENTER

PIC DEVELOPMENT ID: OK002002011

TOTAL UNITS: 302

PRE-RAD UNIT TYPE: SENIOR

POST-RAD UNIT TYPE: SENIOR

2021 CAPITAL FUND ALLOCATION: \$583,318.00

BEDROOM TYPE: 120 0-BEDROOM, 180 1-BEDROOM, 2 2-BEDROOM.

CHANGE IN NUMBER OF UNITS PER BEDROOM: NONE

DEVELOPMENT #5

NAME: ANDREWS SQUARE/REDING SENIOR CENTER/ANNEX

PIC DEVELOPMENT ID: OK002002018

TOTAL UNITS: 312

PRE-RAD UNIT TYPE: SENIOR

POST-RAD UNIT TYPE: SENIOR

2021 CAPITAL FUND ALLOCATION: \$668,820.00

BEDROOM TYPE: 310 1-BEDROOM, 2 2-BEDROOM.

CHANGE IN NUMBER OF UNITS PER BEDROOM: NONE

DEVELOPMENT #6

NAME: FRED FACTORY GARDENS

PIC DEVELOPMENT ID: OK002002014

CONVRSION TYPE: PBV and/or Section 18 – RAD Conversion

TOTAL UNITS: 74

PRE-RAD UNIT TYPE: FAMILY

POST-RAD UNIT TYPE: FAMILY

2021 CAPITAL FUND ALLOCATION: \$181,051.00

BEDROOM TYPE: 4 0-1 BEDROOM, 40 2-BEDROOM, 24 3-BEDROOM, 6 4-BEDROOM

NUMBER OF UNITS PRE-CONVERSION: 74

NUMBER OF UNITS POST-CONVERSION: 74

CHANGE IN NUMBER OF UNITS PER BEDROOM: NONE

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing OCHA with access to private sources of capital to repair and preserve its affordable housing assets. Upon conversion, the Authority's Capital Funds Budget will be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that OCHA may also borrow funds to address their capital needs. OCHA will remove all work items and savings from units designated for RAD from its Energy Performance Contract with Constellation New Energy. The annual Capital Fund Program amount will be reduced by allocation amounts listed below for each AMP based upon the conversion.

Upon conversion to Project Based Vouchers the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in: Section 1.6 of PIH Notice 2012-32, REV-2, and Joint Housing PIH Notice H-2014-09/PIH-2014-17. Additionally, OCHA certifies that it is currently compliant with all fair housing and civil rights requirements. RAD will be governed by Chapter 17 Project-Based Voucher of OCHA's Administrative Plan.

PIH Notice 2012-32, REV-2 Section 1.6.C & Section 1.6D, and Joint Housing/PIH Notice H-2014-09/PIH-2014-17 pertains to Resident Rights, Participation, Waiting List and Grievance Procedures for converting to PBV. It is OCHA's intent to comply with PIH Notice 2012-32 as it relates to the following:

1. Right to Return and Relocation Assistance (Section 1.4. A.5 (ii)): "Any resident that may need to be temporarily relocated to facilitate rehabilitation or construction has a right to return to an assisted unit at the Covered Project once rehabilitation is completed". Relocation expenses shall be paid by OCHA.
2. No Rescreening of Tenants upon Conversion (Section 1.6.C.1): "Pursuant to the RAD Statute, at conversion, current households cannot be excluded from occupancy at the Covered Project based on any rescreening, income eligibility, or income targeting. With respect to occupancy in the Covered Project, current households in the Converting Project will be grandfathered for application of any eligibility criteria to conditions that occurred prior to conversion but will be subject to any ongoing eligibility requirements for actions that occur after conversion. Post-conversion, the tenure of all residents of the Covered Project is protected pursuant to PBV requirements regarding continued occupancy unless explicitly modified in this Notice (e.g., rent phase-in provisions). 24 CFR 982.201, concerning eligibility and targeting of tenants for initial occupancy, will not apply for current households.
3. Under-Occupied Unit (Section 1.6.C.11): "If a family is in an under-occupied unit under 24 CFR 983.260 at the time of conversion, the family may remain in this unit until an appropriate-sized unit becomes available at the Covered Project. When an appropriate sized unit becomes available at the Covered Project, the family living in the under-occupied unit must move to the appropriate-size unit within a reasonable period of time, as determined by OCHA. In order to allow the family to remain in the under-occupied unit until an appropriate-sized unit becomes available at the Covered Project, 24 CFR 983.260 is waived.
4. Renewal of Lease (Section 1.6.C.3): OCHA shall renew all leases upon lease expiration, unless cause exists.
5. Phase-in Tenant Rent Increase (Section 1.6.C.4): "If a tenant's monthly rent increases by more than the greater of 10 percent or \$25 purely as a result of conversion, the rent increase will be phased in over 3 or 5 years as outlined in Section 1.C.4 of PIH Notice 2012-32". OCHA shall establish a policy setting the length of the phase-in period at three years.

Three Year Phase-in:

- Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion – 33% of difference between most recently paid TTP or flat rent and the Calculated PBV TTP
 - Year 2: Year 2 Annual Recertification (AR) and any Interim Recertification (IR) prior to year 3 AR – 50% of difference between most recently paid TTP and the Calculated PBV TTP
 - Year 3: Year 3 AR and all subsequent recertification's – Full Calculated PBV TTP.
6. FSS and ROSS-SC (Section 1.6.C.5): OCHA has no Public Housing residents currently participating in FSS.
 7. Resident Participation and Funding (Section 1.6.C.6): Residents of Covered Projects with assistance converted to PBV will have the right to establish and operate a resident organization for the purpose of addressing issues related to their living environment and be eligible for resident participation funding.

8. Termination Notification (Section 1.6.C.7. i): In addition to the regulations at 24 CFR 983.257 related to Project Owner termination of tenancy and eviction the termination procedure for RAD conversion to PBV will require that PHAs provide adequate written notice of termination of the leased which shall be: a) A reasonable period of time, but not to exceed 30 days; b) If the health or safety of other tenants, Project Owner employees, or persons residing in the immediate vicinity of the premises is threatened; or c) Not less than 14 days in the case of nonpayment of rent; and d) Not less than 30 days in any other case, except that if a State or local law provides for a shorter period of time, such shorter period shall apply. Termination provisions outlined in Chapter 12 of OCHA Administrative Plan shall apply.
9. Grievance Process (Section 1.6.C.7. ii): For issues related to tenancy and termination of assistance, PBV program rules require the Project Owner to provide an opportunity for an informal hearing as outlined in 24 CFR 982.555. RAD will specify alternative requirements for 24 CFR 982.555(b) in part, which outlines when informal hearings are not required.
10. Earned Income Disregard (Section 1.6.C.8): Tenants who are employed and are currently receiving the Earned Income Disregard (EID) exclusion at the time of conversion will continue to receive the EID after conversion, in accordance with regulations at 24 CFR 5.617. Upon the expiration of the EID for such families, the rent adjustment shall not be subject to rent phase-in, as described in Section 1.6.c.4; instead, the rent will automatically rise to the appropriate rent level based upon tenant income at that time. Under the Housing Choice Voucher program, the EID exclusion is limited only to persons with disabilities. In order to allow all tenants (including non-disabled persons) who are employed and currently receiving the EID at the time of conversion to continue to benefit from this exclusion in the PBV project, the provision in 24 CFR 5.617(b) limiting EID to disabled persons is waived. The waiver, and resulting alternative requirement, apply only to tenants receiving the EID at the time of conversion. No other tenant (e.g., tenants that move into the property following conversion or tenants who at one time received the EID but are not receiving the EID exclusion at the time of conversion due to loss of employment) is covered by this waiver.
11. Jobs Plus (Section 1.6.C.9): Jobs Plus is not applicable to OCHA.
12. When Tenant Payment Exceeds Gross Rent (Section 1.6.C.10): Under normal PBV rules, the PHA may select an occupied unit to be included under the PBV Housing Assistance Payments (HAP) Contract only if the unit's occupants are eligible for housing assistance payments. Also, a PHA must remove a unit from the contract when no assistance has been paid for 180 day because the family's Total Tenant Payment (TTP) has risen to a level that is equal to or greater than the contract rent, plus any utility allowance, for the unit (i.e., the Gross Rent) Since the rent limitation under this Section of the Notice may result in a family's TTP equaling or exceeding the gross rent for the unit, for residents living in the Converting Project prior to conversion and who will return to the Covered Project after conversion, HUD is waiving both of these provisions and requiring that the unit for such families be placed on and/or remain under the HAP Contract when TTP equals or exceed the Gross Rent. Alternative requirements shall establish that until such time that the family's TTP falls below the gross rent, the rent to the owner for the unit will equal the less of (a) the family's TTP, less the Utility Allowance, or (b) any applicable maximum rent under Low-Income Housing Tax Credit (LIHTC) regulations. When the family's TTP falls below the gross rent, normal PBV rules shall apply. As necessary to implement this alternative provision, HUD is waiving the provisions of Section 8 (o)(13)(H) of the Act and the implementing regulations at 24 CFR 983.301 as modified by Section 1.6B.5 of this Notice. In such cases, the resident is considered a participant under the program and all of the family obligations and protections under RAD and PBV apply to the resident. Likewise, all requirements with respect to the unit, such as compliance with the Housing Quality Standards (HQS) requirements, apply as long as the unit is under HAP Contract. The PHA is required to process these individuals through the Form 50058

submodule in PIH Information Center (PIC). Following conversion, 24 CFR 983.53(d) applies, and any new families referred to the RAD PBV project must be initially eligible for a HAP payment at admission to the program, which means their TTP may not exceed the gross rent for the unit at that time.

13. Establishment of Waiting List (Section 1.6.D.s): 24 CFR 983.251 sets out PBV program requirements related to establishing and maintaining a voucher-wide, PBV program-wide or site-based waiting list from which residents for the Covered Project will be admitted. OCHA's site based waiting list shall be transferred to a new site-based waiting list for Covered Projects. Properties added to the wait list may utilize the Section 18 blend program.
14. Choice Mobility (Section 1.6.D.9): One of the key features of the PBV program is the mobility component, which provides that the family may terminate the assisted lease at any time after the first year of occupancy. The family must give the owner advance written notice of intent to vacate (with a copy to OCHA) in accordance with the lease. If the family has elected to terminate the leased in this manner, OCHA must offer the family the opportunity for continued tenant-based rental assistance, in the form of either assistance under the voucher program or other comparable tenant-based rental assistance. Before providing notice to terminate the lease a family must contact OCHA to request comparable tenant-based rental assistance if the family wishes to move with continued assistance. If voucher or other comparable tenant-based rental assistance is not immediately available upon termination of the family's leased of a PBV unit, OCHA must give the family priority to receive the next available opportunity for continued tenant-based rental assistance. If the family terminates the assisted lease before the end of one year, the family relinquishes the opportunity for continued tenant-based assistance.

Occupancy by Over-income Families:

HUD's Office of Public and Indian Housing published a notice in the Federal Register dated July 26, 2018 titled, "Housing Opportunity through Modernization Act of 2016: Final Implementation of Public Housing Income Limit" and issued a FAQ on implementation on January 28, 2022. HUD sent out a final rule on how implement to PHA's on February 14, 2023. OCHA must have our policies up to date by January 1, 2024, however HUD sent an email to Executive Directors notifying them of additional time to comply with Sections 102 (Income Reviews) and 104 (Asset Limits) of the Housing Opportunity Through Modernization Act of 2016 (HOTMA). This means that PHAs must bring their programs into compliance with HOTMA Final Rule for Sections 102 and 104 as quickly as possible, but not later than **January 1, 2025**. HUD did not delay of HOTMA Section 103 (Over-Income). Policies must include the imposition of an over-income limit in the program, all instances of when the two-year timeframe begins, and notification requirements. The law applies to families whose income has exceeded 120 percent of the area median income (AMI) for two (2) consecutive years. PHA must either terminate the tenancies of such families within six (6) months of the second income determination or must charge the family a monthly rent equal to the greater of (1) the applicable fair market rent, or (2) the amount of monthly subsidy for the unit including amounts from the operating and capital fund, as determined by regulations. OCHA revised our Admissions and Continued Occupancy Policy (ACOP) on September 26, 2018 to comply with implementation of rule effective March 24, 2019.

Occupancy by Police Officers:

OCHA does not intend to occupy any public housing dwelling units with police officers.

Non-Smoking Policy:

No change to Tobacco Free Policy implemented March 1, 2016.

Project-Based Vouchers:

On July 29, 2016 President Obama signed into law the Housing Opportunity Through Modernization Act (HOTMA), after it was passed unanimously by both the House of Representatives and the Senate. Title I of HOTMA makes significant amendments to the Public Housing and Section 8 programs which benefit PHAs, especially regarding the PBV program.

The Act considerably expands the ability of PHAs to use PBVs. PHAs may now project-base up to 20% of their authorized vouchers, whereas under prior law PHAs were limited to using 20 percent of their voucher funding for PBVs. Under the ACT, PHAs are permitted to use an additional 10 percent of their authorized vouchers as PBVs if they are to be used to house the homeless or veterans, to provide supportive housing to persons with disabilities or the elderly, or if market conditions make vouchers particularly difficult to use. The 20 percent limitation also does not apply to units that previously received some other form of federal subsidy.

However, the exceptions are expanded by the Act to include projects in areas where vouchers are difficult to use or where the poverty rates is 20 percent or lower.

Also, PHAs are now allowed to enter PBV contracts for up to 20 years and to further extend that term for an additional 20 years.

What constitutes a PHA-owned PBV project is also clarified. The term “owned by a public housing agency” means a unit that is located in a property owned by a PHA, by an entity wholly owned by a PHA, or by a limited partnership or LLC in which a PHA has a controlling interest. Holding an interest in a project’s ground lease, a security interest under a mortgage or deed of trust, or a non-controlling interest in an entity that owns a unit does not constitute ownership, such that certain additional regulations pertaining to PHA-owned units will not apply.

The process of awarding PBVs to certain projects is also simplified. A PHA is now permitted to award PBVs to projects it controls or possesses an ownership interest in without using a competitive process so long as the public is made aware of the PHA’s ability to do so through the PHA’s public housing agency plan. PHA’s and property owners are also permitted to expand PBV contracts to include additional units in a property without going through a competitive selection process, and may contract with owners of units currently under construction, so long as the owner can prove that the as-completed units will comply with requirements.

Owners are now also allowed to host property-specific waiting list for individuals interested in living at their RAD PBV properties. Also, PHAs are permitted to project-based HUD-Veterans Affairs Supportive Housing (VASH) Vouchers and Family Unification Program (FUP) vouchers in accordance with statutory and regulatory requirements of the PBV program without additional requirements for approval by HUD. These provisions are outlined in OCHA’s Administrative Plan – Section 8. A copy of the Administrative Plan is readily available for viewing.

OCHA intends to award PBV’s to projects it controls or possesses an ownership interest in without using a competitive process.

Chapter 17 of the Administrative Plan describes HUD regulation and OCHA’s policies related to the PBV program.

Emergency Housing Vouchers (EHV):

OCHA received notification of our eligibility to receive 36 new EHV's and funding as authorized by the American Rescue Plan Act of 2021. OCHA accepted the full allocation of 36 vouchers.

EHV's are specifically designed for households who are homeless; At Risk of Homelessness; Fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking; recently homeless for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability. OCHA entered into a Memorandum of Understanding with the City of Oklahoma City – Homeless Services and The Homeless Alliance Inc., to administer the EHV Program.

Units with Approved Vacancies for Modernization:

The Annual PHA & Five-Year Plan addresses modernization of numerous scattered site homes. Addresses of units undergoing modernization with a summary of the work to be performed is submitted to the local HUD Field Office for approval status in PMS/PIC. The local HUD Field Office reviews the request in accordance with 24 CFR 990.145 and PIH Notice 2011-7.

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

OCHA did not submit an applications for Emergency Safety and Security Grant this past year.

B.3 CIVIL RIGHTS CERTIFICATION:

Copy of Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Relations Regulations attached.

B.4 MOST RECENT FISCAL YEAR AUDIT:

The Annual PHA Plan includes a copy of our Audit Report for the year ended December 31, 2021. Copy of the Audit Report is readily available for viewing.

B.5 PROGRESS REPORT:

We are committed to Affordable Housing:

We will revitalize our public housing assets, seek additional rental assistance vouchers, and advance innovative affordable housing solutions.

- Our Amended Designated Housing Plan was approved by HUD on July 31 , 2023 designating Wyatt F. Jeltz, Shartel Towers' ; Reding Senior Center and Hillcrest Senior Center as elderly only.
- OCHA has increased the total Project Based Vouchers to 421 in the Housing Choice Voucher program.
- Partnered with neighborhood organization to paint a mural on the wall of one of Wyatt F. Jeltz Senior Center.
- OCHA has completed construction on Sooner Haven RAD/Section 18 conversion.
- On September 28, 2016 the Board of Commissioners approved a Strategic Investment Plan which outlined five core strategies which would help the Authority achieve its organizational goals, centered primarily on the Authority's ability to update public housing properties, generate new affordable housing and respond to new fair housing laws being introduced by HUD. The Strategic Investment Plan will act as a guide for staff to make plans for investment and re-investment in current and future Authority assets. Progress is being made as depicted under B.2 New Activities.

- Public Housing achieved a Standard Performer Status. Section 8 received a High Performer Status.
- parking lot improvements were completed at Hillcrest Senior Center.
-
- A phased boiler update has started at Will Rogers Courts.
- Updating of building elevators has started and should be completed for Marie McGuire Plaza.
- The painting of exterior building surfaces is being planned for Jeltz Senior Center, McGuire and Shartel Senior Center.
- Sidewalk improvements and the relocation of resident's cluster mailboxes at Reding Senior Center has been completed.
- The replacement of refrigerators and ranges are on-going for the following senior centers: Marie McGuire, Wyatt F. Jeltz, Classen Senior Center, Shartel Towers, Hillcrest Senior Center, Reding and Andrews.
- Carbon monoxide detector installation is completed six (6) AMP's: 101, 104, 111, 112, 114, and 115.
- Brick repairs and tuck point is being planned for Will Rogers Courts.
- Roof top HVAC unit replacement for the office and community center at Ambassador Courts has been completed.
- Security lighting upgrades is being planned for Ambassador Courts, Fred Factory Gardens and Andrews Square.
- Security lighting and entry key card improvements are being planned for Classen Senior Center, The Towers, Shartel Towers, and Hillcrest Senior Center.
- Landscaping and decorative fencing improvements are being planned for Wyatt F. Jeltz and Marie McGuire.
- Replacement of automatic entry doors and card readers are being planned for Wyatt F. Jeltz and Marie McGuire.
- Marie McGuire's office redesign is being planned.
- Replacement of windows on first floor and each laundry room is being planned for Marie McGuire.
- New dumpster enclosure is being planned at Wyatt F. Jeltz.
- Elevator upgrades are being planned for Shartel Towers.
- Parking lot and exterior building repairs are being planned for Shartel Towers.
- Security lighting and camera updates are being planned for Reding.
- Cooling tower repair/replacement for Andrews Square has been completed.
- Replacement of storefront windows, building signs and entry card readers are being planned for Andrews Square.
- Public Housing Pre-Applications and full intake process is being completed online through the Application Portal. Planning to get all current Public Housing residents registered in the portal, so we can begin completing re-certifications through the online portal.
- Participating in the NSPIRE Demonstration Program with training and internal inspections beginning July 12, 2021 All public housing properties received in NSPIRE Demo Inspection during 2022 or first quarter of 2023.
- Danforth and Candle Lake Converted under the Rental Assistance Demonstration in December 2022.
- New monument signage is being planned for Shartel Towers, Wyatt F. Jeltz, Fred Factory, and Marie McGuire Plaza.
- New Interior mailboxes are being planned for Shartel Towers.
- Sanitary Sewer and Storm water improvements are being planned at Wyatt F. Jeltz Senior Center.
- Physical Needs Assessments are being planned at multiple locations.

We are committed to Corporate and Affordable Housing Sustainability:

We will pursue new funding sources and entrepreneurial opportunities, ensure stewardship, maximize efficiency and promote innovative initiatives.

- CEC has been issued the final 8609s by OHFA for Sooner Haven Apartments, a 150 unit LIHTC/PBV property.
- OCHA in conjunction with CEC, Homeless Alliance, PIVOT, Mental Health Association of Oklahoma, was awarded the administer of the Oklahoma City Council for Metropolitan Area Projects Plan (MAPS 4) Homelessness Program, to address homelessness and affordable housing. MAPS 4 Homelessness Program includes the provision of \$57.7 million for affordable housing to be allocated over 10 years. OCHA received the first allocation of \$10.7 million in March 2023.
- OCHA submitted a FY23 Choice Neighborhood Initiative Planning Grant Application in conjunction with the City of Oklahoma City (co-applicant) for the 348-unit Will Rogers Courts Apartments and Stockyards/Rotary Park Neighborhood in June 2023.

We are committed to Resident Self-Sufficiency and Quality of Life:

We will continue to focus resources and expand our Resident Services Division; to provide wrap around services to all OCHA residents to enhance quality of life and provide households the opportunity to achieve self-sufficiency.

- Dress for Success – Provides streamlined referrals to offer support and assistance to women identifying and striving towards their professional and personal goals.
- Oklahoma County Senior Nutrition – Activities and noon meal for seniors.
- Enhanced Mobility of Seniors and Individuals with Disabilities – Section 5310 participants Community Action Agency – Financial literacy and small business classes.
- Community Health Centers of Oklahoma – Federally Qualified Health Center providing health and case management services onsite for residents.
- Goodwill Industries of Oklahoma – Employment opportunities, computer literacy, and employment preparation.
- OIC of Oklahoma County – High school diplomacy classes, ESL, adult basic education, literacy tutoring and life skills.
- Oklahoma City Community College – Provide computer labs as well as cultural and art experiences for seniors.
- Oklahoma State Department of Health Maternal and Child Health Services – Educational material, support and equipment for safe sleep for expecting and newly parenting families.
- Oklahoma State Department of Human Services – Provide an embedded team of specialists working with residents to help with self-sufficiency programs such as childcare, SNAP, TANF, medical, etc.
- Regional Food Bank – Provide food onsite monthly for all senior and designated housing properties with the exception of Towers.
- Skyline Urban Ministry – Monthly mobile food pantry to families and seniors at Towers.
- University of Central Oklahoma – Nursing Program provides health screenings and Kinesiology Department offers opportunities for data collection and evaluation via needs assessments, program development and interventions for families and seniors.
- Whiz Kids – Mentorship and tutoring to school age youth at Fred Factory Gardens.
- Workforce Oklahoma – Streamline referrals for employment opportunities, training and employment preparation.
- YMCA – Offer out of school time and enrichment activities at Ambassador Courts, Oak and Sooner Haven through Y Clubhouses. This includes day camp, tutoring, mental health services, nutrition, , after school snacks, and summer feeding programs at family properties.
- OCHA and Regional Food Bank of Oklahoma (RFBO) continued operation with Food Connection at Marie McGuire and Classen. In partnership with RFBO, Food Connection at Andrews Square was

opened. Food Connection serves residents living at Marie McGuire, Wyatt F. Jeltz, Andrews Square and Classen Senior Center monthly with fresh produce, dairy, meat, frozen meals, nonperishable items, and hygiene products. OCHA and RFBO plan to continue to develop and implement permanent food pantries in other properties.

- OCHA continues to utilize third party providers, federally funded partners, and county health departments to provide prevention of infectious diseases such as COVID-19 and Influenza for employees and residents.

We are committed to Quality Service and Employee Engagement:

We will ensure a resident, partner and customer focused environment where all are treated with dignity and respect. We will invest in our staff, ensure accountability and effective communication, and promote an innovative, healthy and safe work environment, with training and leadership development opportunities.

- Document imaging is complete with Public Housing Files and Maintenance Files now scanned. Work orders and inspections are completed through hand-held devices.
- Leased Housing name was changed to Housing Choice Voucher (HCV) Program as recommended by a Section 8 Housing Choice Voucher Program Assessment completed by Quadel Consultants. HCV is working to incorporate other recommendations from the assessment.
- Entered into an Agreement with AffordableHousing.com for Rent Reasonableness.
- Contracted with Bob.ai for Inspection Scheduling Software to automatically schedule and route HQS inspections while providing two-way communication with property owner/agent & client.
- OCHA established a Diversity, Equity & Inclusion (DEI) Committee to promote unity within. Committee restarted meetings in June 2022 after a pause due to COVID-19. OCHA hired a full-time DEI Officer in March of 2023.

We are committed to Equal Opportunity for Housing:

We will create an effective administration process to resolve complaints of poor customer service, discrimination and improve public relations.

- OCHA remains focused on reuniting families that are currently on their Public Housing program with a family member reentering their communities once released from prison or jail. OCHA also revised its criminal history lookback period from five years to three years.
- OCHA is committed to full compliance of fair housing laws and ordinances. OCHA staff annually provides and/or participates in fair housing and cultural diversity training.
- OCHA staff follows adopted rules and procedures related to Section 3 opportunities for public housing residents and rental assistance clients
- OCHA staff ensures new developments and major rehabilitation projects meet section 504 and Americans with Disabilities Act (ADA) requirements.
- OCHA staff coordinates with the City of Oklahoma City, OK for the local analysis of Impediments to Fair Housing Choice and Housing Affordability Study.
- OCHA staff continues to utilize our “Opportunity Zone Scoring Analysis” and mapping to guide strategic planning for affordable housing in Oklahoma City. Our scoring system was developed by staff and includes many aspects of the Assessment of Fair Housing (AFH) process.

B.6 RESIDENT ADVISORY BOARD COMMENTS:

Resident Council/Resident Advisory Board Members met on May 15, 2023 and September 5, 2023. Agendas and meeting minutes for the meeting is attached.

Resident Council/Resident Advisory Board Members will meet on April 1, 2024 to discuss the significant amendment to the 2024 Annual Plan.

B.7 CERTIFICATION BY STATE OF LOCAL OFFICIALS:

Copy of Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan is attached.

B.8 TROUBLED PHA:

OCHA does not have any current Memorandum of Agreement, Performance Improvement Plan or Recovery Plan in place.

C. STATEMENT OF CAPITAL IMPROVEMENTS

C1. CAPITAL IMPROVEMENTS:

OCHA's 2023– 2027 Five Year Plan was approved by HUD.