

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 09/30/2027
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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. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

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

A. PHA Information.	
A.1	PHA Name: <u>Provo City Housing Authority</u> PHA Code: <u>UT007</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/01/2027</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>248</u> Number of Housing Choice Vouchers (HCVs) <u>963</u> Total Combined <u>1211</u> PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. The PHA Annual Plan will be available for review from August 1, 2026, to September 15, 2026. The public can review a hard copy at the main office located at 688 West 100 North in Provo City Utah. Copies of the plan will also be in the management offices at 85 North 100 East Provo, Utah and 461 W 200 N (Cascade Gardens) Provo, Utah. A copy of the plan will be uploaded to the Provo City Website. The Resident Action Board will be holding two meetings on July 8, 2026, to discuss the plan. PCHA will hold a public comment meeting on September 16th, 2026, at 2:00 PM at PCHA's main office, 688 West 100 North, Provo, Utah.

☐ **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.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA since its last **Annual PHA Plan** submission?

Y N

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

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

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

B.2 New Activities.

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

Y N

☐	☒
☐	☒
☐	☒
☐	☒
☐	☒
☐	☒
☐	☒
☐	☒
☐	☒
☐	☒

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

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

In 2026, Provo City Housing Authority (PCHA) is converting all public housing units in AMP UT007000001. Provo City Housing Authority (PCHA) is repositioning its public housing portfolio through a small PHA RAD/Section 18 blend and a Section 18 disposition for fair market value, as described below. AMP 1 includes 248 public housing units (67 buildings) for general occupancy across 29 properties. PCHA has determined that converting to PBVs and disposing of certain scattered-site units at fair market value will leverage public and private partnerships and funding to preserve and stabilize affordable housing in Provo over the long term.

RAD-Section 18 Blend (228 units) - PCHA is converting 228 public housing units (54 buildings), included in AMP 1, to project-based vouchers through HUD's Small PHA RAD/Section 18 blend program and plans to substantially rehabilitate these units. The 228 units are located in 2 elevator buildings and 14 scattered-site properties. PCHA is coordinating and obtaining resident input throughout the planning and implementation of the conversion

Section 18 Disposition (20 units) - AMP 1 also includes additional scattered sites that are being separately removed from PIC through a Section 18 disposition process. PCHA obtained HUD Special Application Center disposition approval on January 28, 2026, to sell 20 units (13 buildings) at fair market value. PCHA received tenant protection voucher subsidies on April 23, 2026. PCHA is in the process of relocating families and is working closely with the HUD Field Office to obtain approvals for each sale, the release of the Declarations of Trust, and the removal of the public housing unit from PIC.

Below is a summary of PCHA's repositioning plan.

Development	Estimated conversion date	Conversion Type	Units Planned for Conversion	Status
Valley Villa 650 West 100 North St, Provo, UT, 84601	11/01/26	Small PHA Section 18/RAD Blend	78	PCHA is submitting the RAD Financing Plan, which will include all 228 units, to HUD in July 2026 to obtain a RAD Conversion Commitment (RCC), allowing PCHA to proceed with closing in the fall of 2026 and converting the units to PBV subsidy with an anticipated HAP effective date of 01/01/27.
Mt. View 111 West 700 North St, Provo, UT, 84601	11/01/26	Small PHA Section 18/RAD Blend	30	
Scattered Sites Addresses listed in the following section, the sites include: A, B, C, D, F, H, I, J, K, L, M, N, Q, and S	10/18/26	Small PHA Section 18/RAD Blend	120	

Scattered Sites Addresses listed in the following section, the sites <u>include:</u> E, G, O, P, R	02/01/26- 12/31/26	Section 18 disposition	20	PCHA obtained HUD disposition approval on 01/28/26, to sell these 20 units at fair market value. PCHA received tenant protection voucher subsidies on 04/23/26. PCHA is in the process of relocating families and is working closely <u>with HUD</u> Field Office to obtain specific approvals required for each site.
TOTAL			248	

HUD RAD/Section 18 blend program RAD is authorized by the consolidated and Further Continuing Appropriations Act of 2012 (Pub. L. No. 112-55, approved November 18, 2011), as amended by the Consolidated Appropriations Act, 2014 (Pub. L. No. 113-76, approved January 17, 2014), the Consolidated and Further Continuing Appropriations Act, 2015 (Pub. L. No. 113-235, approved December 16, 2014), the Consolidated Appropriations Act, 2016 (Pub. L. No. 114-113, approved December 18, 2015), the Consolidated Appropriations Act, 2017 (Pub. L. No. 115-31, approved May 5, 2017), and section 237 of Title II, Division L, Transportation, Housing and Urban Development, and Related Agencies, of the Consolidated Appropriations Act, 2018 (Pub. L. 115-141, approved March 23, 2018) collectively, the "RAD Statute."

PCHA plans to convert public housing units to project-based vouchers under the guidelines of H-2023-08 PIH, PIH 2023-19, H-2019-09 PIH 2019-23, Notice PIH 2018-04, PIH 2016-17, and any successor PIH Notices, rules, and regulations. Upon conversion, PCHA will adopt resident rights, participating, waiting list, and grievance procedures as required by HUD. PCHA will comply with all fair housing and civil rights requirements. The RAD and Section 18 Blend programs were designed by HUD to assist in addressing the capital needs of public housing by providing housing authorities with access to private sources of capital to repair and preserve its affordable housing assets. PCHA will access private funding sources and borrow funds, in accordance with industry standard underwriting criteria to address the capital needs. PCHA may contribute Capital Funds and other funds, including Replacement Housing Factor Funds (RHF) and Demolition Disposition Transitional Funds (DDTF) made available by HUD at the time of conversion, and will submit these financial reports to HUD annually and periodically as required.

PCHA has had multiple meetings with residents, in accordance with the RAD Notice, and has provided residents project updates through flyers and written correspondence.

Senior Waiting List Preference: On May 22, 2026, PCHA obtained HUD's Office of Fair Housing and Equal Opportunity (FHEO) approval to implement a senior waiting list preference at Valley Villa (78 units) and Mt. View (30 units). PCHA will adopt a project-specific waiting list and an admission preference in its Administrative Plan in accordance with 24 CFR 982.207. PCHA will include its tenant selection policies in the Administrative Plan, which will be submitted to the PIH Field Office with the Financing Plan. PCHA will comply with all fair housing and civil rights requirements.

Below, please find specific information related to the Public Housing Development(s) proposed for RAD. Elements of this proposal are subject to change as plans develop, in consultation with residents:

Proposed Small PHA RAD/Section 18 Blend Conversion UT007000001

Development Name / Address:	Valley Villa, 650 West 100 North St, Provo, UT, 84601 Mt. View, 111 West 700 North St, Provo, UT, 84601	
Conversion Type:	☒ Project Based Voucher (PBV) ☐ Project Based Rental Assistance (PBRA)	
Estimated Conversion Date (month and year) (i.e., disposition timeline for a RAD/Section 18 Blend)	RAD/LIHTC closing date 11/01/26 HAP effective date 01/01/27	
Current project designation:	☒ General Occupancy ☐ Elderly/Disabled ☐ Elderly-Only	
Is the project anticipated to have waiting list preferences after conversion:	☒ Yes ☐ No	FHEQ approved 05/22/26 a senior (62+) waiting list preference.
Will the conversion involve a transfer of the assistance to a new location?	☐ Yes ☒ No	
Estimated amount of Capital Funds to be used in the RAD Conversion (subject to future change)	\$1,659,222. This amount will be contributed to a financing transaction that includes 228 units. All units are being financed together in one transaction.	
After conversion, the annual Capital Fund grant is estimated to be reduced.	PCHA is converting all of its public housing units in 2026 to PBV and will receive no capital funds after removing all public housing units included in AMP 1 from PIC. By December 31, 2026, PCHA anticipates having no public housing units in PIC.	
We certify that the site complies with all applicable site selection requirements set forth at - 24 CFR § 983.55, for PBV conversions - Appendix III of the RAD Notice, for conversion to PBRA Further, the site complies with the Fair Housing Act, Title VI of the Civil Rights Act of 1964, including implementing regulations at 24 CFR § 1.4(b)(3), Section 504 of the Rehabilitation Act of 1973 including implementing regulations at 24 CFR §	☒ Yes ☐ No	

8.4(b)(5), and the Americans with Disabilities Act			
Is the Authority currently under a voluntary compliance agreement, consent order or consent decree or final judicial ruling or administrative ruling?		☐ Yes, and compliance will not be negatively impacted by conversion activities. ☒ No	
Will the RAD conversion impact an existing Capital Fund Financing Program or Energy Performance Contract?		☐ Yes ☒ No	
Is the PHA <u>an</u> Moving to Work agency and augmenting the RAD rents using voucher reserves as described in Section 1.6 or 1.7 of the RAD Notice		☐ Yes ☒ No	
Bedroom Type	Number of Units Pre-Conversion	Estimated Number of Units Post-Conversion	Change
One Bedroom	108	108	0
Total	108	108	

Proposed Small PHA RAD/Section 18 Blend Conversion UT007000001

Development Name / Address:	Site A (953-999 West 200 South), Site B (1097-1129 West 590 North), Site C (509-527 South 300 East), Site D (824-860 West 200 North), Site F (186 West 880 South and 871 South 200 West), Site H (521-545 West 300 South), Site I (845-885 East 1040 South), Site J (572-640 West 1800 North), Site K (828-838 West 100 North), Site L (516-566 West 920 South), Site M (149-244 South 1980 West), Site N (606-612 West 100), Site Q (655-695 East 600), and Site S (545-547 North 1080 West and 535-555 North 1080 West	
Conversion Type:	☒ Project Based Voucher (PBV) ☐ Project Based Rental Assistance (PBRA)	
Estimated Conversion Date (month and year) (i.e., disposition timeline for a RAD/Section 18 Blend)	RAD closing 11/01/26 HAP effective date 01/01/27	
Current project designation:	☒ General Occupancy ☐ Elderly/Disabled ☐ Elderly-Only	
Is the project anticipated to have waiting list preferences after conversion:	☐ Yes ☒ No	

Will the conversion involve a transfer of the assistance to a new location?		☐ Yes ☒ No	
Estimated amount of Capital Funds to be used in the RAD Conversion (subject to future change)		Reflected <u>in</u> the table above. All units are being financed together in one transaction.	
After conversion, the annual Capital Fund grant is estimated to be reduced.		PCHA is converting <u>all of</u> its public housing units in 2026 to <u>EBX</u> and will receive no capital funds after removing all public housing units included in AMP 1 from PIC. By December 31, 2026, PCHA anticipates having no public housing units in PIC.	
We certify that the site complies with all applicable site selection requirements set forth at - 24 CFR § 983.55, for <u>EBX</u> conversions - Appendix III of the RAD Notice, for conversion to <u>EBRA</u> Further, the site complies with the Fair Housing Act, Title VI of the Civil Rights Act of 1964, including implementing regulations at 24 CFR § 1.4(b)(3), Section 504 of the Rehabilitation Act of 1973 including implementing regulations at 24 CFR § 8.4(b)(5), and the Americans with Disabilities Act		☒ Yes ☐ No	
Is the Authority currently under a voluntary compliance agreement, consent order or consent decree or final judicial ruling or administrative ruling?		☐ Yes, and compliance will not be negatively impacted by conversion activities. ☒ No	
Will the RAD conversion impact an existing Capital Fund Financing Program or Energy Performance Contract?		☐ Yes ☒ No	
Is the PHA a Moving to Work agency and augmenting the RAD rents using voucher reserves as described in Section 1.6 or 1.7 of the RAD Notice		☐ Yes ☒ No	
Bedroom Type	Number of Units Pre-Conversion	Estimated Number of Units Post-Conversion	Change
One Bedroom	5	5	0
Two Bedroom	35	35	0
Three Bedroom	64	64	0
Four Bedroom	16	16	0
Total	120	120	

Resident Rights, Participation, Waiting List and Grievance Procedures

Upon conversion, PCHA will adopt the resident rights, participation, waiting list and grievance procedures listed in H-2016-17/PIH-2016-17 (RAD Civil Rights and Relocation Notice) and Section 1.6 of the RAD notice that are applicable to project-based vouchers.

Below, please find a table listing out each of the provisions affecting residents' rights and participation, waiting list and grievance procedures. The table lists out the provisions applicable to the type of conversion (PBV or PBRA) that the PHA is proposing, with reference to the Notice provisions that provide each tenant with protections.

Resident Rights	Reference for Conversion to <u>PBV</u>
<i>Resident Protections Under the RAD Civil Rights and Relocation Notice (H 2016-17; PIH 2016-17)</i>	
Resident Right to Return	Section 6.2
Relocation Rights	Section 6.3-6.11
<i>Tenant Protections Under the RAD Notice (H 2019-09/PIH 2019-23, REV-4, as revised)</i>	
No rescreening of tenants upon conversion	Section <u>1.6.C.1</u>
Establishment of Waiting List	Section <u>1.6.D.4</u>
Phase-in of tenant rent increase	Section <u>1.6.C.3</u>
Resident Participation and Funding	Section <u>1.6.C.5</u>
Family Self Sufficiency (ESS)	Section <u>1.6.C.4</u>
Resident Opportunity and Self Sufficiency Service Coordinators (ROSS-SC)	Section <u>1.5.G</u>
Jobs Plus	Section <u>1.6.C.8</u>
Earned Income Disregard	Section <u>1.6.C.7</u>
Choice-Mobility	Section <u>1.6.D.8</u>
When Total Tenant Payment Exceeds Gross Rent	Section <u>1.6.C.9</u>
Under-Occupied Unit	Section <u>1.6.C.10</u>
Termination notification	Section <u>1.6.C.6</u>
Grievance process	Section <u>1.6.C.6</u>

Significant Amendment Definition

As part of the Rental Assistance Demonstration (RAD), PCHA is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD-specific items:

- The decision to convert to either Project-Based Voucher Assistance or Project-Based Rental Assistance;
- Changes to the Capital Fund Budget are produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds;
- Changes to the number of each bedroom-type placed under HAP contract after conversion
- If the conversion involved a transfer of assistance to a new location, changes to the location of the new site and plans for the original site following the transfer
- Whether the project will adopt preferences after conversion
- Whether the RAD conversion also involves a related Section 18 Disposition application, as long as such inclusion does not impact the number of units placed under HAP contract or the rights of impacted residents

Project-Based Vouchers:

PCHA, subject to approval by its Board of Commissioners, may project-base up to 228 tenant-protection vouchers as part of the RAD Section 18 Blend conversion. The location of the project-based assistance will comply with HUD regulations and the Section 8 Administrative Plan.

Units Selected based on Non-competitive Selection to attach PBV to PHA-Owned Projects (former Public Housing Units)

PCHA may enter into a PBV Housing Assistance Payment contract for the units at the following sites listed below as part of the Authority's RAD/Section 18 blend conversion, in accordance with the 2016 Housing Opportunity Through Modernization Act (HOTMA) and PIH Notice 2017-21.

Sites	PCHA's Role	PBVs	Description
Valley Villa, Mt. View and Scattered Sites A, B, C, D, F, H, I, J, K, L, M, N, Q, and S.	PCHA's affiliate non-profit will be the sole member of the General Partner of the Limited Partnership Ownership, as required by HUD's RAD requirements	Up to 228	PCHA partnered with Good Housing Partnership to submit a 4% LIHTC and bond application to obtain an allocation from the State of Utah to finance the rehab of 228 units. PCHA/GHP will submit a RAD Financing Plan and obtain HUD approval to close on the financing and place a 20-year PBV HAP on the project for all 228 units based on HUD approved rents for the project. PCHA will exceed the \$25,000 per unit in rehab required by HUD under HOTMA.

Section 18 Demolition/Disposition

The following table is a planning tool that PCHA uses to inform HUD and other stakeholders of potential considerations for future demolition/disposition activities. Based on operational costs and efficiencies, PCHA submitted a Section 18 disposition application and obtained HUD Special Application Center disposition approval on January 28, 2026, to sell 20 units (13 buildings) at fair market value. PCHA received tenant protection voucher subsidies on April 23, 2026. PCHA is in the process of relocating families and is working closely with the HUD Field Office to obtain approvals for each sale, the release of the Declarations of Trust, and the removal of the public housing unit from PIC.

With the disposition of these 20 public housing units, PCHA will seek to replace affordable units, as both rental and homeownership in Provo. The objective is to provide quality and safe housing that operates efficiently and effectively for PCHA's residents in compliance with all federal and state requirements. Multiple approaches are being evaluated to continue to deliver quality sustainable housing units and to expand the availability of both affordable rental and for sale units. To accomplish this objective and after due diligence, concepts such as acquisition/rehabilitation, new construction and review of other funding programs are being considered.

PCHA has held multiple meetings with the residents be affected by the sale of these public housing units. PCHA has offered each household comparable housing and funds eligible relocation expenses incurred by each household.

The following table is utilized to reflect potential Demolition/Disposition activities.

Columns included in table following:

1. Identifies the project number associated with the development.
2. Indicates the number of units.
3. The type of action proposed, whether PCHA is pursuing demolition or disposition.
4. Reflects the status of the application each year, such as if it is an application PCHA intends to submit (Planned application), or if the application has been submitted and we are either waiting approval (Submitted, pending approval), or it has been approved.
5. Provides an estimated start date of when the activity of demolition/disposition may begin after PCHA has received HUD approval.
6. Provides a brief description of the steps PCHA intends to take as part of the action and the preservation of affordable units.

Section 18 Disposition In Implementation - UT007000001 Provo- Scattered Site Units

1 Site	2 Number of Units	3 Type of Action Approved	4 Status	5 Timeline (anticipated disposition)	6 Narrative
E	4	Section 18 disposition	HUD approval obtained. Implementation <u>is in</u> process.	02/01/26- 12/31/26	These units will be removed from PIC. The sales proceeds will be used for <u>used for</u> affordable housing purposes.

G	2	Section 18 disposition	HUD approval obtained. Implementation <u>is in</u> process.	02/01/26- 12/31/26	These units will be removed from PIC. The sales proceeds will be used for <u>used for</u> affordable housing purposes.
O	2	Section 18 disposition	HUD approval obtained. Implementation <u>is in</u> process.	02/01/26- 12/31/26	These units will be removed from PIC. The sales proceeds will be used for <u>used for</u> affordable housing purposes.
P	6	Section 18 disposition	HUD approval obtained. Implementation <u>is in</u> process.	02/01/26- 12/31/26	These units will be removed from PIC. The sales proceeds will be used for <u>used for</u> affordable housing purposes.
R	6	Section 18 disposition	HUD approval obtained. Implementation <u>is in</u> process.	02/01/26- 12/31/26	These units will be removed from PIC. The sales proceeds will be used for <u>used for</u> affordable housing purposes.

Public Housing Closeout: As detailed in this plan, PCHA plans to convert all 248 of the agency's public housing units to project-based voucher-subsidized units in 2026. In accordance with PIH Notice 2019-13, PCHA will terminate the Authority's Public Housing ACC with HUD and close out its public housing program.

In 2026, PCHA will submit a public housing closeout plan to HUD as part of HUD's approval of the RAD/Section 18 blend conversion for all PCHA public housing units. In 2025 and 2026, PCHA submitted two IMS/PIC removal applications covering all of the agency's public housing units. PCHA will submit Form HUD-5837, Notification of Public Housing Closeout, to HUD in the fall of 2026. Upon completion of all required closeout activities, PCHA will submit a legal opinion certifying compliance with all applicable HUD requirements and request termination of the ACC. HUD will terminate the public housing ACC with PCHA after determining that all applicable closeout activities and requirements have been satisfied. Concurrently, the HUD Field Office will update PCHA's status in IMS/PIC to reflect PCHA as a Section 8 Housing Choice Voucher (HCV) PHA. PCHA will continue to exist as a locally established government entity.

PCHA will continue to explore all available tools and resources to create additional affordable housing opportunities, using proceeds from developer fees and other asset- and property-management fees.

B.3 Progress Report.

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

GOAL #1: Educate staff and board on the repositioning of Public Housing through a RAD conversion.

The PCHA (Public/Private Housing Authority) has created an internal plan and timeline for repositioning. As such, PCHA has submitted an application to HUD for a Rental Assistance Demonstration (RAD) and Section 18 Blend Conversion, committed to enter into a Housing Assistance Payment Contract (CHAP), and is in the process of scheduling a Concept Call with HUD, by which PCHA Financing Plans will also be submitted to HUD. PCHA has engaged residents throughout this process, holding quarterly RAD resident meetings.

GOAL #2: Continue to improve services through increased technology and online services:

PCHA continues to improve housing services through expanded technology and online platforms that increase efficiency, accessibility, and customer service.

Applicants can now apply online through the Applicant Portal, residents can access the Resident Portal using a QR code to view notices, monitor their account status, and communicate with staff, and landlords continue to utilize the online Landlord Portal to manage Housing Choice Voucher activities.

PCHA is also implementing Paymentus, an automated online payment system that will provide residents with a secure and convenient way to make electronic rent payments while reducing manual processing for staff.

In addition, PCHA continues to utilize Emphasys Software to enhance online services, streamline internal processes, improve communication, and expand access to housing services.

GOAL #3: Move the organization to "paperless" through the process of document imaging.

PCHA continues to make gradual progress toward a paperless environment through document imaging and electronic records management. The Housing Authority has implemented file organization guidelines to improve consistency and efficiency and continues to convert paper records to electronic files as time and resources allow. PCHA remains committed to expanding document imaging to improve record accessibility, reduce paper storage, and support more efficient operations.

GOAL #4: Increase the number of affordable housing units through acquisition or partnerships.

PCHA has implemented Project-Based Vouchers, where appropriate and in accordance with HUD regulations, to help preserve and increase the availability of long-term affordable housing while providing greater housing stability for residents. PCHA has also partnered with Community Action and Food Bank Services through the HART Apartments project to increase the number of affordable housing units and will continue to pursue additional partnerships and opportunities that support the development and preservation of affordable housing within the community.

GOAL #5: Maintain the quality and effectiveness of the Housing Choice Voucher program. Maintain High Performer for SEMAP.

PCHA continues to maintain a high-quality Housing Choice Voucher Program through effective program administration and compliance with HUD requirements. The Housing Authority again received High Performer designation under HUD's Section 8 Management Assessment Program (SEMAP) this year, demonstrating its continued commitment to program integrity, regulatory compliance, and quality customer service. PCHA will continue to operate at this high level while seeking opportunities to improve program efficiency and service to participants and landlords.

GOAL #6: Manage the addition of Tenant Protection Vouchers.

PCHA is actively implementing its repositioning plan and has been awarded the necessary Tenant Protection Vouchers (TPVs) through the Section 18 Disposition process. The Housing Authority has issued these vouchers to eligible residents and is working closely with each household to ensure a smooth transition from public housing to the Housing Choice Voucher Program. PCHA remains committed to providing individualized assistance and support throughout the relocation process to promote housing stability and a successful transition.

B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. The 5-year plan was approved on 2-20-26. Activities added include concrete work and asphalt paving, landscape improvements, exterior shed replacement, cabinets & countertops, doors & windows, and siding repla
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N ☐ ☒ (b) If yes, please describe:
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y N ☒ ☐ (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. Most, if not all, were questions concerning the RAD conversion. Residents are concerned about having to move out of their units temporarily, and the timing and costs associated with these moves. We assured them that we will give them plenty of notice, that we will assist in locating temporary lodging and that we will cover all costs associated with these moves and storage for their belongings. We will be holding additional meetings with the RAB group and all the residents affected by the RAD conversion as the project moves along.

C.2	Certification by State or Local Officials. 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.
C.3	Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y N ☐ ☒ (b) If yes, include Challenged Elements.

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

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

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

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

B. Plan Elements.

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

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

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

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

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR 903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements 24 CFR 903.7(b). Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists 24 CFR 903.7(b). A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV (24 CFR 903.7(b)). Describe the unit assignment policies for public housing 24 CFR 903.7(b).

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program and state the planned use for the resources (24 CFR 903.7(c)).

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies (24 CFR 903.7(d)).

☐ **Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act (24 CFR 903.7(k) and 24 CFR 903.11(c)(1)).

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

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

☐ **Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan (24 CFR 903.7(s)(2)(i)).

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

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

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

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

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

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

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

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

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

☐ **Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act (24 CFR 903.7(k) and 24 CFR 903.11(c)(1)).

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

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

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

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

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

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

C. Other Document and/or Certification Requirements

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

C.2 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR 903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of 24 CFR 5.150 et. seq., 903.7(o)(1), and 903.15(d).

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

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low- income, very low- income, and extremely low-income families.

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

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

Certifications of Compliance with PHA Plan and Related Regulations <i>(Standard, Troubled, HCV-Only, and High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 09/30/2027
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**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 01/2027, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the Resident Advisory Board (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the way the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - i. The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - ii. The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - iii. The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours. Where possible, PHAs should make documents available electronically, for public inspection upon request.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.
8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module and/or its successor system: the Housing Information Portal (HIP) in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;

- Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination based on age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on marital status and will not otherwise discriminate because of sex.
 11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, 'Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped' for people with physical disabilities.
 12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
 13. The PHA will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implement the regulations at 49 CFR Part 24 as applicable.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
 16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
 17. The PHA will keep records in accordance with 2 CFR 200.302 and facilitate an effective audit to determine compliance with program requirements.
 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
 21. All attachments to the Plan have been and will continue to always be available at all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA and, where possible, should be made available for public inspection in an electronic format.
 22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the City of Provo

PHA Name

UT007

PHA Number/HA Code

X Annual PHA Plan for Fiscal Year **2027**

_ 5-Year PHA Plan for Fiscal Years 20-20

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Name of Executive Director: MS Paula Curtis		Name of Board Chairman: Martha Wingate	
Signature:	Date:	Signature:	Date:

This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Form identification: *UT007-Housing Authority of the City of Provo form HUD-50077-ST-HCV-HP (Form ID -2822) for CY 2027 printed by Paula Curtis in HUD Secure Systems/Public Housing Portal at 07/30/2026 12:52PM EST*

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 09/30/2027

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Melissa McNalley, the Community Grant Admin
Official's Name *Official's Title*
certify that the 5-Year PHA Plan for fiscal years 2027-2031 and/or Annual PHA Plan for fiscal
year 2027 of the UT007 - Housing Authority of the City of Provo is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies to:
City of Provo

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

Provo City Housing Authority (PCHA) and the City of Provo are committed to intentionally collaborating to increase the supply of affordable housing units through a variety of strategies, including the development of additional rental housing and homeownership opportunities. These efforts directly support the Utah Valley HOME Consortium's objectives of creating affordable housing and suitable living environments, while advancing PCHA's mission to provide safe, quality, and affordable housing for the community. Provo City Housing Authority aligns with the City of Provo and the Utah Valley HOME Consortium's Consolidated Plan by working to expand affordable housing opportunities for the city's workforce. Recognizing that many families are leaving Provo in search of more affordable housing,

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. § 3729, 3802).

Name of Authorized Official: <u>Melissa McNalley</u>	Title: <u>Community Grant Admin</u>
Signature:	Date:

This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Form identification: UT007 - Housing Authority of the City of Provo form HUD-50077-SL (Form ID - 7597) printed by Paula Curtis in HUD Secure Systems/Public Housing Portal at 07/30/2026 01:51PM EST

Part I: Summary						
PHA Name : Housing Authority of the City of Provo		Locality (City/County & State) ☐ Original 5-Year Plan ☒ Revised 5-Year Plan (Revision No:)				
PHA Number: UT007						
A.	Development Number and Name	Work Statement for Year 1 2021	Work Statement for Year 2 2022	Work Statement for Year 3 2023	Work Statement for Year 4 2024	Work Statement for Year 5 2025
	PROVO (UT0070000001)	\$645,982.00	\$793,620.00	\$821,093.00	\$1,095,199.00	\$820,993.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		1	2021	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	PROVO (UT007000001)			\$645,982.00
ID0152	Maintenance staff salaries(Operations (1406))	Wages and benefits for maintenance staff supporting CFP.		\$322,991.62
ID0155	Administration staff salaries(Administration (1410)-Salaries)	Salary and benefits for staff supporting CFP.		\$64,598.20
ID0244	Concrete & Asphalt Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	repair sidewalks and driveways		\$226,039.18
ID0290	Transfer to Operations(Operations (1406))	CFP funds used for PHA operations		\$32,353.00
	Subtotal of Estimated Cost			\$645,982.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PROVO (UT007000001)			\$793,620.00
ID0245	Maintenance staff salaries(Operations (1406))	Wages and benefits for maintenance staff supporting CFP.		\$158,724.00
ID0249	Administration staff salaries(Administration (1410)-Salaries)	Salary and benefits for staff supporting CFP.		\$79,362.00
ID0253	Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Flooring repair and replacement. All sites.		\$50,000.00
ID0257	Cabinets and countertops(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Cabinet and countertop replacements. All sites.		\$1,860.00
ID0261	Siding (Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Siding repair and replacement. All sites.		\$1,000.00
ID0265	Vehicles(Operations (1406))	New vehicle for CFP operations and support.		\$109,435.17

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0269	Appliances, furnaces and water heaters(Dwelling Unit-Interior (1480)-Mechanical)	Replacement of appliances, furnaces, AC, and water heaters. All sites.		\$25,000.00
ID0273	Doors and windows(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Windows)	Door and window repair and replacement. All sites.		\$10,000.00
ID0277	Exterior Shed Replacement(Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Replacement of sheds on all sites.		\$11,768.18
ID0281	Landscaping Improvements(Dwelling Unit-Site Work (1480)-Landscape)	Tree removal		\$50,000.00
ID0285	Concrete & Asphalt Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	repair sidewalks and driveways		\$220,166.52
ID0289	Fire Panel(Non-Dwelling Construction - Mechanical (1480)-Smoke/Fire Detection)	Replace current fire panel and bring up to code.		\$27,833.70
ID0291	Transfer to Operations(Operations (1406))	CFP funds used for PHA operating expenses		\$48,470.43

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2022	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	Subtotal of Estimated Cost			\$793,620.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	PROVO (UT007000001)			\$821,093.00
ID000306	Common Area Improvements(Non-Dwelling Interior (1480)-Appliances,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Kitchens,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Common Area Washers,Non-Dwelling Interior (1480)-Laundry Areas,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other,Non-Dwelling Interior (1480)-Plumbing)	Replace flooring, paint, and other improvements of common areas.		\$1,000.00
ID0247	Maintenance staff salaries(Operations (1406))	Wages and benefits for maintenance staff supporting CFP.		\$164,218.00
ID0250	Administration staff salaries(Administration (1410)-Salaries)	Salary and benefits for staff supporting CFP.		\$82,109.00
ID0256	Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Flooring repair and replacement. All sites.		\$214,564.00
ID0260	Cabinets and countertops(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Cabinet and countertop replacements. All sites.		\$45,000.00
ID0262	Siding (Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Siding repair and replacement. All sites.		\$46,414.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 3 2023				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0266	Vehicles(Operations (1406))	New vehicle for CFP operations and support.		\$68,000.00
ID0270	Appliances, furnaces and water heaters(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Mechanical)	Replacement of appliances, furnaces, AC, and water heaters. All sites.		\$88,788.00
ID0274	Doors and windows(Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Exterior Doors)	Door and window repair and replacement. All sites.		\$5,000.00
ID0278	Exterior Shed Replacement(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Dwelling Unit-Exterior (1480)-Carports -Surface Garage)	Replacement of sheds on all sites.		\$20,000.00
ID0282	Landscaping Improvements(Dwelling Unit-Site Work (1480)-Landscape)	Tree removal		\$25,000.00
ID0286	Concrete & Asphalt Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	repair sidewalks and driveways		\$60,000.00
ID0292	Transfer to Operations(Operations (1406))	CFP funds used for PIA operating expenses		\$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2023	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	Subtotal of Estimated Cost			\$821,093.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2024	
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity
	PROVO (UT007000001)			\$1,095,199.00
ID0000296	Soffits(Dwelling Unit-Exterior (1480)-Soffits)	Replace worn soffits		\$10,000.00
ID0000297	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace broken appliances		\$10,000.00
ID0000298	Bathroom Counters and Sink(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Replace bathroom counters and sinks		\$10,000.00
ID0000299	Electrical(Dwelling Unit-Interior (1480)-Electrical)	Maintain electrical systems		\$10,000.00
ID0000300	Kitchen Repairs(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets)	Repair unit kitchens		\$10,000.00
ID0000301	Mechanical(Dwelling Unit-Interior (1480)-Mechanical)	Repair mechanical systems		\$10,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2024	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0000303	Parking Lots(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Striping)	Repair asphalt, concrete, paving, and striping.		\$10,000.00
ID0000304	Sewer Mains and Storm Drains(Dwelling Unit-Site Work (1480)-Storm Drainage,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Repair Sewer Mains and Storm Drains		\$10,000.00
ID0263	Siding (Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Siding repair and replacement. All sites.		\$10,000.00
ID0267	Vehicles(Operations (1406))	New vehicle for CFP operations and support.		\$68,000.00
ID0272	Appliances, furnaces and water heaters(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Mechanical)	Replacement of appliances, furnaces, AC, and water heaters. All sites.		\$100.00
ID0275	Doors and windows(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Windows)	Door and window repair and replacement. All sites.		\$10,000.00
ID0279	Exterior Shed Replacement(Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Replacement of sheds on all sites.		\$20,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2024	
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity
ID0283	Landscaping Improvements(Dwelling Unit-Site Work (1480)-Landscape)	Tree removal		\$25,000.00
ID0287	Concrete & Asphalt Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	repair sidewalks and driveways		\$60,000.00
ID0251	Administration staff salaries(Administration (1410)-Salaries)	Salary and benefits for staff supporting CFP.		\$82,109.00
ID0255	Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Flooring repair and replacement. All sites.		\$111,606.33
ID0259	Cabinets and countertops(Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks)	Cabinet and countertop replacements. All sites.		\$6,862.00
ID0271	Appliances, furnaces and water heaters(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Mechanical)	Replacement of appliances, furnaces, AC, and water heaters. All sites.		\$33,230.80
ID0293	Transfer to Operations(Operations (1406))	CFP funds used for PHA operating expenses		\$434,696.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2024	
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity
ID0000295	Roofing Replacement(Dwelling Unit-Exterior (1480)-Roofs)	Replace old roofing at buildings		\$119,341.47
ID0000302	Plumbing(Dwelling Unit-Interior (1480)-Plumbing)	Complete plumbing repairs		\$16,730.00
ID0000305	Elevator Replacement and Repair(Non-Dwelling Construction - Mechanical (1480)-Elevator, Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Elevator Replacement and Repair		\$17,523.40
	Subtotal of Estimated Cost			\$1,095,199.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		5	2025	
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity
	PROVO (UT0070000001)			
ID0000307	RAD Investment Activity(RAD Investment Activity (1504))	RAD Activity		\$820,993.00
ID0248	Maintenance staff salaries(Operations (1406))	Wages and benefits for maintenance staff supporting CFP.		\$164,218.00
ID0252	Administration staff salaries(Administration (1410)-Salaries)	Salary and benefits for staff supporting CFP.		\$82,109.00
ID0254	Flooring(Dwelling Unit-Interior (1480)-Flooring (non routine))	Flooring repair and replacement. All sites.		\$72,966.00
ID0258	Cabinets and countertops(Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Kitchen Cabinets)	Cabinet and countertop replacements. All sites.		\$100.00
ID0264	Siding (Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Siding repair and replacement. All sites.		\$100.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (\$)				
Work Statement for Year		5	2025	
Identifier	Development Number/Name	General Description of Major Work Categories		Quantity
ID0268	Vehicles(Operations (1406))	New vehicle for CFP operations and support.		\$100.00
ID0276	Doors and windows(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Windows)	Door and window repair and replacement. All sites.		\$100.00
ID0280	Exterior Shed Replacement(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Dwelling Unit-Exterior (1480)-Carports -Surface Garage)	Replacement of sheds on all sites.		\$100.00
ID0284	Landscaping Improvements(Dwelling Unit-Site Work (1480)-Landscape)	Tree removal		\$100.00
ID0288	Concrete & Asphalt Work(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	repair sidewalks and driveways		\$100.00
ID0294	Transfer to Operations(Operations (1406))	CFP funds used for PHA operating expenses		\$1,000.00
	Subtotal of Estimated Cost			\$820,993.00