

## **Streamlined PHA Plans**

24 CFR 903.12 provides that PHAs meeting the following requirements may submit a streamlined Annual Plan:

1. PHAs that are determined to be High Performing PHAs, under the Public Housing Assessment System (PHAS) as of the last annual or interim assessment of the PHA before the submission of the 5-Year or Annual Plan;
2. PHAs with less than 250 public housing units (Small PHAs) and that have not been designated as troubled in accordance with section 6(j)(2) of the 1937 Act; and
3. PHAs that only administer tenant-based assistance (Section 8 or Vouchers Only) and do not own or operate public housing.

PHAs that meet one of the above requirements must include in their Annual Plan submissions the following items:

### ***1 and 2 - SMALL and HIGH PERFORMING PHAs***

(see *Federal Register* Final Rule "Deregulation for Small Public Housing Agencies" published June 24, 2003; *Federal Register*, Docket No. FR-4829-N-01, published November 8, 2004, Further Annual Plan Deregulation for High Performing PHAs; and 24 CFR 903.11 and 903.12)

NOTE: A PHA with less than 550 public housing AND vouchers combined is a Qualified PHA under the Housing and Economic Recovery Act of 2008 (HERA) and is not required to submit an Annual Plan. This means a high performing small PHA with 249 public housing units and 249 vouchers would be considered a Qualified PHA under HERA, and therefore would not be required to submit an Annual Plan. A high performing small PHA with 249 public housing units and that administers 1,000 vouchers would be eligible as either a Small PHA or a High Performing PHA to submit a streamlined Annual Plan.

### **Streamlined Annual Plan Requirements for Fiscal Years in which the 5-Year Plan is Also Due.**

Submit statements (see form HUD-50075) containing the following information or certifications required by Sec. 903.7:

- (a) Housing Needs (to the extent it pertains to the housing needs of families that are on the PHA's public housing and Section 8 tenant-based assistance waiting lists)
- (b) De-concentration, Eligibility, Selection, Admissions Policies,
- (c) Financial Resources
- (d) Rent Determination Policies
- (g) Capital Improvements (If a PHA has less than 550 public housing and voucher units combined, HERA applies and no Annual Plan is required, but

separate statements of capital improvements required under the Capital Fund Program)

(h) Demolition/Disposition

(k)(1)(i) Homeownership Programs (to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act).

(o) Civil Rights Certification, and

(r) Additional Information. If the PHA wishes to use the project-based voucher program, include a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

### **Streamlined Annual Plan Requirements for all Other Years**

(1) Submit statements containing the following information or certifications required by Sec. 903.7:

(g) Capitol Improvements (If a PHA has less than 550 public housing and voucher units combined, HERA applies and no Annual Plan required, but separate statements of capital improvements required under the Capital Fund Program)

(o) Civil Rights Certification

(2) If the PHA wishes to use the Project-Based Voucher (PBV) program, include a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

(3) A certification from the PHA that lists the policies and programs covered by the sections of 24 CFR 903.7 identified below that the PHA has revised since submission of its last Annual Plan

(a) Housing Needs (to the extent it pertains to the housing needs of families that are on the PHA's public housing and Section 8 tenant-based assistance waiting lists)

(b)(2) Site-Based Waiting Lists (under De-concentration, Eligibility, Selection, and Admissions Policies)

(c) Financial Resources

(d) Rent Determination Policies

(h) Demolition/Disposition

(k)(1)(i) Homeownership Programs (to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act).

(r) *Additional Information*.

...and provides assurance by the PHA 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.

### ***3. PHAs THAT ADMINISTER ONLY TENANT-BASED ASSISTANCE (SECTION 8 OR VOUCHER ONLY PHAs)***

Submit statements containing the information or certifications required by the following sections of 24 CFR Part 903.7:

- (a) Housing Needs (to the extent it pertains to the housing needs of families that are on the PHA's public housing and Section 8 tenant-based assistance waiting lists)
- (b) De-concentration, Eligibility, Selection, Admissions Policies,
- (c) Financial Resources
- (d) Rent Determination Policies
- (f) PHA Grievance Procedures
- (k) Homeownership Programs (to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act).
- (l) Community Service and Self Sufficiency Programs
- (o) Civil Rights Certification,
- (p) Recent Results of PHA's Fiscal Year Audit
- (r) *Additional Information.* If the PHA wishes to use the project-based voucher program, include a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

Please note that all PHAs use the same form for submission, HUD-50075. Each type of PHA will use the form to submit the streamlined version of its plan.