

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: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-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.

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

A.	PHA Information.			
A.1	<p>PHA Name: <u>Memphis Housing Authority</u> PHA Code: <u>TN001</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/1/2017</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>3,049</u> Number of Housing Choice Vouchers (HCVs) <u>7,879</u> Total Combined <u>10,928</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>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. 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>A copy the plan will be displayed at the following locations:</p> <p style="text-align: center;">700 Adams in the Human Resources department, The Memphis Room of the Memphis and Shelby County Public Library Information Center, 3030 Poplar Memphis, TN 38112 and on www.memphisha.org.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> Public Housing: TN 1-2 Foote Homes TN 1-13 Barry Towers TN 1-14 Venson Center TN 1-18 Jefferson Square TN 1-21 Montgomery Plaza TN 1-23 Borda Towers TN 1-51 Askew Place TN 1-55 Bishop G.E. Patterson Pointe (Fowler Multi-family) TN 1-76 Kefauver Terrace Privately Managed Housing: TN 1-43 College Park Senior </td> <td style="width: 50%; vertical-align: top;"> 521 Vance Park Place (38126) (CNI grant-pending demolition disposition) 255 Lauderdale St. (38105) 439 Beale St. (38103) 741 Adams Ave. (38105) 1395 Pennsylvania St. (38106) 21 Neely St. (38105) 430 S. Lauderdale St. (38126) 886 Latham (38126) 7620 Robinson Cove (38002) 838 Walker Ave (38126) </td> </tr> </table>		Public Housing: TN 1-2 Foote Homes TN 1-13 Barry Towers TN 1-14 Venson Center TN 1-18 Jefferson Square TN 1-21 Montgomery Plaza TN 1-23 Borda Towers TN 1-51 Askew Place TN 1-55 Bishop G.E. Patterson Pointe (Fowler Multi-family) TN 1-76 Kefauver Terrace Privately Managed Housing: TN 1-43 College Park Senior	521 Vance Park Place (38126) (CNI grant-pending demolition disposition) 255 Lauderdale St. (38105) 439 Beale St. (38103) 741 Adams Ave. (38105) 1395 Pennsylvania St. (38106) 21 Neely St. (38105) 430 S. Lauderdale St. (38126) 886 Latham (38126) 7620 Robinson Cove (38002) 838 Walker Ave (38126)
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TN 1-44	College Park Fam I	838 Walker Ave (38126)
TN 1-46	College Park Fam II	990 College Park Drive (38126)
TN 1-47	Uptown Square	534 N. Second Street (38105)
TN 1-48	Greenlaw Apts.	148 Mill Ave. (38105)
TN 1-49	Uptown Phase II	534 N. Second Street (38105)
TN 1-50	Metropolitan Place	374 Mills Ave. (38105)
TN 1-53	Crockett Place	2645 Davey Drive (38127)
TN 1-54	Latham Terrace	855 South Fourth St. (38126)
TN 1-56	Magnolia Terrace	669 N. Third (38107)
TN 1-57	University Place Sr.	600 Somerville (38104)
TN 1-58	Uptown Phase III	634 N. Second Street (38105)
TN 1-59	Uptown Phase IV	534 N. Second Street (38105)
TN 1-60	University Place Phase II	1045 EH Crump Blvd (38104)
TN 1-61	Harold Ford Villas	621 Deerskin Dr. (38109)
TN 1-62	Austin Park	4351 LeClaire Dr. (38109)
TN 1-64	University Place Phase III	1045 EH Crump Blvd (38104)
TN 1-65	Legends Park East	198 N. Pauline (38105)
TN 1-66	Lakeview Landing	3915 Dagan Dr. (38109)
TN 1-67	Levi Landing	915 Dagan Dr. (38109)
TN 1-68	Village at Cypresswood	4495 Horn Lake Rd. (38109)
TN 1-69	Lyons-Ridge Sr. Apts.	1633 Pennsylvania (38109)
TN 1-70	Legends Park West	295 West Red Sox Lane (38105)
TN 1-72	Fairway Manor	12 W. Fairway (38109)
TN 1-71	Legends Park North	295 West Red Sox Lane (38105)
TN 1-72	Fairway Manor	12 W. Fairway (38109)
TN 1-73	Cleaborn Pointe Senior	460 South Lauderdale (38126)
TN 1-74	Cleaborn Pointe Phase II	440 South Lauderdale (38126)
TN 1-75	Cleaborn Pointe Phase III	440 South Lauderdale (38126)
TN 1-77	Cleaborn Pointe Phase IV	440 South Lauderdale (38126)

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

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

B. Annual Plan Elements

B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA 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 -See Exhibit 10

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

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

Exhibit 2: Statement of Housing Needs

- A. The City of Memphis commissioned a Housing Study that continues to support the need for affordable housing. The items identified do not change the statement that has been submitted to the United States Department of Housing and Urban Development (HUD) in the prior plan, but validates the need to provide more affordable housing units in the City of Memphis and Shelby County. There were three items identified that impact the people whose incomes are at or below 30-50 % of Area Median Income in a significant way:

	<p>1. The study stated that over 90,000 people are cost burdened as it relates to shelter. A disproportionate amount of minorities are cost burdened (especially people of African American descent) using a baseline of 650,932 residents (total population).</p> <p>2. A significant portion of the population located within the City of Memphis lives alone and has only one income stream.</p> <p>3. Severe Overcrowding of housing units was identified as an issue by the housing study. This has a direct correlation to the rising cost of shelter. The study states that there are 1.51 people per room.</p> <p>4. A large number of housing units are substandard with one or more problems identified (lack of complete plumbing or kitchen facilities)</p> <p>Exhibit 3 Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p>A.</p> <p>1. The Admissions and Continued Occupancy Policy(ACOP) and the Lease have been revised to include implementation of the Smoke-Free Rule for Public Housing units, changes to existing “transfer policy” to ensure additional protection and resources for VAWA victims, changes to the Public Housing Grievance Hearing Process, New policies include a “Weapons, Dangerous Objects and/or Materials Policies, Alterations Policy(changes to the structural layout), Small Scale In-Home Business Policy and the Solicitation/Distribution of Materials Policy.</p> <p>2. A formal request to raise the income limits for homebuyers for houses in McKinley Park from 80% area median income to 115% of area median income has been submitted and the Agency is waiting for a response. Higher income buyers will not receive the \$10,000.00 down payment assistance that is earmarked for this development.</p> <p>3. The Housing Choice Voucher Program has made changes to the Rent Determination process and the changes are incorporated into the Housing Choice Voucher Administrative Plan.</p> <p>Exhibit 4 Statement of Financial Resources</p> <p>A chart is included that lists all of the sources of income for the Agency for FY2017-2018. The fiscal year begins July 1, 2017 and concludes 6/30/2018.</p> <p>Safety and Crime Prevention</p> <p>A Safeway’s grant in the amount of \$10,000.00 will be used to prove a security assessment all of the MHA managed properties. The funds will include the assessment of properties that are privately managed and contain ACC units.</p> <p>There are no changes to the Pet Policy. A change is proposed in the definition of a Substantial Deviation and Significant Amendment/Modification Policies since the approval of 2016 Annual Plan. Please see Exhibit 10</p>
<p>B.2</p>	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Choice Neighborhoods (Foote Homes redevelopment activities)</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition, Acquisition and/or Disposition. (Legends Park, University Place, Uptown, Fairway Manor, other public housing developments)</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.(For Approved Redevelopment Areas including South City Urban Renewal Area and Uptown Redevelopment Areas)</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p>Annual Plan Amendment 5/30/17 - Acquisition and/or Disposition Activities</p> <p>A. Disposition of land at the Legends Park HOPE VI site for future commercial/retail/housing development affecting portions of the site. Proposed development activities will include transfer of surplus property along Poplar Avenue to the City of Memphis for the Medical Center Streetscape Project; Sale of surplus land at Legends Park for future commercial, retail and/or housing; and other dispositions of surplus land (at University Place, Fairway Manor or other housing developments) to facilitate the development of additional single-family, multi-family housing and for development of related improvements. Disposition Applications for described development activities will be submitted in July 2017 for the Legends Park Streetscape and Commercial/Retail planned activity; A future application will be developed in FY 2017 for a future 4.77 acre parcel located at Legends Park.</p> <p>B. Acquisition of property for future affordable housing development and related improvements within the South City Urban Renewal boundary and/or designated redevelopment areas within the City of Memphis. The proposed timeline for South City acquisition activities will be based on the timeline of each housing phase starting in December 2017 – 2021.</p> <p>C. The Low Income Housing Tax Credits (LIHTC) compliance period for the first HOPE VI grant that was awarded to the Memphis Housing Authority expired December 31, 2016. Negotiations’ are underway by the Agency to purchase the buildings that were in Phase I of the project. The buildings include a senior facility (80 units) and family apartments (92 units/15 LIHTC units). Phase II consisting of 154 units is currently owned and managed by MHA. The acquisition would add an additional 187 units to the MHA managed portfolio.</p> <p>D. The redevelopment of the Foote Homes as a mixed income site began March 2016 with relocation of the residents. Demolition of Phase I will start by 2nd quarter of 2017 followed by the Phase I closing and start of construction. A chart is attached that includes the location of the units and bedroom types. (See Exhibit 5 for those units submitted by the Agency for RAD Conversion). Approval will be sought for a “senior only” designated facility in a future phase of this six phase redevelopment plan for Foote Homes.</p> <p>E. A 2016 Self-Sufficiency grant was awarded December 23, 2016 in the amount of \$713,910 for Bishop G. E. Patterson Pointe (Fowler Homes Multi-family), Foote Homes (being redeveloped as part of the Choice Neighborhood Implementation grant) and Montgomery Plaza residents. The Agency plans to ask HUD since the residents have been moved from Foote Homes to expand the services provided by the ROSS Grant Coordinators to the other properties that house Public Housing residents.</p> <p>F. The Agency will work with public and private partners to add additional affordable housing units by utilizing via Project Based Vouchers. Project Based Vouchers (PBV) currently are located at Uptown Flats, Mason Village and Uptown Manor. Additional PBV Are planned for the approved Redevelopment Areas (South City and Uptown).</p> <p>G. The (16) units originally earmarked for Modernization through a partnership with the Memphis Land Bank are currently under HUD Approved Litigation. A request to add an additional four units was approved and brought the total to 20 units under this category (Five</p>

	<p>of the units were returned to service in February 2017). Public Housing units slated for modernization in the upcoming plan year center upon existing PH units located at the four High rises (Barry Towers, Borda Towers, Jefferson Square and Dr. R. Q. Venson Center), Kefauver Terrace and Montgomery Plaza. Vacant units will be identified, taken out of service to be modernized and then returned to service.</p> <p>H. The Agency will submit applications for Other Capital Fund Grant Programs as they become available including Safety and Security grants.</p> <p>I. MHA will seek and apply for any and all additional funding opportunities that benefit the mission of the agency and its residents.</p>
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B.3	<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 Plan.</p> <ol style="list-style-type: none"> 1. Progress: Expand The Supply Of Assisted Housing. <ol style="list-style-type: none"> A. The Memphis Housing Authority (MHA) is in discussion with development partners to acquire and manage College Park Senior & Family I Phases. The Family II phase is owned by MHA and privately managed through an agreement with LEDIC Management. The tax credits expired December 31, 2016. The plans only will impact the Senior and Family I rental phases of the site. By acquiring these phases, it will insure that the property will be preserved as affordable housing. MHA will also explore the option of purchasing/managing units of housing to provide additional affordable housing units. The Choice Neighborhood Implementation grant received in September 2015 will involve the development of up to 712 affordable housing units over the next 5 years. B. Applications for additional funds will be made to acquire, rehabilitate or construct affordable units. In addition, partnerships will be sought with the private and public sector to add affordable housing units. 2. Progress: Improve The Quality Of Assisted Housing. <ol style="list-style-type: none"> A. A physical needs assessment will be conducted on all of the properties owned by the Authority and those properties with ACC units ACC units. The results will drive the actions/plans for the needed improvements identified as a result of the study. B. Additional plans for all MHA properties will address the need to make the properties more energy efficient is currently being discussed. The plan is to start with College Park as it is the oldest of the properties redevelopment through the HOPE VI Program over 15 year ago. 3. Progress: Increase Assisted Housing Choices <p>MHA is committed to working with both the private and public sector to increase the amount of assisted living choices. Community-Based Housing Developers (CHDOs), Habitat for Humanity Cocaine Alcohol and Awareness Program (CAAP) and Promise Community Development are providing additional housing choices for people with low-incomes in the Uptown HOPE VI area by providing senior housing, rental housing and homeownership opportunities. As of 11/30/2016 Fifty Project-Based Vouchers were assigned to the Uptown Manor Project. A total of 249 Project-Based Vouchers are managed by the Agency</p> <p>MHA applied for an additional 75 Veterans Assistance Supportive Housing VASH (VASH) and as of 12/28/2016, the Agency is waiting funding notification. Increased efforts to work to via partnerships to provide housing for Veterans is an another effort to increase assisted housing choices. Tennessee and the surrounding states have a large number of Veterans from police actions and wars. Board and Staff members from the Authority assisted with the build that build in Memphis that featured President Jimmy Carter and his family. MHA will request renewals of the 8 current facilities that are designated for seniors 62 & above(College Park Senior, University Place Senior, Magnolia Terrace, Latham Terrace, Legends Park Senior, Cleaborn Pointe, Fairway Manor Lyons Ridge, and Villages of Cypresswoods).</p> 4. Progress: Provide An Improved Living Environment <ol style="list-style-type: none"> A. The Authority as part of the Annual Plan last year informed residents of HUD’s pending non-smoking policy. Smoking cessation classes were offered as part of health activities under the Social Service Coordination activities in the high rises. The Authority will implement the policy as part of the Lease Agreement and as part of the Admission and Continued Occupancy Plan (ACOP). MHA recognizes the many of the people in Public Housing have long used tobacco products and is committed to offering tools needed to assist in the cessation of smoking. Beginning in 2009 HUD has provided information and tools to assist Public Housing Authorities and residents to transition properties to becoming smoke-free. MHA will work to identify low cost or no cost options for residents to stop smoking (cessation classes, etc.) and will use a stepped enforcement system in the first eighteen months of implementation. This process is the same graduated levels of enforcement for all other lease infractions that are not classified as life threatening to self or others. Designated smoking areas will be assigned and dependent upon funds a covered shelter may or may not be provided. It is to be noted that the safety and well-being of all residents is a priority for the Memphis Housing Authority. B. Grant funds were provided to the Agency by the City of Memphis (\$90,000) and the Women’s Foundation of Greater Memphis (\$25,000.00) to continue to provide connectivity to public housing residents issued tablets under the ConnectHome Program. Tablets were provided to residents by T-Mobile. 5. Progress: Promote Self-Sufficiency And Asset Development For Individuals And Families <p>Memphis Housing Authority contracts with Urban Strategies/Memphis HOPE to coordinate Human Services for both Public Housing residents and Housing Choice Voucher participants to provide social services. Public Housing sites include Askew Place, Bishop G. E. Patterson, Foote Homes, Kefauver Terrace and Montgomery Plaza via ROSS and FSS grants. This year an internship funded by the City of Memphis allowed coordination of services to be provided to the residents of Kefauver Terrace. The two positions for Self-Sufficiency awarded in 2015 to provide services to both Public Housing (PH) and Housing Choice Voucher (HCV) participants had the HCV position for 6 months (6/30/2017) as the grant was set to conclude 12/31/2016. Unfortunately a continuation grant was not submitted in time and the PH position will not be grant funded in 2017. The extension of the grant will allow services to provide to the HVC participants. The next service provider for the HCV Program will have this position written in the contractual agreement to ensure continued service provision regardless of reception of grant funds or not. This will allow for unbroken service delivery. Alternative funding methods will be sought for the PH position.</p> <p>A summary of each of the areas funded by grants follows, as well as, the services contracted by the Agency for residents in the High Rises.</p>
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A. Jobs Plus Pilot Program Grant for \$3,000,000 was awarded for the Foote Homes Development in April 2015. The four year grant will be effective through September 2019. 2016 Outcomes for the Program Goals are highlighted (As of 12/30/2016) (Goals)

- 1) Enroll 291 adults/out of school youth into program-231
- 2) Complete 291 Assessments and Individual Development Plans (IDPs)-166
- 3) Enroll 291 adults/out of school youth into Job Readiness Training- 26
- 4) Enroll 50 adults/out of school youth into Adult Education Program-12
- 5) Enroll 200 Adult/out of School Youth into Hard Skills Training- 0
- 6) Enroll 100 Adult/out of School Youth into Financial Literacy Training-53
- 7) Employment Search Assistance-46

(Outcomes)

- 1) 20 Adults/out of school youth complete adult education program-0
- 2) 115 Adults complete hard skills training-2
- 3) 60 Adults placed into gainful employment-7
- 4) 35 Adults employed six months or more-5
- 5) 35 Adults complete financial literacy training-46
- 6) 20% Increase in income from employment-0%
- 7) Create 5 new entrepreneurship-1
- 8) 66% Section 3 hiring rate for the program-0%
- 9) 50 Youth placed into summer jobs/internships-16
- 10) 50 Youth provided with information on financial literacy/empowerment-16

To provide resident services, Urban Strategies Memphis HOPE (USMH) employs 3 Career Coaches (Case Managers) who utilize a case management model built upon the National Association of Social Workers' definition; which states that all aspects of social work case management rests on a body of established social work knowledge, technical expertise, and humanistic values that allows for the provision of a specialized and unique service to clients. Also providing support is a Workforce Specialist whose role, primarily, is to support residents in personalized guided employment goals set forth in Individual Development Plans (IDPs).

Also awarded was a \$27,500,000 Choice Neighborhoods implementation Grant that directs its service focus on the 38126 zip code; which includes the Foote Homes Public Housing Community. By combining the efforts of the Case Managers employed under each grant, USMH will ensure efficiency in its service delivery through more manageable caseloads of approximately 60. Also providing support are an Education Liaison/ Specialist, and a Health Care Liaison/ Specialist.

The Education Liaison will be responsible for supporting the implementation of the education strategy with an emphasis on a cradle to college/career continuum of solutions for children and youth in the South City Choice Neighborhood Initiative (CNI) project service area. Additionally, the Education Liaison will develop strong working relationships with neighborhood schools and early childhood education partners to provide solutions to address needs around academic achievement. With a focus on Health Care education and the provision of appropriate service linkages, the Health Care Specialist will also develop and deliver Strategies that support our families' progression towards self-sufficiency.

B. A ROSS Service Coordination grant was received in 2013 to provide services that would increase self-sufficiency for the elderly as well as families for Foote Homes, Bishop G.E. Patterson Pointe (Fowler Homes Family) and Montgomery Plaza. The Ross Grant Service Coordination goals and outcomes Foote Homes, Bishop G. E. Patterson Pointe and Montgomery Plaza as of 12/30/2016 follow:

- 1. Homeownership Goal:**
 - 10- pre-purchase homeownership counseling education/counseling-33
 - 3- Mortgage pre-approved-3
 - 2- Down payment assistance-0
- 2. Job Creation/Employment:**
 - 1- WIB partnership to establish apprenticeship programs- 0
 - 10-Number of job placements as a result of partnerships with the WIB-39
- 3. Capacity Building and Knowledge Sharing**
 - 4 -Meet with local PCC and conduct gap analysis- 4
 - 2 -Number of new supportive service partners providing services as a result of the gap analysis-21
 - 150- Service Coordination-needs assessment conducted- 507
 - 20- Households Service Coordination-189
- 4. Self-Sufficiency**
 - 50 Self-Sufficiency-Improved living conditions/quality of life-1440
- 5. Financial Literacy**
 - 75 Financial Literacy/Financial Management education-enrolled-75
 - 20 Monthly bills paid on time for a sixth month period-83
 - 30-IDA accounts established-39
 - 30-IDA account deposits-39
 - 30-Credit repair counseling-enrolled-59
 - 10-Credit score improved-7
- 6. Education**
 - 20- Adult Basic education enrolled-8
 - 10-High School diploma-3
 - 20-GED enrolled-11
 - 10-GED obtained-4

C The 2015 ROSS Family Self-Sufficiency (FSS) Service Coordination grant for both Public Housing and Housing Choice Voucher (HCV) reported activities are:

	<p>The HCV program had as of 11/30/2016- 27 participants employed, 116 active participants and an escrow balance of \$33,554.00 involving 9 participants. The PH program had as 11/30/2016- 78 active participants, 15 participants employed and 25 participants with a balance of \$6131.00</p> <p>D. The Social Service Coordination program for the high rises (Barry Towers, Paul Borda Towers, Jefferson Square and Dr. R. Q. Venson Center is contracted to Urban Strategies/Memphis HOPE but funded by the Agency to provide services. The report is current as of 12/30/2016. Please note services are only recorded as they are performed and there no goals.</p> <p>The services provided as of 12/30/2016 are as follows:</p> <ol style="list-style-type: none"> 1. Service assessments for new move-361 2. The distribution of commodities on a monthly basis-1959 3. Outreach Activities-2766 4. Service re-assessments-510 5. Senior Companion visits-1824 6. Supportive Service Referrals-1612 7. Transportation Set-ups-204 <p>Services for the residents of Kefauver Terrace were provided through the City of Memphis Internship program in the last quarter of the 2016 calendar year. Asset Management previously provided services through the Social Service Coordinators at the high rises or from other Urban Strategies' staff on an as needed service basis. Plans for the upcoming fiscal year include having a Social Service Coordinator two days a week at Kefauver Terrace provided through the partnership with Urban Strategies (MHA's Social Service Contractor). Additional resources are being sought through a partnership with the University of Memphis School of Social Work. The additional services will be used to keep people housed and on the path towards self-sufficiency.</p> <p>6. Progress: Ensure Equal Opportunity And Affirmative Action For Fair Housing. MHA has updated the language in the Admissions and Continued Occupancy Policy (ACOP) and the Lease to include language that ensures that the policies of the Agency protects the civil rights of residents. The "Transfer Policy" of the Agency has been updated to include partnerships and resources from other agencies including agencies that administer "victim rights funds" to assist victims under the VAWA Act. The policy now allows for the victim to relocate and not the entire household, if the rest of the family members choose to stay in the unit.</p> <p>The Authority will partner with the City of Memphis and Shelby County Government for the "Affirmatively Furthering Fair Housing Plan" that must be submitted to HUD. This combining of resources not allows for a comprehensive plan to be developed for all of the citizens in Memphis and Shelby County but will identify gaps in services, so that the Authority and local governments to plan effectively to mitigate the impediments to "Fair Housing". (The Current Administration has issued orders that federal funding may not be used for this activity.) It is in the best interest of the Authority to work with the other housing entities in Shelby County to identify impediments to fair housing and to plan strategically to eradicate or minimize the effects upon the citizens in a fair and equitable manner. Collaboration also maximizes the limited resources that the three agencies have in common (staff, financial and enforcement capabilities as it pertains to federal mandates, local and state laws.)</p> <p>7. Progress: Increase availability of affordable housing by awarding Project-Based Vouchers. MHA will continue to work with developers to award Project-Based Vouchers. As part of the redevelopment of South City (Foote Homes), the Authority is asking to increase the CHAP to seventy-three units (an allocation of 36 units had been approved previously). The request is currently under review. In addition to the South City project, MHA anticipates that there will be other opportunities for the distribution for Project-Based Vouchers to be utilized by developers.</p>
<p>B.4.</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(a) If yes, please describe: The Authority did not have adequate controls over the year-end financial reporting process to ensure proper posting of the prior year audited adjustments in the Authority's general ledger. Material entries were required during the audit process to properly reflect the financial data schedule and financial statements in accordance with generally accepted accounting principles. Due to the amount and complexity of the entries required by GASB 68 certain aspects of the required entries were not made in the prior year. The unaudited data submitted to REAC required material audit adjustments to correct for adjustments not entered.</p>
	<p>Other Document and/or Certification Requirements.</p>
<p>C.1</p>	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p>Form 50077-ST-HCV-HP, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>See Exhibit: 6</p>
<p>C.2</p>	<p>Civil Rights Certification.</p> <p>Form 50077-ST-HCV-HP, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>See Exhibit:6</p>

C.3	<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>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. Exhibit: 7 TBD</p>
C.4	<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. Exhibit: 8</p>
D	<p>Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP). Exhibit 9: The Capital Improvement Fund Plan was approved December 21, 2016.</p>
D.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. The Capital Plan was approved by the United States Department of Housing and Urban Development on December 8, 2016. The following items were completed in the previous fiscal Year (June 30, 2015-July 1, 2016) under the Capital Plan):</p> <ol style="list-style-type: none"> 1. Completed Phase II Exterior renovations of College Park. 2. Completed site improvements at Kefauver Terrace. 3. Exterior renovations of Jefferson Square in Progress. 4. Complete the last of the fire alarm installations for the high rises. 5. Completed gutters installation Uptown Phase 6. Completed University Place IV Stabilization and DeSoto Hardwood Demolition.

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

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.”

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. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only 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. [24 CFR §903.7\(a\)\(1\)](#) and 24 CFR §903.12(b). 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. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only 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. [24 CFR §903.7\(a\)\(2\)\(ii\)](#) and 24 CFR §903.12(b).

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 §903.12(b).

Safety and Crime Prevention (VAWA). 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))

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 public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); 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.

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 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. 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI 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 name, 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 name, 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. 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))

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))

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) 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.

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

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(r)(1))

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))

C. Other Document and/or Certification Requirements

C.1 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 SM-HP.

- C.2 Civil Rights Certification.** Form HUD-50077 SM-HP, *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\(o\)](#))
- C.3 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](#))
- C.4 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](#))
- D. Statement of Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. ([24 CFR 903.7 \(g\)](#))
- D.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. 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 16.64 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.