



U. S. Department of Housing and Urban Development
Nashville Field Office
Office of Public Housing
235 Cumberland Bend, Suite 200
Nashville, TN 37228-1803

November 13, 2020

Ms. Jeboria Scott
Director of Section 8 Rental Assistance
Tennessee Housing Development Agency
Andrew Jackson Building Third Floor
502 Deaderick Street
Nashville, TN 37243

Dear Ms. Scott:

SUBJECT: Tennessee Housing Development Agency, TN903
Annual/5-Year PHA Plans, FYB 07/2020

This is to inform you that the Annual/5-Year PHA Plans have been reviewed and approved, effective July 1, 2020. This approval does not constitute an endorsement of the strategies and policies outlined in the Plan. In the administration of housing programs covered by the Plans, the PHA agrees to comply with the rules, standards, and policies established in its approved Plans, as provided in 24 CFR Part 903 and other applicable regulations. The approved Plans and all required attachments and documents must be made available for review and inspection at the principal office of the PHA during normal business hours.

If you have questions or concerns, please contact Ann L. Akbari, Portfolio Management Specialist, at (615) 515-8526 or via email at Ann.L.Akbari@hud.gov.

Sincerely,

for

A handwritten signature in black ink, which appears to read "Cynthia Mitchell", is written over the typed name.

J. Carol Spencer, Acting Director
Knoxville/Memphis/Nashville Field Offices
Office of Public Housing

Streamlined Annual PHA Plan <i>(HCV Only PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 02/29/2016
--	---	---

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

Applicability. Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS and 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: _____ TENNESSEE HOUSING DEVELOPMENT AGENCY _____ PHA Code: ____TN903_____ PHA Plan for Fiscal Year Beginning: (MM/YYYY): ____07/2020____ PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) ____6,149_____ 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 the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. </p> <p> The documents may be found on the THDA website: http://www.thda.org </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below) </p> <table border="1" style="width: 100%;"> <thead> <tr> <th>Participating PHAs</th><th>PHA Code</th><th>Program(s) in the Consortia</th><th>Program(s) not in the Consortia</th><th>No. of Units in Each Program</th></tr> </thead> <tbody> <tr> <td>Lead HA:</td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	Lead HA:																													
Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																																
Lead HA:																																				
B.	Annual Plan.																																			

B.1**Revision of PHA Plan Elements.**

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

Y N

- ☐ ☒ Housing Needs and Strategy for Addressing Housing Needs.
☐ ☒ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
☐ ☒ Financial Resources.
☐ ☒ Rent Determination.
☐ ☒ Operation and Management.
☒ ☐ Informal Review and Hearing Procedures.
☒ ☐ Homeownership Programs.
☐ ☒ Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.
☐ ☒ Substantial Deviation.
☒ ☐ Significant Amendment/Modification.

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

ELIGIBILITY PROCESS

- All adult household members were previously required to be present for the briefing. This section of the Administrative Plan has been updated to be more flexible in favor of the family and optimize utilization

FAMILY OBLIGATIONS

- Where Administrative Plan states appointment letters are mailed, this has been updated to state mailed by USPS or electronically mailed (email/fax)

DETERMINATION OF ELIGIBILITY

- The calculation method was added to the Administrative Plan to establish income limits for bedroom sizes that exceeds the 4 bedroom unit.

LEASE UP PROCESS

- Voucher extensions will only be permitted for disabled families.
- Transfer of ownership – new owner may request to enter into a new lease and HAP contract as long as the change doesn't adversely affect the family, meets the 40% rule and passes the rent reasonableness test.

OWNER RESPONSIBILITY

- Language regarding when housing payments are due to owners was updated to reflect to business days instead of calendar days.
- Changed when subsidy payments are submitted via ACH from calendar days to business days.

MOVING/PORTABILITY

- Families that request portability within TN to services areas (counties) outside THDA's jurisdiction will be referred to a housing authority with a presence in that area.
- Portability information has been streamlined from the guide book and added to the Administrative Plan.

ANNUAL AND INTERIM ACTIVITIES

- Increase/decrease in income inserted language that THDA may mail or email Interim Letters.
- Decreases in income changes will be effective the first of the following month as long as it is received by the last day of the previous month.

NOTICE AND MAILINGS RULES

- Mailing requirement was redefined to include electronic mail

HOMEOWNERSHIP VOUCHER OPTION

- The definition of disabled household was redefined in keeping with HUD HCV definition
- An employment requirement exception for reasonable accommodation was added
- The term first time homeowner has been amended to include homemaker and single parent family
- Replaced HUD 1 Settlement document name to Loan Disclosure in keeping with industry standards

CASE CONFERENCE, COMPLAINTS AND INFORMAL HEARINGS COMPLAINTS, CONFERENCES, APPEALS

- Clients are no longer required to attend in person case conference appointment; informal reviews; and informal hearings. Case conference appointment will be conducted via teleconference and the teleconference details will be documented on the case conference report. This also allows flexibility to update this process to conduct informal hearings via phone, electronic or in person.
- Case Conference to supply documentation. The process has been revised to allow staff to continue completing the recertification process before &/or after a proposed termination has been issued. This will allow rental assistance to continue for the assisted family. Managers will issue the withdrawal and cancellation of the termination.
- Notification of Informal Review Decision delivery has been updated to include electronic notification (email/fax) as an option for delivery. Address have been updated to include email.
- Notification of Informal Hearing Appointment has been updated to include electronic notification (email/fax) and to the last known address unless the participant notifies THDA of a different mailing/email address.
- Scheduling of Informal Hearing Appointment date shall not exceed 45 days from the request date.
- Language was added to the Administrative Plan to allow the initial notice of hearing may be delivered via secured electronic mail in addition to USPS.
- Notification timeframe for issuing Informal Review Decision letters was changed from 30 days to 14 days.

WAITLIST MODIFICATIONS AND PREFERENCE

- THDA added a new preference NED targeted towards families with a disabled household member who is not the head or co-head. When funding allocation for this preference, families will join the regular waiting list. THDA HCV waitlist is being modified to reduce the number of waitlists from 75 to 3 combined waitlists

INTERIM RE-EXAM CHAPTER

- In cases where an increase in income is reported is less than \$300 a month, the change will be documented and no Interim Increases/Interim will be processed.

B.2	<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 <input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers.</p> <p>(b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.</p>
B.3	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
B.4	<p>Civil Rights Certification</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>See Attachment.</p>
B.5	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>See Attachment.</p>
B.6	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p> <p>The THDA is committed to ensuring that every Tennessean lives in a safe, sound and affordable home in a viable community. THDA will continue partnerships with other organizations that provide fair housing services in Tennessee. THDA seeks to provide quality affordable housing, a suitable living environment, and expanding economic opportunities for low-and moderate-income persons through HUD programs. THDA is also committed to increasing the number of outreach and education activities for housing providers about fair housing requirements law, and federal formula grant funding requirements to affirmatively further fair housing. Specific Goals of the THDA Section 8 Rental Assistance Division Housing Choice Voucher Program are:</p> <p>Goal 1- Concentrate on efforts to Secure Stability and Program integrity related to Administering the HCV Program via specific program management functions and efficiencies. Over the past 5 Years THDA has maintained financial stability of the THDA HCV Program. 2020 has proven to be an exceptional year due to budget constraints as a result of the COVID-19 Pandemic. However, THDA has maintained utilization levels in the HCV program through an effective "maintenance leasing" strategy. THDA also plans to make use of technology via online platforms to increase efficiency in processing, provide ease of use to consumers; and provide additional access to housing opportunities for customers. Program Integrity and Monitoring Objective: Obtain a SEMAP Score of 96 or Higher. Result: THDA maintains the 'High Performer' designation for all SEMAP indicators.</p> <p>Goal 2- Increase Supply and Customer access to rental units in the communities that we serve. THDA underwrites an online housing database (http://tnhousingsearch.org) which HCV applicants/participants can access to find affordable rental units. The Tnhousingsearch.org website includes a variety of rental properties in locations throughout Tennessee. Over the past five years, THDA has expanded client use of the database and increased the number of regional owner/agents with available rental units who have opted into using the online database.</p> <p>Goal 3- Promote Fair Housing Rights and Fair Housing Choice. THDA currently provides and will continue to provide annual Fair Housing training to all Section 8 staff. The training emphasizes recognizing and eliminating discrimination in housing. THDA has and will continue to promote awareness of housing opportunities through the Section 8 applicant briefings, the applicant booklet and on THDA's online platforms (website). THDA has been and will continue to attend the "Tennessee Fair Housing Conferences" held in Tennessee.</p> <p>Goal 4- Reduce Discrimination in Housing. THDA personnel assists families with disabled household members and those with special needs gain access to suitable housing opportunities. THDA offers voucher extensions with additional search time if a family is unable to locate a unit that accommodates their special needs. THDA also provides families with contact information to legal aid representatives so that they may file Fair Housing complaints if they believe they have been discriminated against when searching for suitable housing. THDA currently includes the HUD Discrimination Complaint form and an explanation of Fair Housing in the applicant briefing materials. THDA will continue to provide education and awareness of client rights and responsibilities in an attempt to eliminate discrimination.</p> <p>Goal 5- Increase participation in Family Self-Sufficiency and Homeownership Programs. THDA currently administers an active Family Self-Sufficiency program with 225 families enrolled. THDA has also increased the number of Homeownership Vouchers to 50+ homeowners. Over the next five years, THDA will strive to increase or maintain the number of families active in both programs.</p>

B.7	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(a) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
------------	--

Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV Only PHAs

A. PHA Information. All PHAs must complete this section. ([24 CFR §903.23\(4\)\(e\)](#))

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **Number of 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.

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

B. Annual Plan. All PHAs must complete this section. ([24 CFR §903.11\(c\)\(3\)](#))

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.”

☐ **Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income families who reside in the PHA’s jurisdiction and other families who are on the Section 8 tenant-based waiting list. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. ([24 CFR §903.7\(a\)\(1\)](#) and [24 CFR §903.7\(a\)\(2\)\(i\)](#)). Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. [24 CFR §903.7\(a\)\(2\)\(ii\)](#)

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.** A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. ([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 HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support 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 rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. ([24 CFR §903.7\(d\)](#))

☐ **Operation and Management.** A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. ([24 CFR §903.7\(e\)\(3\)\(4\)](#)).

☒ **Informal Review and Hearing Procedures.** A description of the informal hearing and review procedures that the PHA makes available to its applicants. ([24 CFR §903.7\(f\)](#))
HCV recipients are no longer required to attend in-person case conference appointment, informal reviews, and informal hearings. Scheduled appointments will be conducted via teleconference/telephone. This offers increased flexibility to clients who may not attend in-person.

A modification was made the proposed termination process when a HCV recipient’s fails to supply documents necessary for the annual recertification of the voucher. The process has been revised to allow staff to continue completing the recertification process when the client supplies the requested information after a proposed termination has been issued but before the Informal Hearing is scheduled. This will allow rental assistance to continue for the assistance to continue uninterrupted for the HCV family. Managers will issue the withdrawal and cancellation of the termination.

☒ **Homeownership Programs.** A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

A Reasonable Accommodation (RA) exception was added to the employment requirement for non-elderly/ non-disabled head of household (HOH) and/or Co-head. This change would allow HOH in need of a RA to apply for and/or transition to federal SSI income source when a dependent required full-time care.

☐ **Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.** A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA's partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA's partnerships with other entities, and activities under section 3 of the Housing and Community Development Act of 1968 and under requirements for the Family Self-Sufficiency Program and others. Include the program's size (including required and actual size of the FSS program) and means of allocating assistance to households. (24 CFR §903.7(l)(i)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(l)(iii)).

☐ **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; or b) any change with regard to homeownership programs. 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.

The THDA Administrative Plan has been updated to allow official HCV Notices to include electronic notification (email/fax) delivery as an alternate option for program updates and required notification. This will minimize delivery delays caused by USPS.

In CY 2021 THDA will consolidate seventy-five (75) county waitlists to three (3) waitlists. Official notices were issued to all listed HCV applicants via USPS. All applicants were given a choice to remain on the waitlist and transition to the new format, or to be purged from the list and reapply. Applicants who chose to transition to the new system are listed by date/time in the order of the original application. An exception will be made to the above definition for any regulations/guidance adopted by the PHA based upon HUD requirements.

B.2 New Activity. If the PHA intends to undertake new activity using Housing Choice Vouchers (HCVs) for new Project-Based Vouchers (PBVs) in the current Fiscal Year, mark "yes" for this element, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake this activity, mark "no." (24 CFR §983.57(b)(1) and Section 8(13)(C) of the United States Housing Act of 1937.

☐ **Project-Based Vouchers (PBV).** Describe any plans to use HCVs for new project-based vouchers. If using PBVs, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

B.3 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 §903.11(c)(3), 24 CFR §903.7(p))

B.4 Civil Rights Certification. Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o))

B.5 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, including the manner in which the applicable plan contents are consistent with the Consolidated Plans, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15)

B.6 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 §903.11(c)(3), 24 CFR §903.7(r)(1))

B.7 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)

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 Annual PHA Plan. The Annual PHA Plan provides 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 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 4.5 hour 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

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
---	---	--

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

Applicability. Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																					
A.1	<p>PHA Name: __TENNESSEE HOUSING DEVELOPMENT AGENCY__ PHA Code: __TN903__</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): __07/2020__</p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan 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 on 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 websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The document may be found on the THDA website: http://www.thda.org</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>						Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																							
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.	5-Year Plan. Required for <u>all</u> PHAs completing this form.																																					
B.1	<p>Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p>The THDA mission statement is Leading Tennessee Home by creating safe, sound, affordable housing opportunities.</p>																																					

B.2	<p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>The THDA is committed to ensuring that every Tennessean lives in a safe, sound and affordable home in a viable community. Specific Goals of the THDA Section 8 Rental Assistance Division Housing Choice Voucher Program are:</p> <p>Goal 1- Concentrate on efforts to Secure Stability and Program integrity related to Administering the HCV Program via specific program management functions and efficiencies. Maintain financial stability and efficiency in the THDA HCV Program via sustained utilization and effective program oversight.</p> <p>Goal 2- Increase Supply and Customer access to rental units in the communities that we serve. THDA will provide resources to consumers seeking affordable rental properties in locations throughout Tennessee.</p> <p>Goal 3- Promote Fair Housing Rights and Fair Housing Choice. THDA will continue to promote awareness of fair housing choice/rights among customers, and will continue to provide annual Fair Housing training to all staff.</p> <p>Goal 4- Reduce Discrimination in Housing. THDA commits to ensuring that families with disabled household members and those with special needs have equal access to suitable housing opportunities.</p> <p>Goal 5- Increase participation in Family Self-Sufficiency and Homeownership Programs. THDA will promote and support economics self-sufficiency among Housing Choice Voucher receipts via the Family Self- Sufficiency program. Through active engagement and participation, THDA with assist HCV families to gain access to education; community resources and homeownership opportunities.</p>
B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>The THDA is committed to ensuring that every Tennessean lives in a safe, sound and affordable home in a viable community. Specific Goals of the THDA Section 8 Rental Assistance Division Housing Choice Voucher Program are:</p> <p>Goal 1- Concentrate on efforts to Secure Stability and Program integrity related to Administering the HCV Program via specific program management functions and efficiencies. Over the past 5 Years THDA has maintained financial stability of the THDA HCV Program. 2020 has proven to be an exceptional year due to budget constraints as a result of the COVID-19 Pandemic. However, THDA has maintained utilization levels in the HCV program through an effective “maintenance leasing” strategy. THDA also plans to make use of technology via online platforms to increase efficiency in processing, provide ease of use to consumers; and provide additional access to housing opportunities for customers. Program Integrity and Monitoring Objective: Obtain a SEMAP Score of 96 or Higher. Result: THDA maintains the ‘High Performer’ designation for all SEMAP indicators.</p> <p>Goal 2- Increase Supply and Customer access to rental units in the communities that we serve. THDA underwrites an online housing database (http://tnhousingsearch.org) which HCV applicants/participants can access to find affordable rental units. The Tnhousingsearch.org website includes a variety of rental properties in locations throughout Tennessee. Over the past five years, THDA has expanded client use of the database and increased the number of regional owner/agents with available rental units who have opted into using the online database.</p> <p>Goal 3- Promote Fair Housing Rights and Fair Housing Choice. THDA currently provides and will continue to provide annual Fair Housing training to all Section 8 staff. The training emphasizes recognizing and eliminating discrimination in housing. THDA has and will continue to promote awareness of housing opportunities through the Section 8 applicant briefings, the applicant booklet and on THDA’s online platforms (website). THDA has been and will continue to attend the “Tennessee Fair Housing Conferences” held in Tennessee.</p> <p>Goal 4- Reduce Discrimination in Housing. THDA personnel assists families with disabled household members and those with special needs gain access to suitable housing opportunities. THDA offers voucher extensions with additional search time if a family is unable to locate a unit that accommodates their special needs. THDA also provides families with contact information to legal aid representatives so that they may file Fair Housing complaints if they believe they have been discriminated against when searching for suitable housing. THDA currently includes the HUD Discrimination Complaint form and an explanation of Fair Housing in the applicant briefing materials. THDA will continue to provide education and awareness of client rights and responsibilities in an attempt to eliminate discrimination.</p> <p>Goal 5- Increase participation in Family Self-Sufficiency and Homeownership Programs. THDA currently administers an active Family Self-Sufficiency program with 225 families enrolled. THDA has also increased the number of Homeownership Vouchers to 50+ homeowners. Over the next five years, THDA will strive to increase or maintain the number of families active in both programs.</p>
B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The THDA strives to help child and adult victims of domestic violence, dating violence, sexual assault or stalking preserve their rental assistance. All persons who receive a housing choice voucher are notified of their rights under the Violence Against Women Act (VAWA) at the initial briefing, during annual reexamination, and if proposed for termination for program violation(s). Families are encouraged to notify the THDA when they need protection under this law. The THDA also works with owners to understand the Act and their obligations under it and the HAP Contract. To provide quicker processing of VAWA related protections, the THDA has a designated 504 Coordinator, whose role also includes receiving, processing, and determining eligibility of VAWA related protections afforded under the act, including emergency transfer requests from participants of the Section 8 Housing Choice Voucher Program. The primary goal of processing these requests is to ensure that participants and/or household members remain safely housed and free from domestic violence, dating violence, sexual assault, and stalking.</p>

B.5	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>Per HUD guidelines, significant amendment/modification will be a.) changes to rent or admission policies or organization of the waiting list, or b.) any change with regard to homeownership programs. A substantial deviation of the PHA Plan is the result of a substantial deviation from PHA activity, proposed activity or policies in the agency plan that would affect services or program provided to residents. An exception to the aforementioned statements will be made for any regulations/guidance adopted by the PHA based upon HUD requirements.</p> <p>The THDA Administrative Plan has been updated to allow consolidation of current waitlists and a Reasonable Accommodation (RA) for non-elderly/ non-disabled head of household (HOH) and/or Co-head with the homeownership option of the HCV Program. An exception will be made to the above definition for any regulations/guidance adopted by the PHA based upon HUD requirements.</p>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
B.7	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>See Attachment.</p>

Instructions for Preparation of Form HUD-50075-5Y 5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(e\)](#)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. ([24 CFR §903.6\(a\)\(1\)](#))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. ([24 CFR §903.6\(b\)\(2\)](#))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR §903.6\(a\)\(3\)](#))

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

- (b) If yes, submit 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 §903.17\(a\)](#), [24 CFR §903.19](#))

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 PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low-income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 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.

Certifications of Compliance with PHA Plans and Related Regulations (Standard, Troubled, BCV-Only, and High Performer PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

PHA Certifications of Compliance with the PHA Plan and Related Regulations including Required Civil Rights Certifications

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 07/2020, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) 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.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
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 RAB (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 manner in which the Plan addresses these recommendations.
4. 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.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC /IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - 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;
 - 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 part 903.7(c)(1),
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. 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.
10. 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.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. 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.
14. 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.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. 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.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. 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.
19. All attachments to the Plan have been and will continue to be available at all times and 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.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

TENNESSEE HOUSING DEVELOPMENT AGENCY

PHA Name

TN903

PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2020

X 5-Year PHA Plan for Fiscal Years 2020 - 2025

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Ralph Perrey

Title Executive Director

Signature



Date

10.22.20

**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 2/29/2016

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

I, Don Watt, the Chief Program Officer
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

TENNESSEE HOUSING DEVELOPMENT AGENCY
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

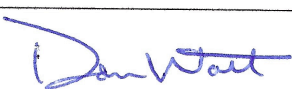
State of Tennessee
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

See attached plan

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Don Watt	Chief Program Officer
Signature 	Date
	10/22/2020

Civil Rights Certification (Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 02/29/2016

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof

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, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Tennessee Housing Development Agency

TN903

PHAName

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C 1001, 1010, 1012; 31 U.S.C 3729, 3802)

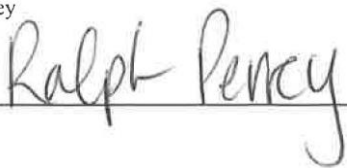
Name of Authorized Official

Title

Ralph Perrey

Executive Director

Signature



Date

10.22.20